



JESS RANCH

PUD Amendment Number 3 Specific Plan 2012-01



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Specific Plan No. 2012-01 (Previously Jess Ranch PUD Amendment 3) adopted December 11, 2012 by Ordinance 441 adding development standards specific to the Jess Ranch Lakes Recreational Vehicle Resort.

Specific Plan No. 2012-01 Amendment No. 1 adopted May 26, 2015 by Ordinance 468 which amends portions of Sections 2.5 and 3.4 of the Jess Ranch Planned Unit Development removing Lot Nos. 69 thru 204 and Lot Nos. 210 thru 219 within recorded Tract Map No. 14484 from the Commercial Recreation Overlay to allow these lots to be developed with single-family homes.

Specific Plan No. 2012-01 Amendment No. 2 adopted March 13, 2018 by Ordinance 499 which applies the Commercial Recreation Overlay to Lot Nos. 196 thru 204 within recorded Tract Map No 14484 to allow these lots to be developed and used as RV Lots.

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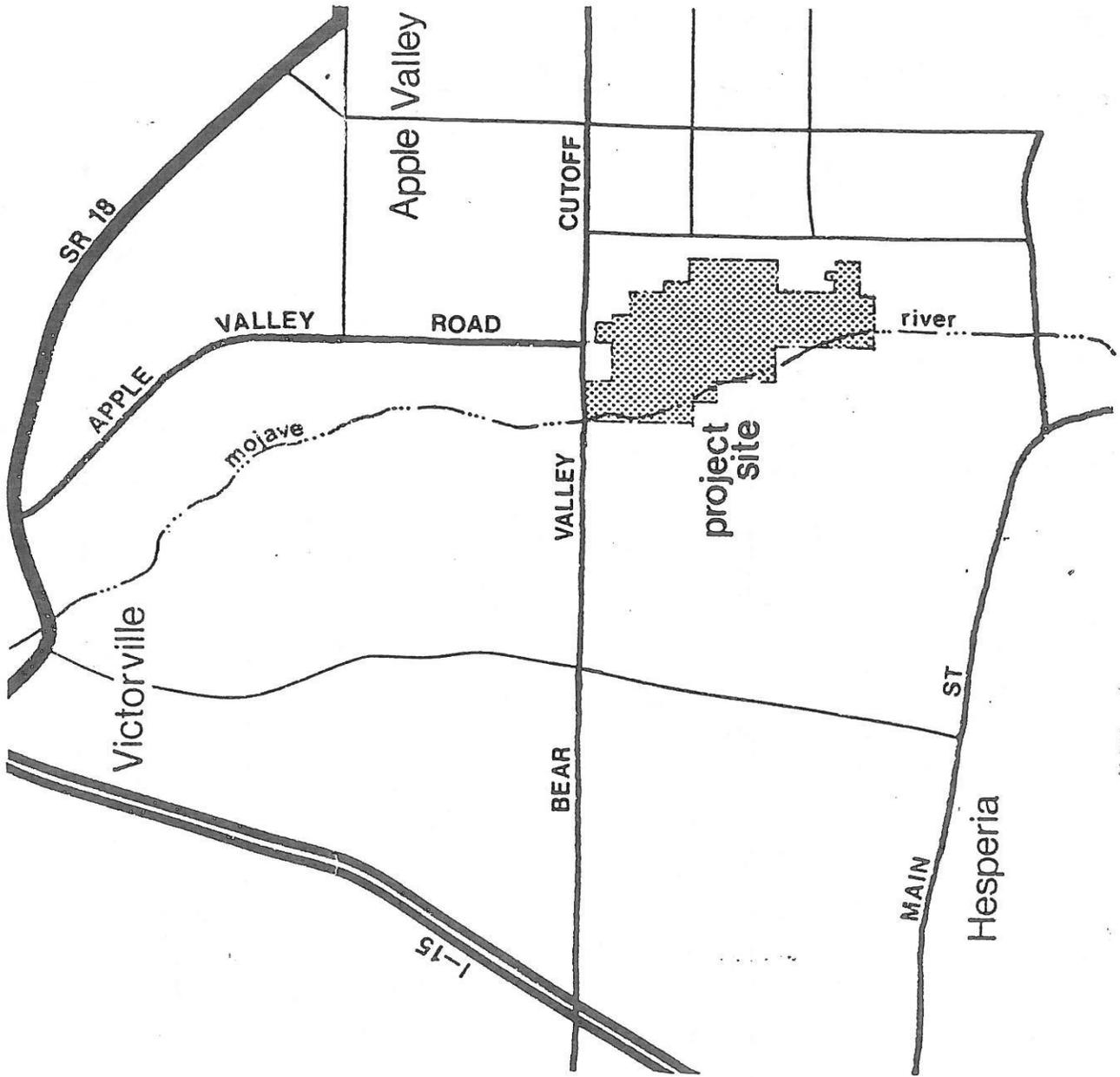
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NOV 1 1990

FIGURE 1
REGIONAL LOCATION

DEVELOPER
JESS RANCH CORPORATION
 11401 APPLE VALLEY ROAD
 APPLE VALLEY, CA 92307 619-247-7281

PLANNER
GLC ASSOCIATES
 17775 MAIN STREET SUITE C
 IRVINE, CA 92714 714-261-2404



JESS RANCH
 A PLANNED COMMUNITY

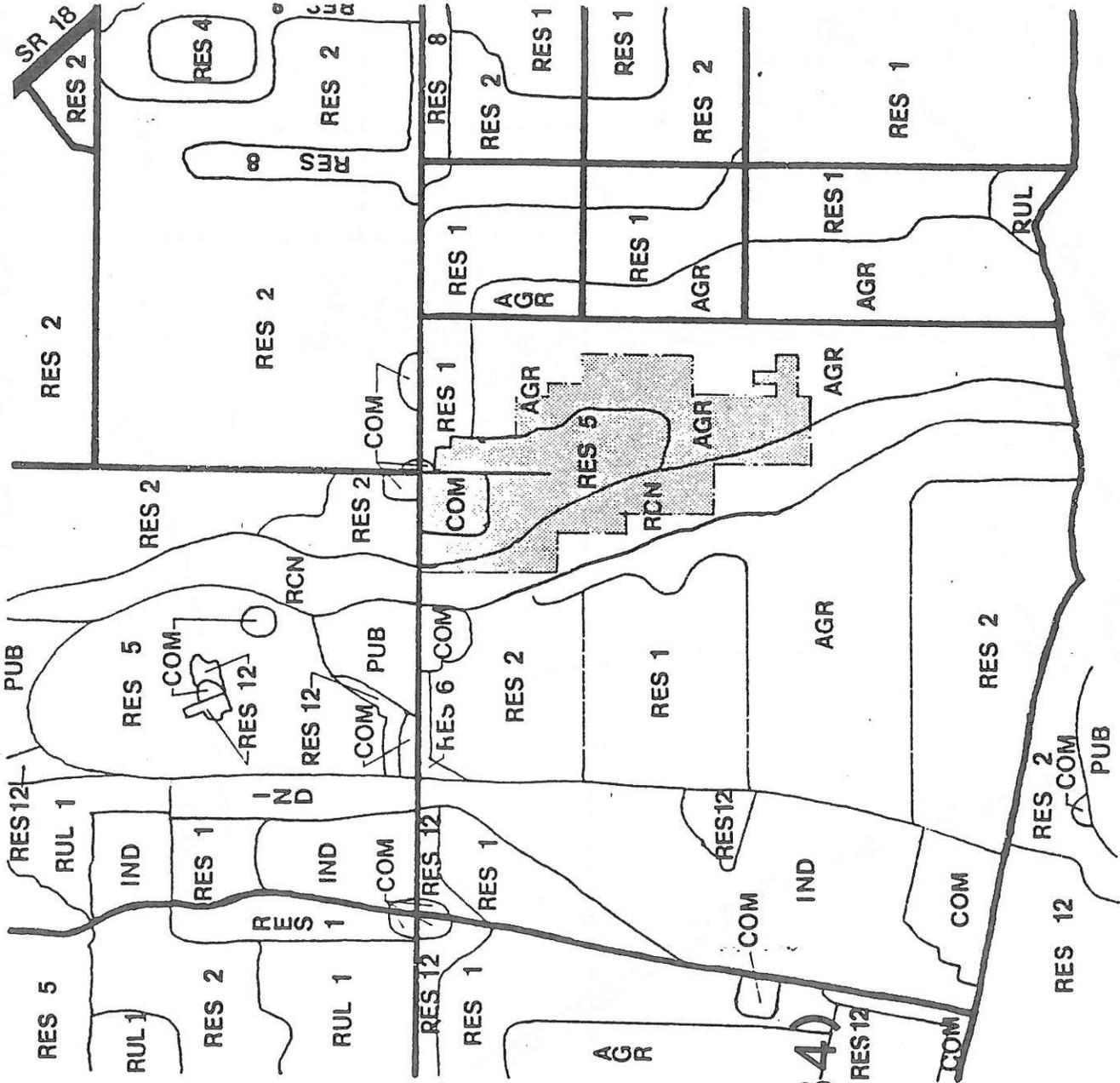
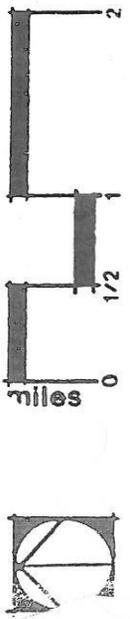


FIGURE 2
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DEVELOPER
JESS RANCH CORPORATION
 11401 APPLE VALLEY ROAD
 APPLE VALLEY, CA 92307 819-247-7281

PLANNER
GLC ASSOCIATES
 17775 MAIN STREET SUITE C
 IRVINE, CA 92714 714-261-2404



JESS RANCH
 A PLANNED COMMUNITY

NOV 1 1984

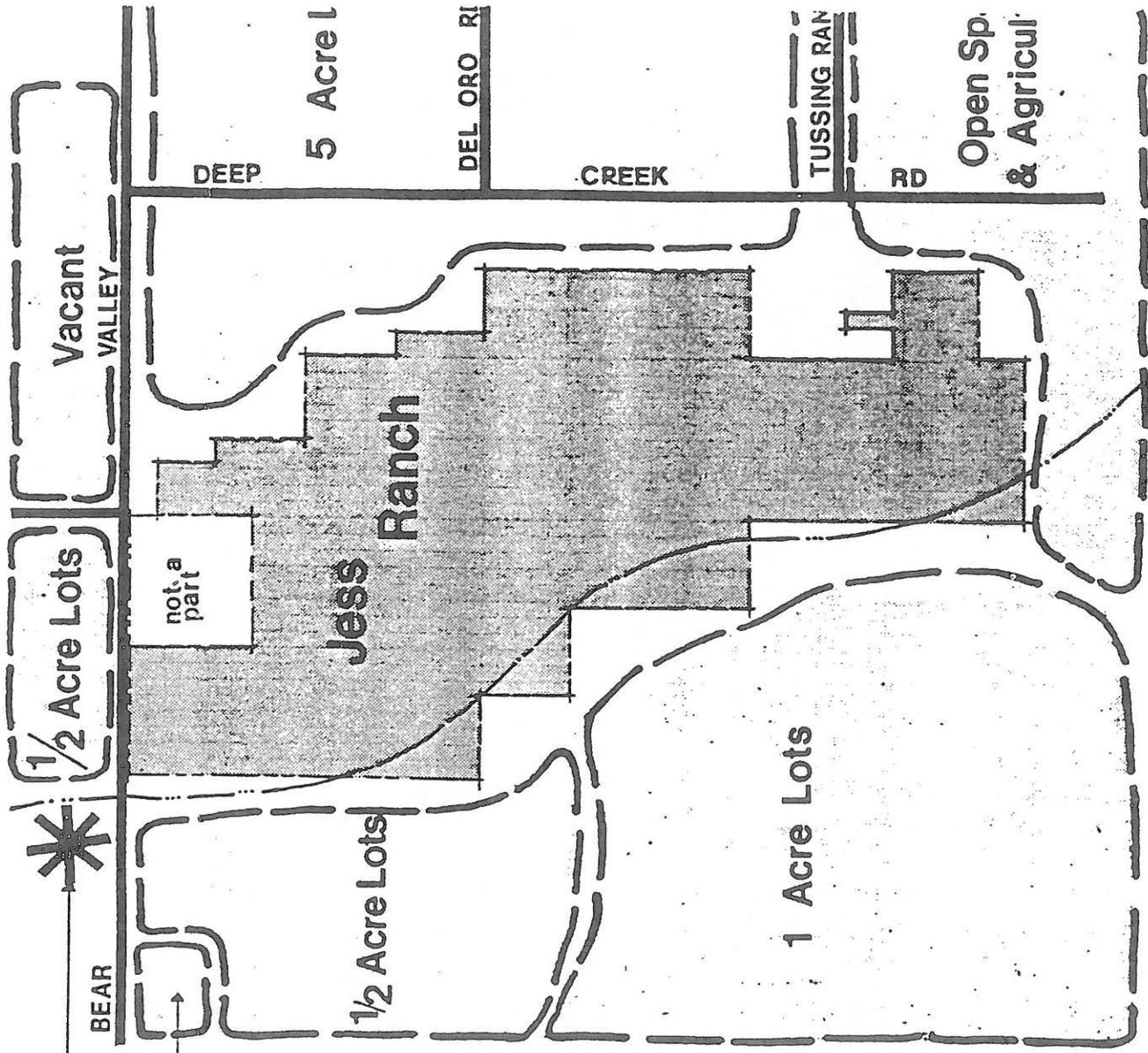
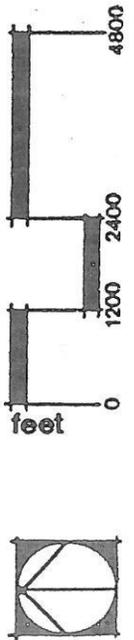


