

## Table of Contents

|  | <u>Page No.</u> |
|--|-----------------|
| List of Appendices .....   | iii             |
| List of Exhibits   | iii             |
| List of Tables   | iv              |
| <br>   |                 |
| I. INTRODUCTION ( <i>Amended Ord. No. 351, 428</i> ).....                                  | I-1             |
| A. Background ( <i>Amended Ord. No. 351, 428</i> ) .....                                   | I-1             |
| 1. Statutory Authority .....   | I-1             |
| 2. Relationship to the General Plan ( <i>Amended Ord. No. 351, 428</i> ) .....             | I-2             |
| 3. Relationship to the Development Code ( <i>Amended Ord. No. 351, 428</i> ) .....         | I-2             |
| B. Project Location( <i>Amended Ord. No. 428</i> ).....                                    | I-3             |
| C. Specific Plan .....   | I-7             |
| 1. Opportunities .....   | I-7             |
| 2. Challenges .....  | I-8             |
| 3. Goals.....  | I-8             |
| 4. Overview .....  | I-8             |
| 5. Purpose .....   | I-9             |
| 6. Format .....  | I-9             |
| D. CEQA Compliance( <i>Amended Ord. No. 351, 428</i> ).....                                | I-10            |
| <br>   |                 |
| II. LAND USE ( <i>Amended Ord. No. 351, 413, 428</i> ).....                                | II-1            |
| A. Previous Land Use and Zoning Designations( <i>Amended Ord. No. 351, 428</i> ) .....     | II-1            |
| B. Land Use Concept.....   | II-4            |
| C. Specific Plan Land Use Designations( <i>Amended Ord. No. 351, 428</i> ) .....           | II-5            |
| 1. Industrial – Specific Plan .....  | II-7            |
| 2. Industrial – General .....  | II-7            |
| 3. Industrial – Airport.....   | II-7            |
| 4. General Commercial – Specific Plan .....  | II-8            |
| D. Design Principles .....   | II-8            |
| E. Design Special Provisions.....  | II-9            |
| 1. Entry Statements ( <i>Amended Ord. No. 351, 428</i> ).....                              | II-9            |
| 2. Buffer Areas ( <i>Amended Ord. No. 351, 428</i> ) .....                                 | II-11           |
| 3. Permit Streamlining.....  | II-13           |
| 4. Existing Development ( <i>Amended Ord. No. 413</i> ) .....                              | II-13           |
| 5. Restrictions on Eminent Domain .....  | II-13           |
| <br>   |                 |
| III. DEVELOPMENT STANDARDS AND GUIDELINES ( <i>Amended Ord. No. 351, 381, 412, 413</i> ) . | III-1           |
| A. Purpose.....  | III-1           |
| B. Land Use Districts .....  | III-1           |
| 1. Industrial – Specific Plan ( <i>Amended Ord. No. 351</i> ) .....                        | III-1           |
| 2. Industrial – General .....  | III-2           |
| 3. Industrial – Airport.....   | III-2           |
| 4. General Commercial – Specific Plan .....  | III-2           |

