

**Community Focus Statement B:** Promote responsible and sustainable development consistent with Lucerne Valley's rural character.

**IN PROCESS**

**Action Statement B.3:** Advocate for limiting industrial development to only those areas adjacent to the existing railroad tracks in southeastern Lucerne Valley.

**Benchmark:** Industrial development is limited to areas designated specifically for such development.

**Champion:** Volunteer group or person or can be identified by the community

**Estimated Cost:** Volunteer time.



Photo source: Tony Webster

The Lucerne Valley Economic Development Association has been working on the land exchange with BLM and the Cushenbury Mine Trust in order to prioritize lands along the railroad tracts to allow for industrial zoning and development. Industrial uses can bring local jobs and economic benefits to a community, and proper location can prevent noise, air quality, and traffic impacts to residents and local businesses. The railroad tracks in the southeastern portion of Lucerne Valley provide a place for manufacturing and industrial businesses to locate in the area without causing significant issues for the rest of the community. The

location of these types of businesses along the tracks can also allow the industrial area to serve as a transition buffer to other land uses as the region continues to develop and evolve. Zoning is the best tool for ensuring land use compatibility when planning new uses in Lucerne Valley. The County can ensure that zoning is appropriate for maintaining industrial uses near the railroad without impacting existing residences also in the area. Additional noise and air quality measures such as noise barriers and energy-efficient designs may also be required for new development to further reduce potential impacts.

The current industrial zoning is mostly along the railroad tracks. One large area is south of Old Woman Springs Road on Meridian Road where existing rock, sand and gravel production occurs. Another existing industrial zone is located north of Old Woman Springs Road between Christenson Road and Kendall Road with one service garage and mostly vacant parcels. Rural Commercial zone located along State Route 18 also allows for some types of industrial development. None of these locations were identified by the community for change during the community workshops.

While zoning and land use decisions are the purview of the County, residents, developers, and business owners can advocate for desired zoning and land use changes through either a general plan update or amendment process. Additionally, residents can comment on specific development proposals in their community by contacting the Board of Supervisors or the County Land Use Services Department. Having an organized group of passionate

residents to monitor and engage their neighbors in an organized commenting effort is most effective method for working with County officials and staff on the most beneficial land use decisions.

## IN PROCESS

Action	Action Leader	Timeline	Resources
1. Establish a core of community representatives to monitor land use decisions and organize commenting and advocacy efforts.	Champion	Month 1 – 4	Community Tool Box, Organizing for Effective Advocacy <a href="http://ctb.ku.edu/en/organizing-effective-advocacy">http://ctb.ku.edu/en/organizing-effective-advocacy</a>
2. Connect with land use decision-makers including the San Bernardino County Board of Supervisors and the County Land Use Services Department to establish an ongoing dialogue regarding land use in Lucerne Valley.	Local Redevelopment Committee	Month 3 - 6	San Bernardino County Land Use Services <a href="http://cms.sbcounty.gov/lus/Home.aspx">http://cms.sbcounty.gov/lus/Home.aspx</a>
3. Closely monitor land use policy and decision-making in Lucerne Valley through plan and ordinance updates, development proposals, and public permitting procedures.	Local Redevelopment Committee	On-going	San Bernardino County Board of Supervisors Meeting Agendas <a href="http://www.sbcounty.gov/Main/Pages/ViewMeetings.aspx">http://www.sbcounty.gov/Main/Pages/ViewMeetings.aspx</a>
4. When land use decisions are being discussed, work with the County officials to provide input, feedback, and suggestions using any available avenue of communication. Include case studies and best practices to support the desired placement of industrial uses.	Local Redevelopment Committee	Ongoing	Lucerne Valley Economic Development Association <a href="http://www.lveda.org">http://www.lveda.org</a>
5. Work together to determine the best solutions for residents, business owners, and industry.	Local Redevelopment Committee	Ongoing	