FIGURE 3
ADJACENT
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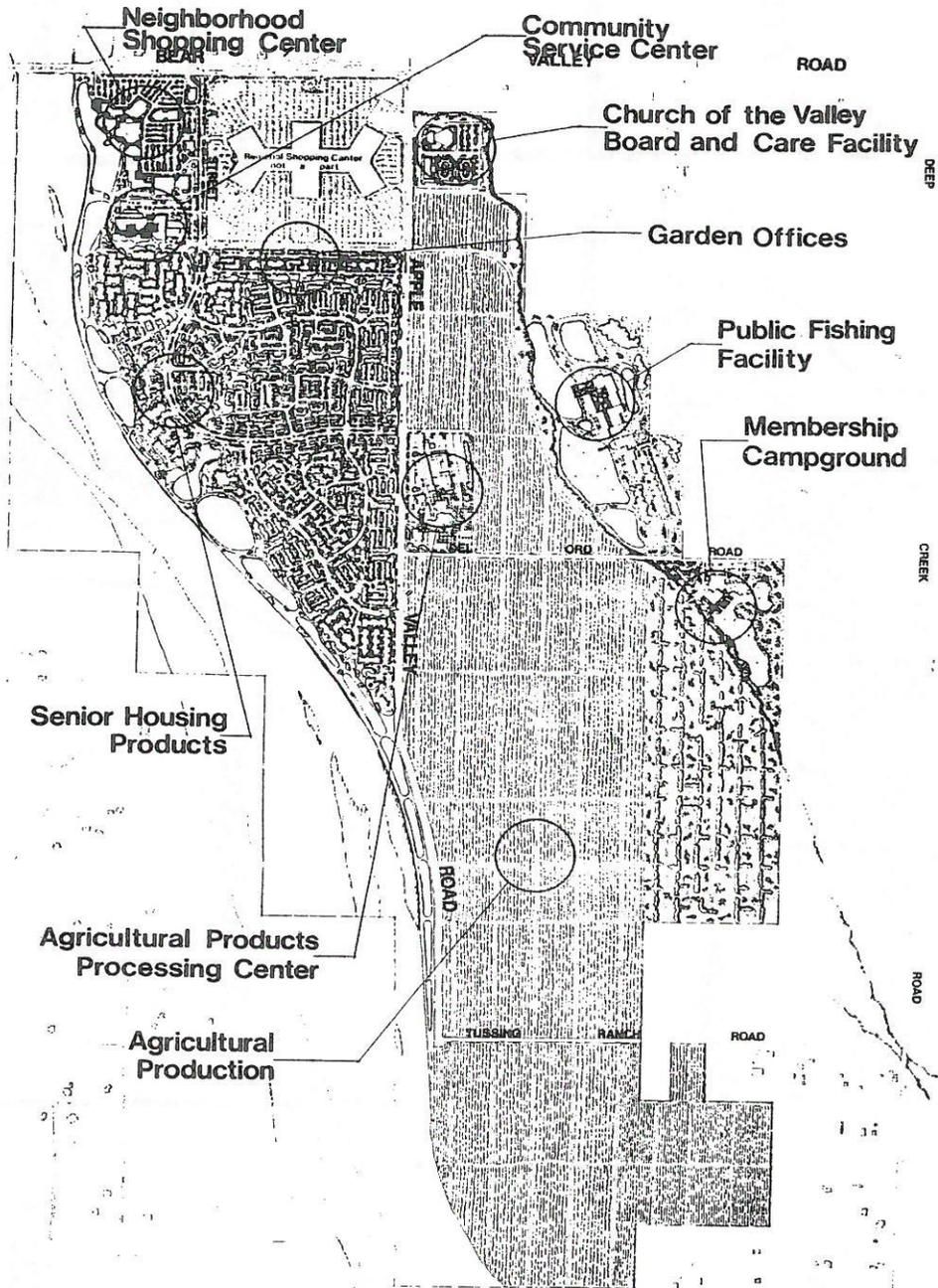
DEVELOPER
JESS RANCH CORPORATION
 11401 APPLE VALLEY ROAD
 APPLE VALLEY, CA 92307 619-247-7281

PLANNER
GLC ASSOCIATES
 17775 MAIN STREET SUITE C
 IRVINE, CA 92714 714-281-2404



NOV 1 1977

JESS RANCH
 A PLANNED COMMUNITY



**APPROVED LAND USE
(S.B. County-1984)**

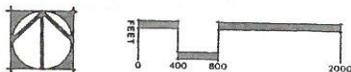
DEVELOPER
JESS RANCH CORPORATION
 11401 APPLE VALLEY ROAD
 APPLE VALLEY, CA 92307 619-247-7281

PLANNER
GLC ASSOCIATES
 17775 MAIN STREET SUITE C
 IRVINE, CA 92714 714-261-2404

NOV 1

FIGURE 4

**ILLUSTRATIVE
PLAN
JESS RANCH
A PLANNED COMMUNITY**



HISTORY

The Jess Ranch gathers its history from the earliest settlers of this valley. First, there were the Mojave Indians who hunted and camped along the banks of the river which in the early days flowed above ground. It included a lake which over-filled the area from south of the Narrows River Bridge to the north end of the Jess Ranch.

Then in the middle 1800s, the Mormon settlers began to venture along the Mojave River and opened up what was to be called the Mormon Trail, which ran over the Cajon Pass and down into the valley of San Bernardino. The valley areas on both sides of the pass proved to be excellent areas for grazing cattle; the deer in the surrounding mountains were also plentiful. The high water table and some naturally occurring springs added incentives to settle. These features suited the Mormons' preference for good grazing land.

On this side of Cajon Pass lay the High Desert. There are a number of hypotheses as to how the name of Apple Valley originated. The most common explanation suggests that this area was originally called Appleton Valley (the origin of the name Appleton has also grown "misty" with the passing of time). Two of the most likely sources of the name are as follows. The first possibility outlines a story about an army colonel named Appleton who is supposed to have come to the area to settle disputes between the local Indians and the white settlers. The other possibility is that Mr. Appleton was a surveyor, hired by the Federal government, to map the area which somehow acquired his name. Wherever the name of Appleton originated, it is suggested that an early resident by the name of Ursula Poates changed it to Apple Valley. She is remembered as having said, "There were some apples being raised along the river in those days, but not by the 'ton,' so I just cut it down and called it Apple Valley." It is interesting to remember that as well as apples orchard farmers here in the Valley also raised peaches, pears, cherries, and almonds.

At or about the turn of the century, the valley area was sparsely settled, but a number of orchards bore the aforementioned fruit. In 1910, a few well-to-do businessmen headed by Max Ihmsen, publisher of the Los Angeles Examiner (later bought out by Hearst Publications) decided to promote the valley as a suitable area for growing fruit which could compete with the more popular Oregon and Washington grown fruit. It was believed that the cold winters of the desert would promote quality crops in the spring. After the first group of fruit growers came up to the desert, a number of tradesmen followed in their wake to meet the needs of the fast growing area. Unfortunately, the false springs so often experienced here in the desert limited the success of these crops. Successful harvests came in about two out of every five years.

The future of the Valley would therefore change. Before the depression of 1929, the land which is now the Jess Ranch was settled by a number of families. The original 160 acres of the Jess family compound was originally settled by Dr. Harris Garcelon, Stoddard Jess' uncle. Dr. Garcelon and his wife established a sanitarium for the treatment of shell-shock victims from the First World War. These soldiers were housed and fed a healthy diet, then given various physical tasks to keep them occupied. The combination of physical labor, good food, fresh air, and open spaces served as an effective form of rehabilitation. Unfortunately, the profit was insufficient to support the enterprise, for Dr. Garcelon provided much of the rehabilitation gratis out of the

goodness of his heart.

As time went by, the number of shell-shock cases diminished. The doctor and his wife then converted the sanitarium into a guest house and began to cater to the tired and weary community of writers and other notables from Los Angeles, Hollywood, and the beach areas. Many of the improvements for the conversion were financed before the Great Depression. After the crash, the margin of profit was insufficient to cover the cost of the prior financing. Dr. Garcelon decided to return to a private practice in San Bernardino and a concurrent position as a resort physician.

He left the Valley behind him. His nephew, Stoddard Jess, acquired the property in 1932, three years after Dr. Garcelon ceased operations. Mr. Jess acquired 200 turkeys from a young couple who had been leasing space on an adjoining ranch. He and the young couple raised these turkeys and marketed them in the Los Angeles area.

Stoddard Jess soon made friends with a neighbor and fellow turkey grower, C. G. Lewis, who owned the neighboring Roxbury Ranch. In the early 1930s, a great deal of research was being done on the nutritional requirements of turkeys. Resulting breakthroughs turned the turkey industry into a year-round proposition. It was no longer just a luxury item as it had been in the past. Mr. Lewis encouraged Stoddard to increase his stock of turkeys for the following year.

Throughout the years, Stoddard continued to add to both the number of turkeys he raised and the amount of property he owned. He acquired the neighboring ranches from earlier settlers Harry and Hattie Carden, turkey rancher C. G. Lewis and his wife Florence, ranchers Walt Phillips and Harold Watson, the Lacy family, and the property of his mother-in-law, Mrs. Winifred Winkler. This last piece of property consisted of 40 acres on which she and her two daughters had run a guest ranch until 1937. All of this land was turned over to the commercial production of turkeys.

By the early 1970s, Stoddard Jess had become very well known as a shipper of large tom turkeys, suitable for the institutional trade. These were large birds used by cruise ships, hotel restaurants, and the military. Smaller turkeys were also produced for sale in the retail market. The Jess Ranch was the nation's largest fully integrated turkey operation on one single piece of property.

The energy crisis of the middle 1970s in combination with California's changing status from an export state to an import state affected the cost of feed ingredients and operations. The increasing growth of the convenience foods industry also created competition in the industrial trade area. Restaurants (and other industrial consumers) wanted to reduce the labor and cost involved in preparing a turkey dinner. The advent of the turkey roll, which could be fabricated from two or three small turkeys (which were less expensive to raise), created stiff competition for the institutional (28-30 pound) sized turkey roast. This reduction in market share further lowered profits. By 1978, the viability of the operation became questionable and caused the cessation of turkey production in January of that year.