|     |  |        |
|-----|--|--------|
| C.  | Allowable Uses ( <i>Amended Ord. No. 351, 381, 412, 428</i> ) .....                  | III-2  |
| D.  | Development Standards ( <i>Amended Ord. No. 351, 381, 428</i> ).....                 | III-10 |
| E.  | Land Use Regulations .....   | III-10 |
| 1.  | Airport Overlay Districts.....   | III-10 |
| 2.  | Buffering and Screening.....   | III-11 |
| 3.  | Accessory Uses and Structures.....   | III-11 |
| 4.  | Parking and Loading Requirements .....   | III-11 |
| 5.  | Outdoor Uses ( <i>Amended Ord. No. 412</i> ).....                                    | III-11 |
| 6.  | Intensity Bonus.....   | III-12 |
| 7.  | Pre-Fabricated Structures ( <i>Amended Ord. 413</i> ).....                           | III-13 |
| 8.  | Trash Enclosures .....   | III-13 |
| 9.  | Utilities .....  | III-13 |
| 10. | Photovoltaic Solar Farms ( <i>Ord. No. 412 added</i> ).....                          | III-13 |
| F.  | Design Standards and Guidelines .....  | III-14 |
| 1.  | Architecture .....   | III-14 |
| a.  | General Provisions.....  | III-14 |
| b.  | Entries.....   | III-14 |
| c.  | Scale.....   | III-15 |
| d.  | Windows and Doors .....  | III-16 |
| e.  | Building Materials and Colors.....   | III-18 |
| f.  | Roofing Materials ( <i>Amended Ord. No. 351</i> ) .....                              | III-19 |
| 2.  | Landscape.....   | III-19 |
| a.  | Landscape Design Standards .....   | III-19 |
| b.  | Landscape Area Requirements and Materials ( <i>Amended Ord. No. 351, 428</i> ) ..... | III-21 |
| c.  | Landscape Maintenance .....  | III-38 |
| 3.  | Lighting .....   | III-39 |
| a.  | General Provisions.....  | III-39 |
| b.  | Requirements for Shielding and Filtering .....                                       | III-40 |
| c.  | Prohibited Lighting.....   | III-41 |
| 4.  | Walls and Fences .....   | III-41 |
| a.  | General Provisions.....  | III-41 |
| b.  | Design Standards .....   | III-42 |
| 5.  | Signage .....  | III-43 |
| a.  | General Design Criteria .....  | III-43 |
| b.  | Design Standards .....   | III-48 |
| G.  | Application Review Process .....   | III-52 |
| 1.  | Site Plan Review .....   | III-52 |
| 2.  | Application .....  | III-52 |
| 3.  | Findings .....   | III-53 |
| 4.  | Permits.....   | III-54 |
| IV. | INFRASTRUCTURE ( <i>Amended Ord. No. 381</i> ) .....                                 | IV-1   |
| A.  | Circulation, Roads and Alternative Transportation .....                              | IV-1   |
| 1.  | Road Design Standards .....  | IV-1   |
| 2.  | North-South Circulation.....   | IV-2   |
| 3.  | East-West Circulation ( <i>Amended Ord. No. 381,428</i> ) .....                      | IV-7   |

|  |   |       |
|--|---|-------|
| 4.   | High Desert Corridor ( <i>Amended Ord. No. 381</i> ) .....            | IV-9  |
| 5.   | General Plan Roads ( <i>Amended Ord. No. 428</i> ).....               | IV-10 |
| 6.   | The Mojave Northern Mining Road .....                                 | IV-11 |
| 7.   | Mass Transit.....   | IV-11 |
| 8.   | Bike Paths .....  | IV-12 |
| B.   | Public Services and Utilities .....                                   | IV-12 |
| 1.   | Water Services .....  | IV-12 |
| 2.   | Sewer Services .....  | IV-16 |
| a.   | Victor Valley Wastewater Reclamation Authority.....                   | IV-16 |
| b.   | Regional System Expansion Plans .....                                 | IV-16 |
| c.   | Sewer for the Specific Plan Area ( <i>Amended Ord. No. 428</i> )..... | IV-17 |
| d.   | Industrial Gray Water.....  | IV-19 |
| 3.   | Solid Waste .....   | IV-19 |
| 4.   | Flood Control and Hydrology .....                                     | IV-20 |
| a.   | Local Topography and Drainage .....                                   | IV-20 |
| b.   | Apple Valley Master Plan for Drainage .....                           | IV-20 |
| 5.   | Natural Gas .....   | IV-23 |
| 6.   | Electric Service .....  | IV-24 |
| 7.   | Telephone, Cable Television and Internet .....                        | IV-25 |
| 8.   | Fire Prevention ( <i>Amended Ord. No. 428</i> ).....                  | IV-25 |
| 9.   | Airport.....  | IV-27 |
| Appendix A – General Plan Consistency..... |   | A-1   |
| Appendix B – Infrastructure Costs .....    |   | B-1   |

