

## **General Plan Consistency**

State law requires that this Specific Plan demonstrate its consistency with the Town's General Plan. The following describes how the Specific Plan is consistent with the General Plan, and the applicable goals and policies, for each of the General Plan elements.

### Land Use Element

**Goal LU-2:** The Town will manage growth in an orderly manner in accordance with a long range plan which protects and enhances community values, and which does not exceed the provisions of requisite facilities and services.

**Policy LU-2.4:** The Town will require that all necessary infrastructure and support services be in place prior to occupancy of new development.

*The Specific Plan is a long-range document which will guide the development of the Specific Plan area through development standards and guidelines. The Specific Plan also includes predictions for infrastructure needs, preliminary cost estimates to meet those needs, and methods available for financing.*

**Goal LU-4:** The Town shall promote commercial and industrial development that are capable of strengthening the local economy and enhancing the quality of life of Town residents.

**Policy LU-4.1:** Industrial and commercial development will be permitted in areas where such uses are appropriate and where adequate roadways, infrastructure, and public services are appropriate.

**Policy LU-4.5:** The Town will encourage utilization of the Apple Valley Airport to enhance light industrial development and provide support for commercial development. The Town will consider establishment of a Specific Plan for this area.

**Policy LU-4.6:** Commercial and industrial activities will be clustered in areas adjacent to major roads and in the vicinity of the Apple Valley County Airport.

**Policy LU-4.7:** Development proposed within the Airport Influence Area will be subject to findings by the Town Planning Department to ensure compatibility with airport operations.

*The Specific Plan was created to implement this goal and these policies. The lands included in the Specific Plan Area surround the airport property, and take advantage of its location. The standards for the safety zones required around the airport will be applied to all project located in these zones.*

### Circulation Element

**Goal C-2.2:** Develop a circulation plan and programs which are financially, technically, and legally implementable, both at the local and regional level.

**Goal C-3:** Develop a circulation system which supports the comprehensive goals of the Town, which is integrated with land use planning, and which ensures that the system is responsive to the needs of the community.

**Policy C-3.3:** Design and construct transportation corridors that are easy to follow and meet traffic safety standards.

*The Specific Plan and its associated traffic impact analysis quantify the needed roadways for the area, and assure that adequate, but not excessive, infrastructure for roads is provided to the area. The transportation system is designed to accommodate the commercial traffic associated with the Specific Plan, and direct it to regional roadways and away from local neighborhoods.*

### Safety Element

**Goal S-1:** The Town will encourage development only in those areas without significant potential for risk to life and property.

**Policy S-1.1:** The Town will restrict development in those areas which are subject to flooding. Special geologic analysis will be required in hillside areas.

*The Specific Plan EIR identifies areas with the potential for flooding, and provides mitigation measures to assure that all development within the Specific Plan Area is safe from this hazard.*

**Goal S-2:** The Town The health and well-being of the community and the physical safety of its structures shall be safeguarded.

**Goal S-3:** The Town will make every effort to minimize potential hazards to public health, safety and welfare.

**Policy S-3.3:** The Town shall ensure that the appropriate safety and construction standards are maintained in all new development.

*The Specific Plan assures the construction of buildings to the Town's latest construction standards through implementation of the development standards. Further, the Specific Plan EIR includes mitigation measures related to conformance with the Uniform Building Code, and with the health and safety requirements of appropriate agencies for the transport, use and storage of hazardous materials.*

## Public Facilities

**Goal PF-1:** Ensure that existing and future land uses have a water supply system capable of adequately meeting normal and emergency demands to ensure the public health and safety of Town residents.

**Policy PF-1.1:** New development shall be constructed with adequate water supplies which protect the health and safety.

**Policy PF-1.3:** Promote water conservation for all land uses through public education which addresses conservation practices such as reclaimed water use and, by example, through the operation of Town facilities.

*The Specific Plan clearly lays out the water infrastructure requirements for build out of the Specific Plan, the costs associated with these improvements, and the potential financing mechanisms available to construct them.*

**Goal PF-2:** Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharge, minimizes water use and work within applicable laws and regulations in an attempt to prevent groundwater degradation and contamination.

**Policy PF-2.1:** New development shall provide for the adequate collection, treatment and disposal of the wastewater it generates to ensure the Town's residents a safe and healthful environment.

**PF-2.2:** New development shall bear the cost of new services and facilities required to meet the increased demand which it generates.

**PF-2.5:** Private development shall participate in improvements to the sewage collection system and sub-regional treatment plant system, when developed, through sewer connection fees and construction of facilities.

*The Specific Plan clearly lays out the wastewater infrastructure requirements for build out of the Specific Plan, the costs associated with these improvements, and the potential financing mechanisms available to construct them.*

**Goal PF-4:** Plan, design, construct, fund and maintain flood control facilities and systems adequate to support planned land uses, protect the lives and property of Apple Valley residents, and promote public safety.

**Policy PF-4.3:** New development shall bear the cost of new facilities and upgrades to existing facilities to accommodate the additional storm runoff caused by the development.

*The Specific Plan EIR clearly identifies those areas where flood control facilities will be required, and provides mitigation measures to assure that all development within the Specific Plan Area is constructed in a manner which controls and properly directs storm water flows to appropriate facilities.*

**Goal PF-6:** Ensure infrastructure provision is planned and provided for in all new development, and that an integrated infrastructure planning, financing and implementation program is developed to protect and promote the public health and safety.

**Policy PF-6.3:** New development shall provide appropriate dedications, improvements and fees so as not to burden the tax base of the Town.

**Policy PF-6.4:** New development projects must provide their own infrastructure, and participate in appropriate funding mechanisms, such as assessment districts, for more regional facilities.

*The Specific Plan details the requirements for infrastructure improvements for roads, water and sewer facilities, provides costs for these improvements, and methods of financing them.*

#### Noise Element

**Goal N-1:** The Town will incorporate noise considerations into its various decisions in order to mitigate existing adverse noise conditions and establish noise-compatible land use for future development.

*The Specific Plan includes buffer areas specifically designed to provide distance between surrounding residential land uses and the industrial and commercial development proposed. The Specific Plan EIR includes mitigation measures to assure that the individual projects proposed within the Specific Plan Area mitigate their noise impacts to levels which do not significantly impact the local and regional environment.*