Stoddard Jess then set out to find a developer who would assist him in the Master Planning of his property so that the vast amount of natural beauty could be passed on to future

residents of the Valley.

In 1980, Gary Ledford and Stoddard Jess shook hands on a venture that would transform the Jess Ranch into a planned community which would ultimately be approved for up to 4,700 units of housing and over 100 acres of commercial development.

The actual planning, zoning, and entitlement process took over five years, with construction starting in 1985, and residents moving in, in early 1986.

As the project grew, Mr. Jess and Mr. Ledford sought out Ray Watt, one of the largest residential builders in California. The Watt-Jess/Ledford Partnership was established as the master developer for Jess Ranch. This development team, with a sound financial foundation in place, continued on with the development of Jess Ranch, striving to improve and enhance the plan as it matures.

As the Valley grows, so will its need for commercial development. On April 21, 1993, Jess Ranch received approval for a 116,000 square foot Target store, and approval of a conceptual site plan for the 80-acre Jess Ranch Market Place located just to the north of the PUD at the southwest corner of Apple Valley and Bear Valley Roads. The Target store, the first phase of what will ultimately be a 267,000 square foot regional commercial center, broke ground on January 17, 1994, and opened its doors in the fall 1994. The ultimate development of the Market Place will offer additional opportunities for retail as well as office development.

The completed development of the first phases of the Apple Valley Care Center, Victor Valley Museum, mini-storage facility, Sun Country Bank, an 18-hole public golf course and Presidio Clubhouse, as well as completion of the Jess Ranch Community Church, has provided cultural, recreational, business and health care opportunities which have enriched the entire community. As Jess Ranch continues its development, the Town can look forward to the continuing benefits of this integrated, high quality planned development.

The California recession of the 1990's has taught developers, lenders and municipal governments that long-term Master Planned Communities bring extensive burden to the challenge of financing infrastructure. In the case of Jess Ranch the vast majority of the infrastructure was paid for with the developers capital and not funded with Bond financing. With the closure of George Air Force base and the deepening recession the values of real property in the High Desert plummeted. A complete restructuring of ownership during this period saw the Watt interests leave Jess Ranch and Gary Ledford acquiring the overall development Responsibility. Deutsch G.V. is the major owner of the undeveloped residential acreage around the Golf Course and in the Southern portion of the PUD. Deutsch was formerly one of the secured lenders of the project and subsequently became a separate property owner.

The Jess Ranch Market Place was sold to a group of Pacific Rim investors and Jess Ranch after three years without any building is now reintroducing its products.

The Changes from the Second Amended PUD to this Third amended PUD result in the lessons learned. A change in the marketplace and the need of the developer and Town to face the

reality of seeing Jess Ranch continue to mature in the Planned Community it has always been envisioned to be.

JESS RANCH

Preliminary Development Plan

1.0 INTRODUCTION

The Jess Ranch is one of the focal points for the Victor Valley region in the newly formed Town of Apple Valley. It is providing a quality of life that is desired by today's senior citizen, providing affordable as well as a wide range of housing for future residents. The project relates to and has economically stimulated the developing areas of Apple Valley. Additionally, the project as a whole is a high employment center for the surrounding region. The configuration of land use is designed to create a strong urban form which becomes a pleasant experience for people internally, as well as becoming a location with a high quality of life as a result of the amenities and open spaces. Externally, the community will become a major urban element of the area by providing a meaningful form to the surrounding land areas as a significant visual gateway to the eastern Apple Valley area. Finally, this program will establish a comprehensive planning process for the community which will ensure state-of-the-art thinking in terms of all aspects of planning – including urban design, energy, transportation, and environmental concerns.

1.1 Background and Status of General Plan and PUD Approval

The Jess Ranch is a 1,447-acre parcel located on the eastern bank of the Mojave River in the regional center of the Victor Valley surrounded by urban and suburban development. The entire Ranch is relatively level and has an extensive system of 19 lakes actively engaged in the production of trout. Of the 1,447 acres of the Ranch, 80 acres (not included within the PUD) abutting Bear Valley Cutoff and Apple Valley Road are zoned CR Regional Commercial and have been designed as the site for a regional shopping center. The remaining 1,367+ acres are the focus of this planned unit development application and Final Development Plan. Uses for community support commercial include, but are not limited to, such uses as the existing mini-storage facility and the approved Victor Valley Museum and Apple Valley Christian Center.

The project site is bounded currently by the Mojave River on the West, low-intensity ranchettes of approximately two acres on the south, mini-ranches of 2-5 acres on the east, Bear Valley Cutoff; a major highway in the area, the Spring Valley Equestrian Estates, and an approved 17 -acre neighborhood shopping center on the north. Downtown Victorville is a short 10-minute drive to the northwest, with San Bernardino itself only 45 miles to the south. Within the triangle roughly defined by Apple Valley, Hesperia, and Victorville live approximately 220,000 people -- with a projected population of 450,000 by the year 2000. To the northwest, across the Mojave River, are Victor Valley Community College and the Spring Valley Lakes community and golf course.

Ultimately, the landowner intends for the Jess Ranch to become a configuration of a multiplicity of land uses that maximize the economic potential of the location. This will be achieved through the creation of a comprehensive planned complex of unique quality containing a major residential development of approximately 4000 units primarily designed for the use of seniors, and limited estate housing of approximately 700 units (potentially non-senior), along with related service, commercial and recreational uses and a regional retail commercial center.

1.2 Summary of Essential Elements of Previously Approved Documents and Current Status

1.2.1 General Plan EIR and Original PUD Approval

In April of 1981, the Board of Supervisors of San Bernardino County approved a general plan amendment for the 1,447-acre Jess Ranch that included 755 acres of dwelling-unit-per-acre residential (Res-5), 400 acres of agriculture (AGR), 212 acres of resource conservation (RCN), and 80 acres of regional commercial (COM). (See Figure 2.) This general plan amendment was approved after lengthy consideration of a number of alternative plans and represented a significant reduction from the landowners' original request to designate the entire 1447 acres as Res-5. The plan also included a change of zone on the 80 acres to C-2 (general commercial) in order to provide for the ultimate development of a regional commercial center on that property.

Subsequent to the approval of the General Plan, the developer submitted a Planned Unit Development Application to the County to become the zoning element for the Jess Ranch. After lengthy review the document was approved on August 10, 1984. The project conditions of approval required that the project be implemented within five years and that the zoning be in effect for a period of 15 years or until August of 1999. In addition, the project is entitled to three five-year extensions.

1.2.2 Land Use within the County General Plan (1984)

The County General Plan provided for a residential entitlement of approximately 3,700 units throughout the entire project within the 755 acres designated Res-5. The land use plan proposed by the developer and approved by the County reflected a large percentage of those units on an area of land that is less than half of this size. While the number of units contained within the entire project is not increased and in fact is significantly lower than was contemplated during the County general plan hearings and EIR, the perceived density of the approved project was increased. Therefore, the character of the residential neighborhoods that were approved was altered by the impact of the decisions that were made within the context of the original PUD approval (See figure 4, the Approved Land Use Plan.)

In addition, Mojave Feed and Fuel was established at the site of the former turkey packing house. The approved land use for this area was the development of an Alternate Energy Fuel and Ethanol processing facility as well as uses for Research and Development. This

company was created to grow and process Jerusalem artichokes into ethanol fuel and high protein animal feed in a research and development environment. However, the project was eventually determined to be economically unfeasible, and operations ceased in 1985.

The land use configuration that was adopted in 1984 reflected an attempt to include a number of concerns that were presented during the public hearings. Primary among those concerns was the desire to preserve some open space on the property and to provide a buffer between those areas of the project that were going to be developed and the existing residences to the east. At the time the existing residents enjoyed a rural lifestyle, and the Board of Supervisors responded to that condition by providing for a band of approximately 1/4-mile down the entire eastern border of the property designated agricultural (Low Density Residential). In addition, they designated the entire southern third of the property agriculture, as well. This was in sharp contrast to an earlier alternative which proposed 109 acres of general business and 1,338 acres of residential development.

In order for the comprehensive planning of this relatively complex organization of land uses to occur, the sophisticated PUD approach was implemented. This approach provided guidelines both for the County and the Developer to use to judge the appropriateness of future specific final tract maps and a framework for the landowner to use to evaluate and determine the exact configuration of those precise plans.

This approved Preliminary Development Plan (PDP) further enhanced the entire review procedure; creating both a more efficient process by the County (and subsequently the Town of Apple Valley) and helping the landowner secure the appropriate final approvals more quickly. As with any large land development project, by developing a comprehensive framework through the PUD the ultimate development of the project was facilitated by establishing a clear set of rules, regulations and guidelines by which future elements of the overall plan would be designed. At the same time, future approval processes would be aided by the fact that a majority of the more critical policy decisions had already been made. Future approvals would consist primarily of substantiating the fact that any precise development plans were consistent with those previously-approved and/or amended policies. The overall land use program for the Jess Ranch Planned Unit Development reflected a number of influences that had been identified over the life of the project. The basic idea was and is to provide a mixed-use concept throughout the Ranch in which efficient, effective senior housing is integrated with both commercial uses that serve that housing and with recreational operations that continue to contribute to the economic employment base of the region. Additionally, the plan reflected the intention of expanding the use and viability of the trout farm operation to use the natural water features that are created by that operation as a centerpiece for enhanced commercial recreation opportunities. All of this is focused around the 80-acre regional commercial center, the Apple Valley Mall, which is intended to serve the Ranch and the surrounding region as well, but is not within the borders of the approved PUD.

The driving force behind the whole project has been the creation of a comprehensive senior citizen complex which has a high level of amenities to provide a living environment which has become very popular with Southern California's senior citizen community. The plan also responds to the strategic location of the Ranch at the crossing of the Mojave River by Bear Valley Cutoff by providing a regional commercial facility in the Apple Valley Mall adjacent to

the PUD boundary. Since senior housing creates the need for more than just regional commercial facilities, additional acreage is identified for support commercial uses that are more related to the needs of the senior community than they are to the needs of the community as a whole.

1.2.3 Environmental Litigation

In order for the Board of Supervisors to consider the General Plan amendment, an Environmental impact report (EIR) had to be prepared which took as its base assumption 6,690 dwelling units on the site with an approximate population of 13,000 people. These numbers were then used to generate traffic impacts, air quality impacts, and water quality impacts for analysis as part of that EIR. The EIR also analyzed the potential impact of doubling the density of the project should it fall within the County's definition of "affordable housing" at the time of construction. Consequently, references are made throughout the document to the impact of over 13,000 dwelling units being located on this 1,447-acre parcel. The summary of the significant environmental impacts of the project included mention of the fact that productive agricultural land would be lost if the site were developed; that the site itself would generate a significant amount of traffic which would cause congestion on existing roadways, and that there would be an increase in the energy utilized by the site as it was converted from basically agricultural to urban uses. Other impacts would be the elimination of certain biological habitats as a result of development, the ultimate impact of traffic generated on the air quality of the area, the susceptibility of the soils in the area to the increased run-off caused by the changes in percolation levels on the site due to development, and finally, the project's potential for attracting growth in the area due to the probability for ancillary development in surrounding properties.

During actions on the General Plan amendment and zone change, the Board of Supervisors found that the ultimately-approved project was on a site suitable for any of the land uses that were then being permitted. They also determined that the surrounding property would not be adversely affected by the project, because the configuration of land uses provided for an adequate buffer of similar land use within the site. They also identified specific economic, social and other considerations which made infeasible certain mitigation measures and project alternatives that were cited in the final EIR.