### **List of Exhibits**

|   |        |
|---|--------|
| Exhibit I-1 Regional Location Map .....   | I-4    |
| Exhibit I-2 Vicinity Map ( <i>Amended Ord. No. 428</i> ).....                         | I-5    |
| Exhibit I-3 Existing Site Conditions (Aerial) ( <i>Amended Ord. No. 428</i> ) .....   | I-6    |
| Exhibit II-1 Previous General Plan Land Use Designations.....                         | II-3   |
| Exhibit II-2 Specific Plan Land Use Map ( <i>Amended Ord. No. 351, 428</i> ).....     | II-6   |
| Exhibit II-3 Special Provisions ( <i>Amended Ord. No. 428</i> ) .....                 | II-12  |
| Exhibit III-1 Major Entry Concept .....   | III-21 |
| Exhibit III-2 Secondary Entry Concept .....   | III-22 |
| Exhibit III-3 Typical Parkway Landscape Treatment.....                                | III-25 |
| Exhibit III-4 Parkway for Minor Arterial Street .....                                 | III-27 |
| Exhibit III-5 Typical Landscape for Commercial Buildings .....                        | III-32 |
| Exhibit III-6 Typical Landscape for Industrial Buildings.....                         | III-33 |
| Exhibit III-7 Typical Screening for Large Buildings.....                              | III-35 |
| Exhibit IV-1 General Plan Circulation Map ( <i>Amended Ord. No. 428</i> ) .....       | IV-5   |
| Exhibit IV-2 General Plan Roadway Cross Sections ( <i>Amended Ord. No. 381</i> )..... | IV-6   |
| Exhibit IV-3 Existing and Proposed Water Lines.....                                   | IV-15  |

Exhibit IV-4 Existing and Proposed Sewer Lines (*Amended Ord. No. 428*) ..... IV-18  
**List of Tables**

|  |        |
|--|--------|
| Table II-1 Previous General Plan Designations ( <i>Amended Ord. No. 351</i> )..... | II-1   |
| Table II-2 Specific Plan Land Use Designations                                     |        |
| Buildout Summary( <i>Amended Ord. No. 351, 428</i> ) .....                         | II-5   |
| Table II-3 Buffer Areas ( <i>Amended Ord. No. 351, 428</i> ).....                  | II-11  |
| Table III-1 Allowable Uses ( <i>Amended Ord. No. 351, 412, 428</i> ) .....         | III-3  |
| Table III-2 Development Standards ( <i>Amended Ord. No. 351, 428</i> ) .....       | III-10 |
| Table III-3 Maximum Building Height.....   | III-15 |
| Table III-4 Major Entry Plant List .....   | III-22 |
| Table III-5 Secondary Entry Plant List.....  | III-23 |
| Table III-6 Parkway Plant List.....  | III-25 |
| Table III-7 Secondary Roadway Plant List.....                                      | III-28 |
| Table III-8 Site Development Plant List.....                                       | III-33 |
| Table III-9 Screening Large Buildings Plant List.....                              | III-36 |
| Table III-10 Requirements for Shielding and Filtering of Outdoor Lighting.....     | III-39 |

## Amending Ordinances

| Ordinance No. | Adoption Date      | Subject  |
|---------------|--------------------|--|
| 324           | October 24, 2006   | Adopted the North Apple Valley Industrial Specific Plan  |
| 325           | October 24, 2006   | Amended the General Plan and Zoning maps by creating a Specific Plan overlay for lands generally located east of Dale Evans Parkway, south of Quarry Road, west of Central Road and north of Waalew Road.  |
| 351           | August 14, 2007    | Amended Specific Plan text to reflect corrected land use acreage and square footage calculations; added language addressing roofing materials; and corrected typographical errors and formatting throughout the document.                                    |
| 352           | August 14, 2007    | Amended the General Plan and Zoning maps by adding 163.5 acres of land to the southwest corner of the Specific Plan  |
| 381           | June 10, 2008      | Amended portions of Section III and Section IV of the Specific Plan as they relate to Allowable Land Uses, Development Standards and Street Improvements.  |
| 412           | September 14, 2010 | Established regulations related to photovoltaic solar farms  |
| 413           | September 28, 2010 | Amended Specific Plan standards and guidelines as they relate to exposed metal and the non-conforming status of existing buildings with exposed metal  |
| 427           | January 24, 2012   | Amended the General Plan and Zoning maps by adding 1,120 acres of land located between Quarry and Langley Roads and the northeast area (Annexation No. 2008-002).  |
| 428           | January 24, 2012   | Amended Specific Plan text to reflect increased land use acreage, square footage calculations, exhibits to reflect the new specific plan boundary and amend Exhibit II-2 (Land Use map) to reflect Industrial - Specific Plan (I-SP) for the Amendment area. |