Subsequent to the Board's approval of the General Plan amendment and zone change, a lawsuit was filed by the adjacent (to the east) property owners alleging inadequacies in the EIR. Ultimately, at the trial court level, the lawsuit was found to be invalid, but further appeals were considered as part of exercising the total judiciary process. In order to come to some reasonable compromise between all parties, a settlement of the lawsuit was contemplated that would respond to the concerns expressed in the complaint. The outcome of those settlement discussions was an agreement between the landowner, the County, and the lawsuit plaintiffs. The agreement stated that a land use plan would be used as a basis for a planned unit development application that encouraged residential uses no more intense than those normally allowed within the agricultural zones of the County from east of existing Apple Valley Road, as long as they were economically viable. Additionally, it was agreed within the settlement that the applicant should consider including commercial recreation uses centered on the five trout ponds that are located along the eastern edge of the property. The settlement also recognized the desire of certain institutions to locate a board and care facility for senior citizens within the boundaries of the

Ranch. The major significance of the lawsuit settlement was that it required a land use configuration within the context of the PUD that concentrated a large majority of the total residential entitlements identified as part of the general plan amendment on a less extensive parcel of land south of the proposed regional shopping center site and west of Apple Valley Road.

1.2.4. Circulation

Circulation within the County-approved PUD is considered in two areas: Vehicular and Pedestrian.

A. Vehicular: Because the residential areas are presently primarily clustered on the west side of Apple Valley Road, the focus of circulation for the County-approved project was to be internalized with loop roadway systems, including Jess Ranch Parkway and Palo Verde Drive. No river crossings were a part of the approval process, and only eastern connections to Deep Creek Road at Del Oro and Tussing Ranch Road were considered.

B. Pedestrian: Because of the desire to capitalize on the planned open space system and maintained greenbelts, an open space trail system was approved by the County as a part of the open space provisions. This trail system has been installed to accommodate pedestrian circulation within the initial phases of the development.

1.2.5 Approved Housing Opportunities

The Jess Ranch PUD has implemented several of the County-approved housing opportunities including detached housing on lots which are approximately 3,200 square feet, attached housing (townhomes) on lots of 2,400 square feet, and condominiums at a density of approximately 20 units per acre. The project has demonstrated the need in the marketplace for these various products and price ranges, with over 750 units presently built and occupied.

In addition, the entire project to date has been constructed and restricted for the senior (over 55) market with specific amenities targeted for this marketplace.

To date, considering the recessionary market and the vast number of resales in the project it has been estimated that approximately 85% of the homes comply with the existing County of San Bernardino affordable housing agreement. In addition the Turn Over of homes within the project estimated at approximately 50 homes per year in the resale segment are at least 90% in the affordable category. In essence the resale market provides for competition with new home sales.

1.2.6 Open Space

Within the County-approved PUD, the development of the Jess Ranch was to capitalize on the existing open space created by a lake system established during the 1950s. This scenic

system was required to remain for the benefit of the development. In the initial approval a requirement was made that 350 acres of the total 1,447-acre Ranch remain as open space in its final configuration. This included the in tract open space, such as maintained greenbelts, walking and cart trails and recreation centers, as well as open space designated on the Land Use Plan. To that end, the conditions of approval required that 20% of the in-tract greenbelts, walking and cart trails and recreation centers, as well as open space designated on the Land Use Plan. To that end, the conditions of approval required that 20% of the in-tract space be dedicated to open space, including walking trails and landscape buffers. The tracts to date have exceeded the open space requirements, and future development is expected to provide an even greater amount of open space.

1.2.7 Safety and Noise

The Jess Ranch project was approved by the County as a gate-guarded community with a primary focus on the safety and quiet enjoyment of its residents. This is a unique feature within this community. (See Figures 10, 10A and 11.) The project is designed to capitalize on landscape buffers to provide residents with homes that have noise attenuation that meets all applicable standards.

1.2.8 Infrastructure

The County-approved project was required to install a substantial amount of backbone infrastructure for the overall development. In that regard, the developer has installed a substantial amount of front end infrastructure for the development of the entire 4,700 units. This work includes, but is not limited to, the participation in the west Apple Valley Trunk Sewer line, the installation of a private water system and Water Company to serve the residents of the Jess Ranch meeting all criteria of the County Environmental Health Services Department, the widening of Apple Valley Road to four lanes approximately one mile south of Bear Valley Road, the installation of a new four-lane parkway with center median at the new main entrance to the Ranch, the installation of a major private trunk sewer system, a \$220,000 cash participation in the Bear Valley Bridge widening, as well as fair share participation in the Apple Valley and Bear Valley Road traffic signal.

In addition, because of the conditions of approval on the County-approved PUD, a commitment has been made to provide a site and \$450 per home for each home constructed between 1,000 and 2,000 at the time of sale. The site and the fees collected will be used by A VFPD to construct install a fire station when +2,000 residential units have been completed.

1.2.9 Commercial Properties

Just to the north of the 1,447-acre Jess Ranch, on the southwest corner of Bear Valley and Apple Valley Roads, is an 80-acre site which has been approved for a regional shopping center. On April 21, 1993, Watt-Jess/Ledford received approval for a 126,000 square foot Target store and approval of a conceptual site plan for Jess Ranch Market Place on this site. Target, opened in

the fall of 1994, is the first phase of what will ultimately be a 267,000 square foot regional commercial center. In addition, 35 acres have been approved for neighborhood commercial uses, subject to the final approval of a site specific plan. Ten acres have been approved for office and professional uses with an approved site plan. Immediately to the east of the 80-acre site are approximately 35 acres that have also been designated commercial. Of these commercial properties, the following organizations have made commitments to develop properties within the master plan and have final site plan approvals or have completed construction:

3.	UNION OIL:	1.6 ACRES
4.	ROBAR INDUSTRIES:	2.0 ACRES
5.	CORNER CLUB:	2.0 ACRES
6.	JESS RANCH MINI STORAGE:	9.0 ACRES
7.	SCHAFFER REAL ESTATE:	7.0 ACRES
8.	SUN COUNTRY BANK:	1 ACRE

Although targeted for the senior population, the evolution of the Jess Ranch will be that of a recreational and service oriented project that will benefit the entire Victor Valley.

TIMING ON PHASING

The original PUD was approved on June 11, 1984. In accordance with the conditions of approval, the project must be implemented within 36 months of the approval date and would have an expiration date of June 11, 1999. In addition, in accordance with the San Bernardino County Development Code Section 84.0205, so long as the project was being fully implemented three additional five-year extensions could be granted.

The project was implemented in the spring of 1985, meeting the requirements for starting the project. It is currently anticipated that the project will not be fully built out within the additional 10-year time frame of the initial approval. In the event it is not, the developer would seek additional time extensions.

2.0 AMENDED PRELIMINARY DEVELOPMENT PLAN

2.1 Purpose of this Preliminary Development Plan Amendment and Justification for Proposed Changes

The Jess Ranch property encompasses in excess of 1,400 acres in a prime location in the center of the Hesperia/Victorville/Apple Valley triangle. Thus as the area continues to grow, a number of services and needs must be met in order to facilitate orderly development. The size of the Ranch clearly requires that multiple uses be located on the site.

With over ten years of experience in development of the retirement community, it has become clear that an amendment to the Final Planned Unit Development (PUD) The size of the Ranch clearly requires that multiple uses be located on the site.

With over ten years of experience in development of the retirement community, it has become clear that an amendment to the Final Planned Unit Development (PUD) ordinance for the entire site refining the regulatory framework for all future planned uses on the Ranch including future annexations of property to the plan is required.

The Plan's major changes are the result of urban evolution in the area of the project south of Town Center Drive. During the initial approval process, many of the southeastern neighbors of the project objected to the project because it would change their rural lifestyle. Many of these same neighbors have determined that their properties should now be sold for further development.

The following summarizes the proposed changes to the PUD which the developer believes address the changing market place for senior housing as well as the transitional nature of the area. It should be noted that no additional homes are being proposed by the developer and that the area of the property being developed for residential housing for retirees (+/- 1200 acres) has an average density of about four dwelling units to the acre. Within each of the proposed changes is a justification for the change which has been requested.

2.2 Housing

The significant changes requested by the developer in the PUD relating to housing is the reduction of one acre homesites east of Apple Valley Road and South of Del Oro Road from one acre to 10,000 square foot homesites. This change was allowed in Amendment Number One of the PUD approved by the Town of Apple Valley in 1990, subject to a comprehensive plan for development east of Jess Ranch. This plan has not materialized because of market conditions and the vast California recession.

This amendment will allow for the developer to develop the first phase of an upscale gate guarded golf course community with homes that will have a minimum size of 2,600 square feet, on Tract 15380 lots 7 and 8. These homes will not be deed restricted to senior citizens, however it is expected that the vast majority of these homes will be sold to seniors as well as families whose children are reaching a mature age. It is currently anticipated that low density designations south of Tussing Ranch Road will be allowed to have minimum homes sizes of 1,600 square feet.

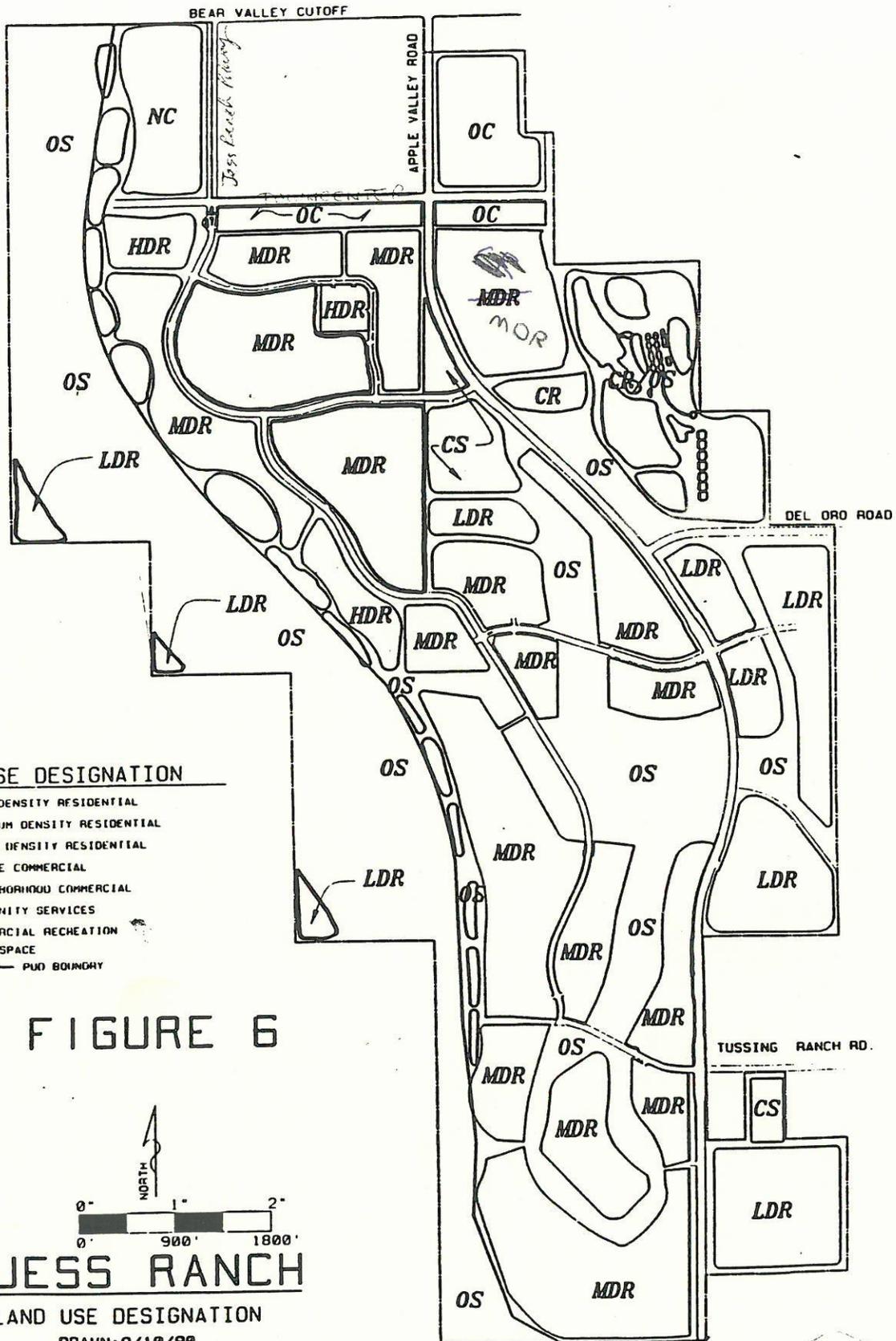
Since the developer has already installed Apple Valley Road and all of the infrastructure to support it, this will allow at least some portion of the east part of the property to take advantage of this development.

FIGURE 5A

**COMMERCIAL
LAND USE ALLOCATIONS**

AREA NAME	PHASE NO.	AREA (in acres)	COMMENTS
<i>Commercial Recreation</i>			
1 Resort Hotel	C1	12.86	
2 Lake Frontage Area	C2	26.15	Exclusive of lakes (also included in Open Space chart)
<i>Office Commercial</i>			
3 Town Center Drive Lots	C3	21.5	Both east and west of Apple Valley Rd
4 AVCC	C4	17.7	Previously approved and under construction
5 V.V. Museum	C5	4.1	Previously approved and under construction
6 Jess Ranch Mini Storage	C6	9.5	Previously approved and constructed
7 Corner Site	C7	3.3	Northeast corner Town Center and Apple Valley Rd
<i>Neighborhood Commercial</i>			
8 Jess Ranch Town Center	C8	41.1	M.R.F.C.D. easement not included in total
<i>Community Services</i>			
9 Presidio	C9	22.2	
10 Church Site	C10	5.7	North of Presidio site, west of Apple Valley Rd
11 Questers	C11	5	South of Tussing Ranch Rd, east of Apple Valley Rd
TOTAL		169.11	

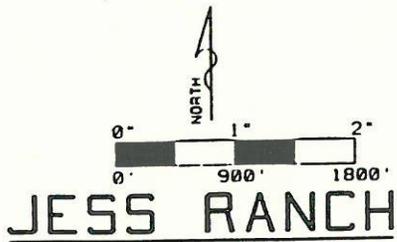
*Note: 80-acre regional mall site not a part of the PUD and not included in above.
Areas shown include any proposed dedications and easements.



LAND USE DESIGNATION

- LDR=LOW DENSITY RESIDENTIAL
- MDR=MEDIUM DENSITY RESIDENTIAL
- HDR=HIGH DENSITY RESIDENTIAL
- OC=OFFICE COMMERCIAL
- NC=NEIGHBORHOOD COMMERCIAL
- CS=COMMUNITY SERVICES
- CR=COMMERCIAL RECREATION
- OS=OPEN SPACE
- PUD BOUNDARY

FIGURE 6

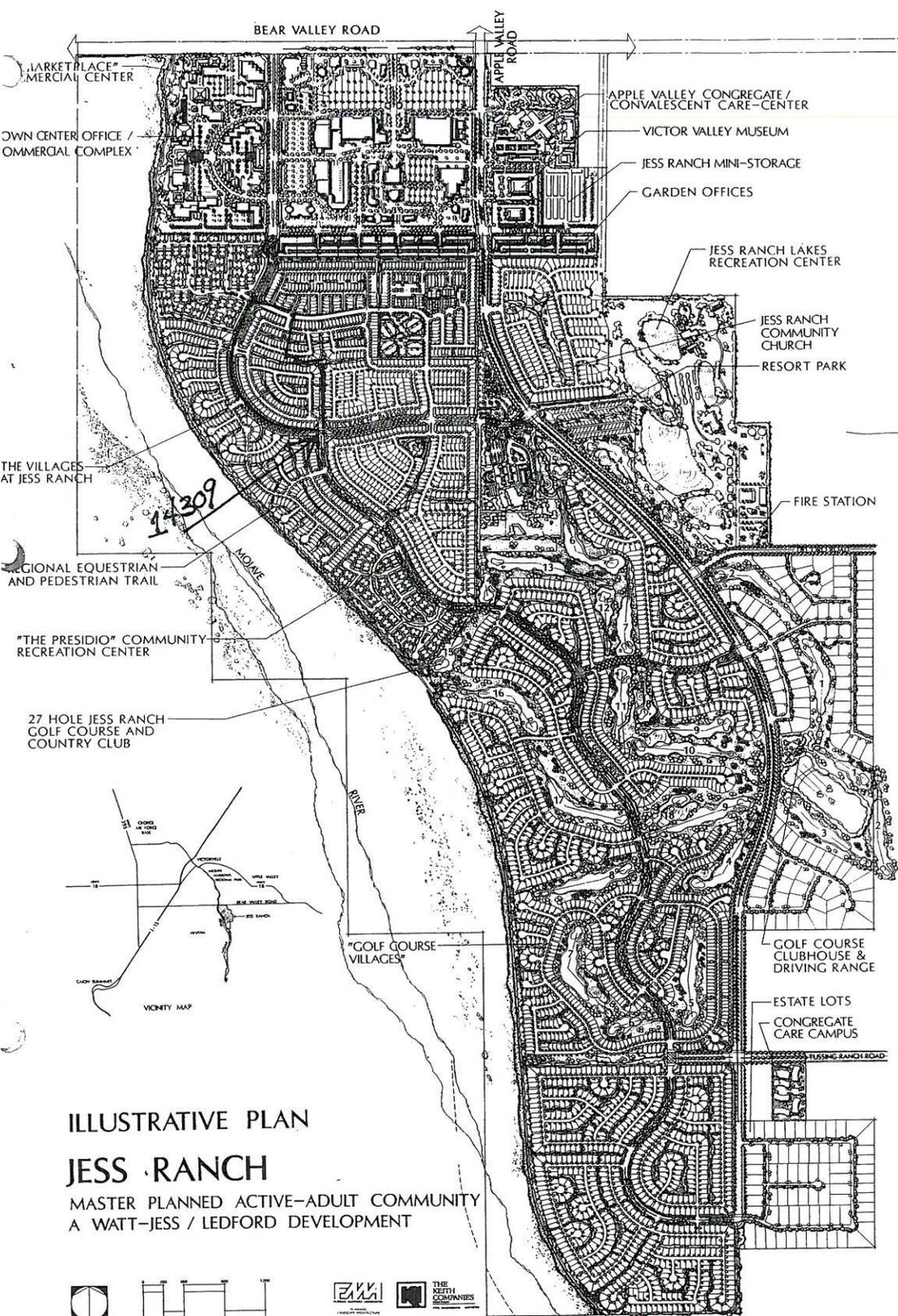


LAND USE DESIGNATION

DRAWN: 9/10/90
 REVISED: 12/11/90

NOTE: THIS MAP IS INTENDED TO ILLUSTRATE PROPOSED LAND USE DESIGNATIONS. SOME PARCELS CONTAIN MORE THAN ONE DESIGNATION. SEE LAND USE AND DENSITY ALLOCATION FIGURES 5, 5A & 17.

FILE NAME : JRDNCER



"MARKET PLACE" COMMERCIAL CENTER

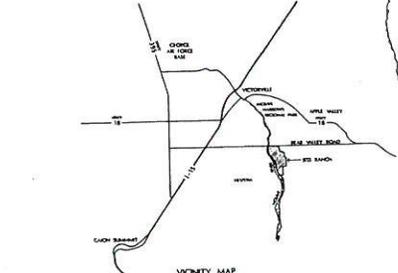
TOWN CENTER OFFICE / COMMERCIAL COMPLEX

THE VILLAGES AT JESS RANCH

REGIONAL EQUESTRIAN AND PEDESTRIAN TRAIL

"THE PRESIDIO" COMMUNITY RECREATION CENTER

27 HOLE JESS RANCH GOLF COURSE AND COUNTRY CLUB



"GOLF COURSE VILLAGES"

APPLE VALLEY CONGREGATE / CONVALESCENT CARE-CENTER

VICTOR VALLEY MUSEUM

JESS RANCH MINI-STORAGE

GARDEN OFFICES

JESS RANCH LAKES RECREATION CENTER

JESS RANCH COMMUNITY CHURCH

RESORT PARK

FIRE STATION

GOLF COURSE CLUBHOUSE & DRIVING RANGE

ESTATE LOTS

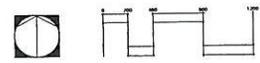
CONGREGATE CARE CAMPUS

BLISSING RANCH ROAD

ILLUSTRATIVE PLAN

JESS RANCH

MASTER PLANNED ACTIVE-ADULT COMMUNITY
A WATT-JESS / LEDFORD DEVELOPMENT



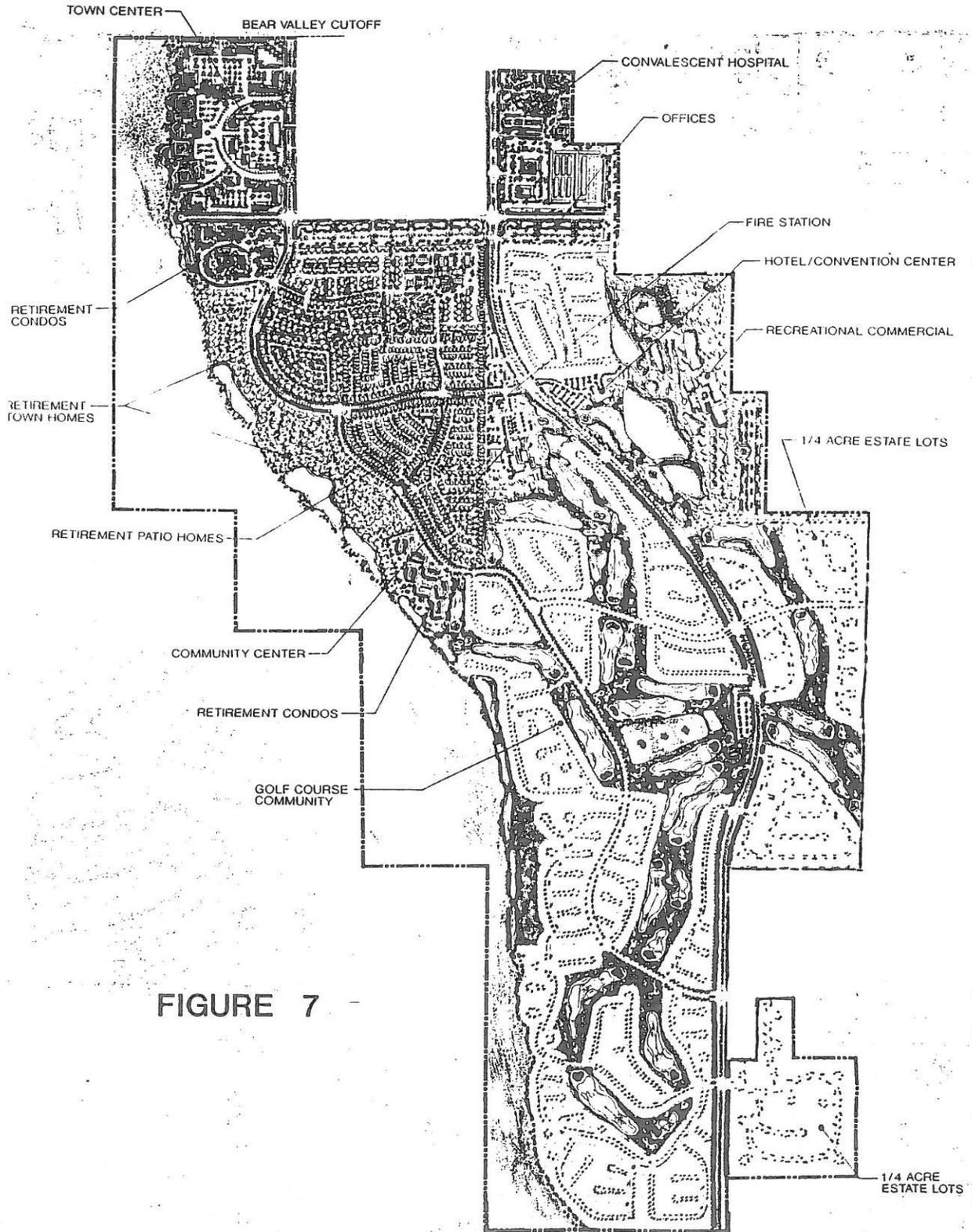


FIGURE 7

NOV 1 2003

ILLUSTRATIVE PLAN
JESS RANCH
 A PLANNED COMMUNITY



2.3 Office Commercial

No Changes are proposed

2.4 Neighborhood Commercial

The new Plan proposes no new neighborhood commercial.

2.5 Commercial Recreation

Phase "Y" (TM 14484), currently zoned Medium Density Residential shall have placed upon it a Commercial Recreation overlay to allow for Lot Nos. 1 thru 68, 196 thru 204 and 220 thru 227 to be developed and used as RV lots in accordance with Section 3.4 Subsection D (Jess Ranch Lakes Recreational Vehicle Resort – Tract Map No. 14484).f

2.6 Community Services

No Changes are proposed.

2.7 Circulation

Because of the land use changes, certain other considerations in relation to circulation are requested to be addressed in this PUD amendment. These include vehicular access, river crossings; pedestrian access and integration of the regional equestrian trail system.

A. Vehicular Circulation

1. Realignment of Apple Valley Road: A major change to the plan in amendment Number One was the relocation of Apple Valley Road approximately one-quarter mile to the east of its existing alignment. This relocation, which was paid for by the project developer, provided a major benefit to the project as well as the entire community. With the 1990's recession the developer has not been able to capitalize on these improvements or to build and absorb the necessary retirement housing that was anticipated. It is now anticipated that closing Apple Valley Road with a Gate in the general vicinity of Del Oro Road would enhance the marketability of the balance of the Jess Ranch development Properties.
2. River crossing at Apple Valley Road: With the proposed realignment, the potential exists for a future southerly crossing of the Mojave River. The developer has no requirement to provide such a crossing and in the past has indicated a willingness to cooperate with the Town of Apple Valley as well as the City of Hesperia in providing necessary easements or dedications for this project. The developer is requesting that any such consideration be deleted from future development considerations.

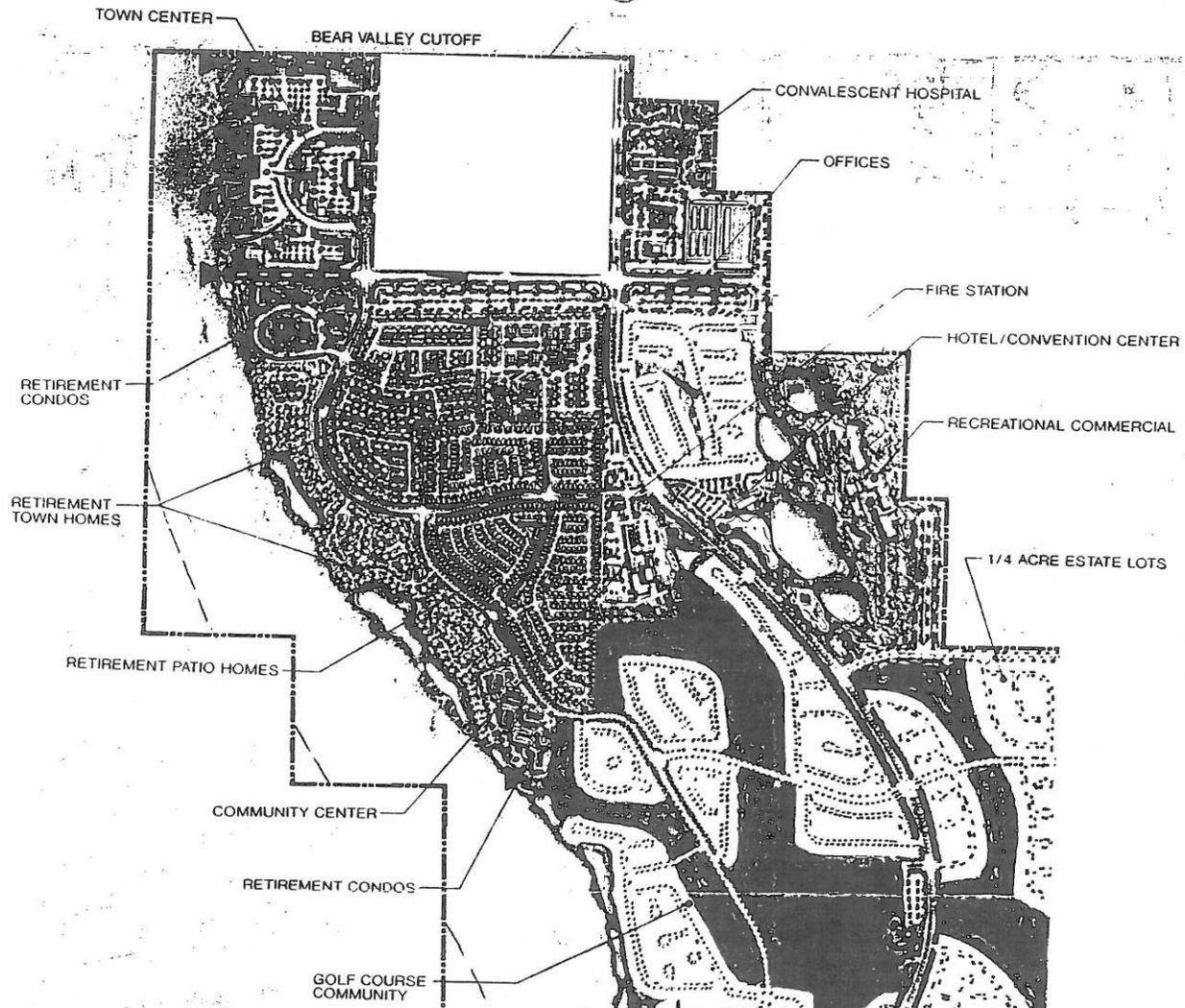
3. River Crossing Tussing Ranch Road: With this realignment, the potential exists for a future east/west crossing of the Mojave River. The developer in the past indicated a willingness to cooperate with the Town of Apple Valley as well as the City of Hesperia in providing necessary easements or dedications for this future project. The developer is requesting that any such consideration be deleted from the plan.
4. River Crossing Town Center Drive: With this realignment, the potential exists for a future east/west crossing of the Mojave River. The developer has no requirement to provide such a crossing at the present time, but has indicated a willingness to cooperate with the Town of Apple Valley as well as the City of Hesperia in providing necessary easements or dedications for this future project.

2.8. Grading and Drainage

The topography of the Ranch is currently characterized by a nominally flat grade that represents well over 90% of its area and a bluff located along the majority of the eastern edge of the Ranch that is the remnant of the pre-historic flood plain of the Mojave River. The previous activities on the Ranch necessitated continual grading to achieve this consistent fall from one end in order to facilitate the production of turkeys. The flatness that has been created will continue to be a significant feature of the future grading plan as well.

Because of this unique characteristic, a great deal of care will be necessary to ensure that adequate drainage is provided. A minimum of grading will take place whenever possible in order to provide barrier free access to all areas by future residents. The amended Development Plan calls for two IS-hole golf courses that will replace the diversion 'drainage structure originally proposed for the project. In addition, in keeping with the new Town policy, the project will attempt to capture 90% of the 100 year system within the extensive onsite greenbelt system of the golf course and adjacent open space. This will be accomplished by lowering the golf courses and greenbelt area and raising the building pads and roadways.

In addition, Jess Ranch owns mining and mineral rights and has a valid mining permit for the Mojave River. In this regard, Jess Ranch intends to channel the river to provide protection for both the Jess Ranch residents to the east of the river and Hesperia residents to the west. As this project matures the creation of other open space elements will take place within this river plain for the enjoyment of the community. Channeling improvement beyond the scope of the existing permits and consistent with Condition #13 is not part of the proposed PUD Amendment No. Two and requires a Final Development Plan to be approved by the Town of Apple Valley.



**FIGURE 8
GRADING & DRAINAGE**

-  *IMPROVED CHANNEL*
-  *OUTFLOW DEVICE*
-  *RETENTION AREA*
-  *DIRECTION OF GRADE*

**ILLUSTRATIVE PLAN
JESS RANCH
A PLANNED COMMUNITY**

Scale: 0 200 400 800 1200 FEET
 EMM Engineering, Inc.
 1000 West 100th Street, Suite 200
 Aurora, Colorado 80015
 303.744.8800

2.9 Phasing

It is anticipated that the regional commercial center, while not within the boundaries of the PUD, will begin development in the relatively near future and will be developed in three phases at a rate established by market demand. The community support facilities and the retail commercial uses that are proposed outside the regional center and within the PUD boundaries are directly related to the residential development; hence, their phasing is dependent upon the phasing of the residential land uses.

Residential development is expected to be built in increments of 4,100-6,300 units on an annual basis, depending upon market demand. As of June, 1997, over 750 units have been constructed and approximately 800 additional units have been approved for construction. These units are expected to be completed in the next 3 to 5 years. (See Figure 9.)

RESIDENTIAL LAND AND DENSITY ALLOCATION

2487355 P.02

P.U.D. ZONING DESIGNATION (SEE FIGURE 9)	PHASING	P.U.D. AMENDMENT ONE										
		NUMBER OF ACRES IN PHASE		NEW DENSITY (NET)		MAXIMUM NUMBER OF UNITS NOW APPROVED						
HOMES COMPLETED												
			ORIGINAL	ADJUSTED		ORIGINAL	ADJUSTED		ORIGINAL	ADJUSTED		
1	MDR	Phase A1	17.50	17.50	9	*1	9.54	9.54	167	167		
2	MDR	Phase B1	6.97	6.97			8.61	8.61	60	60		
3	MDR	Phase B2	14.54	14.54			8.73	8.73	127	127		
HOMES NOT YET COMPLETED (DEC. 1990)												
5	MDR	Phase C	23.00	23.00			9.62	9.62	229	229		
6	MDR	Phase C	20.00	20.00			6.75	6.75	135	135		
7	MDR	Phase D	22.50	22.50			9.56	9.56	215	215		
8	MDR	Phase D	23.00	23.00			4.96	4.96	114	114		
9	HDR	Phase A2	5.00	5.00			20.80	20.80	104	104		
10	HDR	Phase Z	20.00	20.00			20.00	17.80	400	356		
11	MDR	Phase AA	20.00	20.00			6.00	6.00	120	120		
12	MDR	Phase AB	10.00	10.00			12.00	12.00	120	120		
13	MDR	Phase AC	13.00	13.00			9.23	9.23	120	120		
14	HDR	Phase AD	24.00	24.00			22.92	22.92	550	550		
15	MDR	Phase E	18.00	18.00	(4.11)	*4	5.06	5.06	(74)	*4	91	91
16	MDR	Phase F	27.00	27.00	(3.70)	*4	4.33	4.33	(98)	*4	117	117
17	MDR	Phase G	51.00	27.00	(2.16)	*4	2.46	6.20	(171)	*4	150	171
18	MDR	Phase H	26.00	26.00	(2.00)	*4	2.77	2.77	(50)	*4	72	72
19	MDR	Phase I	39.00	13.49	(1.85)	*4	2.35	6.00	(118)	*4	91	116
20	MDR	Phase N	30.00	30.00	(3.52)	*4	3.86	3.86	(174)	*4	193	193
21	MDR	Phase O	36.00	36.00	(4.17)	*4	4.64	4.64	(148)	*4	167	167
22	MDR	Phase P	31.00	31.00	(3.13)	*4	3.67	3.67	(95)	*4	114	114
23	MDR	Phase Q	39.00	39.00	(2.72)	*4	3.15	3.15	(104)	*4	123	123
24	MDR	Phase S	21.00	21.00	(4.43)	*4	5.19	5.19	(91)	*4	109	109
25	MDR	Phase T	36.00	36.00	(3.67)	*4	4.14	4.14	(132)	*4	149	149
26	MDR	Phase U	15.00	15.00	(3.80)	*4	4.93	4.93	(57)	*4	74	74
27	MDR	Phase W	43.00	43.00	(4.51)	*4	4.00	4.00	(194)	*4	211	211
28	MDR	Phase X	24.00	24.00	(3.73)	*4	6.38	6.38	(149)	*4	166	166
29	MDR	Phase Y	38.00	38.00	(6.00)	*4	5.97	5.97	(227)	*4	227	227
SUB TOTAL RETIRED			726.31	687.4	(55.50)	*4		(1,882)		4515	4517	
LOTS EAST OF NEW ALIGNMENT OF APPLE VALLEY ROAD *2												
30	LDR	PHASE J	23.90	23.90	23.90	*4	1.00	*2	(25)	*4	24	24
31	LDR	PHASE K	23.00	23.00	23.00	*4	1.00	*2	(30)	*4	25	25
32	LDR	PHASE L	18.40	18.40	18.40	*4	0.96	*2	(32)	*4	18	18
33	LDR	PHASE M	14.90	14.90	14.90	*4	1.01	*2	(37)	*4	15	15
34	LDR	PHASE V	42.40	42.40	42.40	*4	0.99	*2	(120)	*4	42	42
35	LDR	PHASE R	54.60	54.60	54.60	*4	1.01	*2	(137)	*4	55	55
SUBTOTAL			179.20	179.20	179.20	*4	5.99		(401)	*4	179	179
TOTAL RESIDENTIAL *3			905.5	846.6	302.90	*4	5.99		4,700	*4	4694	4696

*1 Any future density transfers will be as per Section 6.3.

*2 Minimum 1 acre lots (gross) are required until such time as densities with more than one unit per acre are approved for adjacent areas outside of approved P.U.D. See Section 3.3.

*3 Total approved P.U.D. Ranch area is currently 1367 acres. The overall density project wide is 3.5 units per acre.

*4 Brackets () indicate totals allowed if *2 above is met.

[ADJUSTED AMOUNT/FIGURE] = ADJUSTED AMOUNT/FIGURE

FILE FIG 5 REV 11-May-84
a:\pudalloc.wt3

2.10 Open Space

Approximately 150 acres of open space has been provided in the development of one 18-hole long executive golf courses. David Rainville designed and engineered the golf course to be challenging yet provide for onsite retention of flood water a second golf course is planned for future phases. New water features and a perimeter trail system for all residents of the project to enjoy the open space vistas provided by such a magnificent amenity are also a part of the overall open space plan. (See Figure 16.)

3.0 DEVELOPMENT STANDARDS

3.1 Purpose and Intent

The development regulations contained herein have been established to provide criteria for the development of planning areas within Jess Ranch. They ensure a coordinated, comprehensive project, resulting from large scale community planning and development. These regulations supersede otherwise applicable Town ordinances and codes, unless specifically stated herein to the contrary, providing for the arrangement, development and use of a variety of residential housing types, supporting commercial uses and community facilities while ensuring substantial compliance with the intent and provisions of the Town's ordinances. Application of these regulations is intended to encourage the most appropriate use of the land, create a harmonious relationship among land uses and protect the health, safety and general welfare of the community.

3.2 Definitions

The definitions included within Town Codes and Ordinances shall apply to the Jess Ranch PUD except as amended or added in the following:

- A. Acres, Gross means the area of a lot or parcel calculated to the center of all adjoining streets, excluding major and secondary classification arterials. This definition shall also apply when "gross area" is utilized.
- B. Acres, Net means the area of a lot or parcel calculated after excluding the ultimate right-of-way width of all access ways, including, but not limited to, private and public streets and easement driveways providing primary access to a lot.
- C. Arterial is a roadway designation assigned to various roadways as shown on the Circulation Plan.
- D. Building Site is the ground area occupied or to be occupied by a building or group of buildings.
- E. Collector Street is a roadway designation assigned to roads which provide direct access to Planning Areas as shown on the Circulation Plan. This street may also be referred to as a "secondary arterial."

- F. Compact Parking Stall is a space within a building or parking area for the temporary parking or storage of one automobile, consisting of a minimum area of seven and one-half (7-1/2) feet wide and 16 (16) feet long, exclusive of access drives. Up to forty percent (40%) of required parking for multiple residential, commercial and industrial uses may be allocated to compact parking stalls.
- G. Development Area is a lettered area as defined by the P.U.D Phasing Map or area defined by the submittal of a Final Development Plan.
- H. Driveway is a private accessway providing ingress or egress for vehicles to a parking space, garage, dwelling or other structure.
- I. Flag Lot is a lot not fronting on or abutting a public or private street and where access to such street is by a 24' minimum width, two-way private right-of-way.
- J. Gross Area is that area of land totally within the lot boundary, including all easements and setbacks.
- K. Legal Building Site is any numbered lot or parcel shown on a recorded Subdivision or Parcel Map for which development is authorized (but not a subdivision or parcel map approved for financing, or conveyance purposes only) consisting of sufficient area and width to comply with the regulations for development within the PUD.
- L. Livable Area is conditioned space within a residential unit as defined under Title 24.
- M. Local Street means a street which is intended to serve and provide direct access to residential dwellings, or convey traffic through a residential subdivision to roads of equal or greater capacity.
- N. Lot means the area shown on and created by a final map, official map or parcel map recorded with the County Recorder.
- O. Main Building means a building devoted to the principal use of the lot on which it is situated.
- P. Maximum Overall Dwelling Units means the maximum number of dwelling units in the entire P.U.D area and shall not exceed 4,700 units.
- Q. Multi-Family Dwelling means a permanent building containing three (3) or more dwelling units per building lot for rental purposes.
- R. Planning Area means an area of land with a land use category acreage and number of target units as shown on the Land Use Plan.

- S. *Private Drive* is an access way for vehicular traffic, which affords principal means of access exclusively to abutting property. It provides access from a public or private street.
- T. *Private Street* is an access way for vehicular traffic, which affords principal means of access exclusively to abutting property.
- U. *Setback* is the area between the building line and the property line; or when abutting a public street, the ultimate right-of-way line of that street.
- V. *Setback Distance* is the distance between the building line and the property line.
- W. *Single Family Attached Dwelling* means attached housing such as, but not limited to, duplexes, townhomes, stacked flats and rowhouses.
- X. *Single Family Detached Dwelling* means a building containing only one kitchen designed or used to house not more than one family.
- Y. *Site Plan* means the development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices, in order that an informed decision can be made by the approving authority.
- Z. *Standard Parking Stall* is a space within a building or parking area for the temporary parking or storage of one automobile, consisting of a minimum area of nine (9) feet wide and nineteen (19) feet long, exclusive of access drives.

3.3 Low Density Residential Areas

A. Purpose and Description

The low density areas are established to provide a buffer between the other areas of development within the project and the rural residents that border the project to the south and east. These areas have historically opposed densities that would conflict with the present rural character and lack of infrastructure.

The residential uses allowed within the low density area may range in density- up to 4.0 units per gross acre. These areas of development will consist exclusively of single family detached units and will be located east of the realigned Apple Valley Road and generally in close proximity to the proposed golf course. These units will be of interest to retired residents who want to have a substantial yard with a large home and will also be available to non-seniors. In the event the developer submits any plan for non-senior development requirements for a park site and/or school facilities will be determined at that time.

This type of residential development will contain three types of lots - residential, Private Street, and common open space. All of these units will be served by their own driveway from local streets and will have substantial front, side, and rear yard setbacks.

Each development area within the Low Density classification shall contain greenbelts and common areas. Greenbelts shall be used for pedestrian linkages among adjacent residential villages and commercial and recreational facilities.

B. Permitted Uses

1. Permanent Uses

Single Family Detached Residences

Common open space areas, recreation and public facilities within the planning unit

Other uses clearly incidental and accessory to permitted uses.

2. Temporary Uses

Model homes

Temporary on-site construction

Offices/facilities

Temporary real estate offices when within a building which will ultimately be utilized by a land use consistent with this land use designation.

C. Development Standards

1. Lot Size

Lot sizes in the low density area shall be 10,000 square feet gross in the side yard and rear yard areas will be part of the private lot while the front yard may be contained in common open space lots.

2. Building Coverage

a. Individual Residential Lots
55% maximum coverage

b. Definition

Maximum coverage will be the area defined within the slab, roof and exterior walls, exclusive of porches and patios

3. **Building Setbacks** - Building setbacks shall conform to the standards described below.
 - a. **Front Yard**

25 feet average for any tract

20 feet minimum
 - b. **Side Yard**

Minimum 5 feet from the property line

Minimum 15 feet between buildings

Minimum 15 feet from street side

No setback from common open space, except that there shall be a minimum of 25 feet from community facilities and recreation centers and structures, including parking areas serving such uses.
 - c. **Rear Yard**

Minimum 20 feet from other buildable lots

No minimum from common open space
 - d. **Minimum 20 feet from lots containing community facilities and recreation centers and structures, including parking areas serving said uses.**
 - e. **Minimum 50 feet from the periphery or exterior boundary of the PUD.**
4. **Building Height**

Maximum Three stories excluding steeple roofs.
5. **Unit Size**
Each unit shall have a minimum of 1500 square feet livable floor area excluding garages or carports.
6. **Fences and Walls (Except as below, refer to Town Standards)**

- a. No fence or wall shall be closer to a public street r.o.w. than twice the height of said fence or wall
- b. Walls shall be architecturally compatible with the existing Jess Ranch native and/or desert setting and utilize decorative materials such as slumpstone, river rock, split face, stucco, e.g. Long expanses of walls (i.e., soundwalls) shall incorporate vertical design elements, cutouts, and variations in material and architectural features to provide visual relief.

7. Access

Each lot and garage shall have lot frontage on either a private or public street.

8. Parking

Each dwelling unit shall have a minimum of two garaged spaces on site.

Each dwelling unit shall have a minimum of one additional guest space on or offsite. On street guest parking will be allowed in this designation where adequate street width is provided. In the event that parking stalls are provided then these parking areas shall be given a landscape treatment to mitigate the additional paved surfaces required.

9. Landscape Buffer

A 25-foot minimum landscape buffer shall be provided between hind use designations or uses of differing intensity.

10. Greenbelts shall have an average width of 20 feet with a minimum width of 15 feet.

3.4 Medium Density Residential Areas

A. Purpose and Description

The medium density areas are established to provide a development character that appeals to the homeowner desirous of an individual lot with a private yard. The residential uses proposed within the medium density areas range in density from four (4) to ten (10) dwelling units per gross acre and have an average density of approximately 8.0 units per acre. These areas of development will consist primarily of detached zero lot line homes, Z lot homes, and attached homes in two, three and four unit configurations. These units will have green belt setbacks from the primary roads and will obtain vehicular access from common interior

roadways.

Each development area within the Medium Density classification shall contain greenbelts and common area facilities that shall incorporate amenities generally including but not limited to seating areas, barbecue and or picnic areas, gardens, meeting rooms, and arbor structures. Adjacent residential villages may share amenities. Greenbelts shall be used for pedestrian linkages among adjacent residential villages and commercial and recreational facilities.

B. Permitted Uses

1. Permanent Uses

Low Density uses subject to Low Density Development Standards
Single Family detached and attached (duplexes, tri-plexes, and fourplexes)
residences

Common open space areas, recreation and public facilities within the tract

Other uses clearly incidental and accessory to permitted uses

2. Temporary Uses

Model homes and subdivision signs

Temporary on-site construction offices/ facilities

Temporary real estate offices when within a building which will ultimately be utilized by a land use consistent within the PUD

C. Development Standards

1. Lot Size

This type of residential development will contain four types of lots: residential, private street, private common driveway and common open space. Each unit in this area will be situated on a separate residential lot. Typical residential lots for each unit will range in size from 2,000 square feet to 4,000 square feet in area with average dimensions of 35 feet by 80 feet.

2. Building Coverage

a. Tracts

55% maximum calculated combining both private lots and common open space lots

b. Individual Residential Lots

Maximum coverage will be the area defined within the building setbacks

c. Definition - Building Coverage

The area defined within the livable area of the residence including the garage. Open shading devices shall not be considered building coverage

3. Building Setbacks

a. Front Yard

10 feet minimum from private street right-of-way to livable portions of units and 5 feet from private common driveways to livable portions of units

5 feet minimum for garages

Note: When garage setback is less than 20 feet, automatic garage door openers must be installed

No minimum from common open space

b. Side Yard

Minimum 6 feet between buildings

Minimum 10 feet from private streets

None for attached units

No minimum from common open space

c. Rear Yard

5 feet minimum

No minimum from common open space

Note: Air Conditioning units shall be allowed within the side or rear yard setback areas.

Double frontage lots shall meet front yard setback standard.

d. Minimum 25 feet from community facilities and recreation centers and structures, including parking areas serving said uses.

e. Minimum 50' from periphery or exterior boundary of the PUD.

4. Building Height

Maximum two and one-half stories or 35 feet, whichever is greater

5. Unit Size

Each unit shall have a minimum of 650 square feet of usable floor area, excluding garages or carports.

6. Fences and Walls (Refer to Town Standards except as provided below.)

a. No fence or wall shall be closer to a public street right of way than twice the height of said fence or wall

b. Walls shall be architecturally compatible with the existing Jess Ranch native and/or desert setting and utilize decorative materials such as slumpstone, river rock, split face, stucco, e.g. Long expanses of walls (i.e., soundwalls) shall incorporate vertical design elements, cutouts, and variations in material and architectural features to provide visual relief.

7. Access

Each lot and garage shall have frontage onto either a private or public street or drive

8. Parking

a. Detached Units - Each detached unit shall have two garage spaces and one unassigned space for every four units. Guest parking may be provided on-street where additional right-of-way of pavement is provided.

b. Attached Units, two or less - shall provide one assigned garage space; attached residential products containing more than two units shall provide one covered parking space per unit. Guest parking shall be provided as follows:

Units up to 950 sq. ft.

1 space per 4 units

950-1,450 sq. ft.	1 space per 2 units
1,450 sq. ft. and up	1 space per unit

- c. Guest parking areas may be provided on-street where adequate street width is provided or provided on individual lots created for the purpose of providing parking and shall be given landscape treatment to mitigate the impact of paved surfaces necessary to accommodate parked vehicles.

9. Open Space

A minimum of 30% common and private open space shall be provided in each development area.

10. Private Open Space

A minimum 225 square foot private usable open space area shall be provided and retained on each single unit lot.

11. Common Open Space

A minimum of .025 acres per unit, exclusive of private roads, shall be provided for common open space.

12. Landscape Buffer

A minimum 20 foot landscape buffer shall be provided between land use designations or uses of different intensity.

13. Greenbelts

Greenbelts shall have an average width of 20 feet with a minimum width of 15 feet.

D. Jess Ranch Lakes Recreational Vehicle Resort – Tract Map No. 14484 (Lot Nos. 1 thru 68, 196 thru 204 and 220 thru 227)

1. Development Standards:

- a. An accessory structure shall not exceed 600 square feet in size and is permitted on each lot that is approved for an RV.
- b. An Accessory Structure may be permitted with a floor plan that includes a kitchen, one (1) bathroom and a combination laundry/storage area only. Sleeping quarters/bedroom or bonus room shall not be permitted. All sleeping quarters for the owner

and guests shall be within the RV. The structures shall not serve as a dwelling unit.

- c. An unenclosed patio may be permitted if the maximum percentage of the lot coverage is not exceeded and all setbacks have been met.
- d. Metal exterior is prohibited on an accessory structure.
- e. Maximum lot coverage is 50%, excluding paved area as part of a landscape amenity or recreation facility.
- f. Building setbacks:
Minimum Twenty (20) foot setback from private street
Minimum Ten (10) feet from side street property line
Minimum Five (5) foot from any side or rear property line
No minimum from common open space
- g. No accessory structure may be located on the lot so as to block or encroach into the RV parking area. This would include decking or patio covers that gives the appearance the structure is affixed to the RV.
- h. Park Models:
Maybe permitted in –lieu of a Recreational Vehicle
Maximum 399 Square-feet
Must remain towable for roads and highways

3.5 High Density Residential Areas

A. Purpose and Description

The high density areas of the community are intended for those residents who no longer have a need for large interior spaces and wish to be in close proximity to other residents with common interests. Both for sale and rental opportunities will be provided with a range in density from 20 to 50 dwelling units per acre and an average density of 32.0 units per acre. These units will be configured in up to four-story stacked flats with elevator access. Each complex may have a self-contained recreation facility solely for the use of the residents of the complex and their guests.

Each development area within the High Density classification shall contain greenbelts and common area facilities that shall incorporate amenities including but not limited to seating areas, barbecue and or picnic areas, gardens, meeting rooms, arbor structures, and swimming pools. Adjacent residential villages may share amenities. Greenbelts shall be used for pedestrian linkages among adjacent residential villages and commercial and recreational facilities.

B. Permitted Uses

1. Permanent Uses

Low Density subject to Low Density Development Standards

Townhomes, condominiums and apartments

Common open space areas, recreation and public facilities within the planning unit

Other uses clearly incidental and accessory to permitted uses

2. Temporary Uses

Model homes and sub-division signs

Temporary on-site construction offices/facilities

Temporary real estate offices when within a building which will ultimately be utilized by a land use consistent within the PUD

C. Development Standards

1. Lot Size

Each planning area with a high density designation will be considered one lot to be maintained by the homeowner's association in accordance with the project CC&Rs. There is no minimum lot size.

2. Building Coverage Definition

a. A maximum of 60% of the gross tract area may be occupied by the footprint of buildings constraining residential units

b. Maximum coverage will be the area defined within the slab, roof and exterior walls.

3. Building Setbacks

25 feet minimum from public streets

20 feet minimum from private streets

15 feet between buildings

4. Building Height

Maximum four stories or 50 feet above grade, whichever is greater

Note: Architectural features may extend up to 10% over the height limitations

5. Unit Size

Each unit shall have a minimum of 400 square feet of usable floor area excluding garages or carports

6. Fences and Walls (Refer to Town Standards except as provided below.)

- a. No fence or wall shall be closer to a public Street right of way than twice the height of said fence or wall.
- b. Walls shall be architecturally compatible with the existing Jess Ranch native and/or desert setting and utilize decorative materials such as slumpstone, river rock, split face, stucco, e.g. Long expanses of walls (i.e., soundwalls) shall incorporate vertical design elements, cutouts, and variations in material and architectural features to provide visual relief.

7. Access

Each lot shall have frontage onto either a private or public street or drive.

8. Parking

- a. Each dwelling unit shall have a minimum of one covered space on site.
- b. Attached Units, two or less - shall provide one unassigned garage space; attached residential products containing more than two units shall provide one covered parking space per unit. Guest parking shall be provided as follows:

Units up to 950 sq. ft.	1 space per 4 units
950-1,450 sq. ft.	1 space per 2 units
1,450 sq. ft. and up	1 space per unit

- c. Guest parking areas may be provided on-street where adequate street width is provided or provided on individual lots and/or created as parking stalls shall be given landscape treatment to

mitigate the impact of paved surfaces necessary to accommodate parked vehicles.

9. Open Space

A minimum of 30% common and private open space shall be provided in each development area.

10. Private Open Space

a. Each ground floor unit shall have a minimum of 150 sq. ft. of contiguous private open space.

b. Each upper story unit shall have a minimum of 75 sq. ft. of contiguous private open space.

11. Common Open Space

A minimum of .025 acres per unit, exclusive of private roads, shall be provided for common open space.

12. Landscape Buffer

A minimum 25 foot landscape buffer shall be provided between land use designations or uses of different intensity.

13. Greenbelts

Greenbelts shall have an average width of 30 feet with a minimum width of 20 feet.

3.6 Commercial Recreation Areas

A. Purpose and Description

These areas are intended to allow for the establishment of commercially viable uses in the development on land which is predominantly suitable for open space. These uses are compatible with the existing residents farther to the east. These facilities will be clustered around the trout ponds and other open areas, have a unifying architectural theme, and will be accessible to the public.

B. Permitted Uses

Administrative Offices

Fish Hatchery

Food Service Facilities

Retail Specialty Shops

Campgrounds

Recreation Facilities related to campgrounds and RV Parks

Hotels and Motels

Public Entertainment and Cultural Arts Facilities

Zoo

Plant Nurseries

Other uses clearly incidental to permitted uses

C. Temporary Uses

Temporary future facility signs

Temporary on-site construction offices/facilities

Temporary real estate offices when within a building which will ultimately be utilized by a land use consistent within this land use designation.

D. Building Setbacks

Minimum 45 feet from major and secondary highways

Minimum 20 feet from all other public roadways •

Minimum 10 feet from all other roadways and parking areas

Minimum one foot of setback for each foot of building height where adjacent to a residential land use designation

E. Building Site Area: No minimum

1. 50% excluding paved areas part of a landscape amenity or recreation facility (tennis courts, e.g.)
2. Maximum floor area ratio: 1.75

F. Building Height Limit

Forty-five (45) feet and not to exceed two and one-half (2-1/2) stories. Building exceeding this height limitation will require a variance approved by the Town Planning director.

G. Fences and walls: (Refer to Town Standards except as provided below.)

1. No fence or wall shall be closer to a public street right of way than twice the height of said fence or wall.
2. Walls shall be architecturally compatible with the existing Jess Ranch native and/or desert setting and utilize decorative materials such as slumpstone, river rock, split face, stucco, e.g. Long expanses of walls (ie., soundwalls) shall incorporate vertical design elements, cutouts, and variations in material and architectural features to provide visual relief.

H. Parking will be permitted in accordance with Town Standards.

I. Signs will be permitted in accordance with Town Standards.

3.7 Office Commercial (Refer to Town Design Guidelines, except as noted below.)

A. Purpose and Description

The office commercial areas are established to provide designated locations for those public and quasi-public services that are normally associated with a community of this size. Many of these services would be of value to other residents in the southeastern Victor Valley as well. The predominant form of these uses would be one- and two-story buildings in heavily landscaped settings.

B. Permitted Uses

Administrative Offices

Civic, Cultural, and Recreational facilities

Commercial Recreational facilities

Fire and Police stations

Churches

Professional and Business offices

Real Estate Offices

Financial institutions

Medical offices

Convalescent Hospitals

Health Care facilities

Retail Commercial or direct support to Office Commercial

Food Service establishments

Other uses clearly incidental and accessory to the permitted uses

C. Use Subject to Town Code Section 84.0320 - Site Approval.

Any permitted use whose hours of operation are intended to begin either before 8 a.m. or extend after 8 p.m.

D. Temporary Uses

Temporary on-site construction offices/facilities

E. Building Setbacks

Minimum 45 feet from major and secondary highways

Minimum 20 feet from all other public roadways

Minimum 25 feet, or minimum one foot setback for each foot of building height, whichever is greater, where adjacent to a residential designation. This setback area shall be extensively landscaped to screen parked cars and buildings from view from residential areas.

F. Maximum Lot Coverage

1. 50% (excluding landscaping and paved areas.

2. Maximum floor area ratio: 1.75

G. Maximum Building Height

Forty-five (45) feet and not to exceed two and one-half (2-1/2) stories.

H. Fences and walls: (Refer to Town Standards except as provided below.)

1. No fence or wall shall be closer to a public street right of way than twice the height of said fence or wall.
 2. Walls shall be architecturally compatible with the existing Jess Ranch native and/or desert setting and utilize decorative materials such as slumpstone, river rock, split face, stucco, e.g. Long expanses of walls (i.e., soundwalls) shall incorporate vertical design elements, cutouts, and variations in material and architectural features to provide visual relief.
- I. Parking will be permitted in accordance with Town Standards.
 - J. Signs will be permitted in accordance with Town Standards
 - K. Landscaping

Extensive landscaping shall be provided where adjacent to and across from residential areas. A minimum of 20% of the lot shall be landscaped.
 - L. Architectural Character

Office Commercial building design shall incorporate a unifying architectural element or theme. Residential scale architectural treatments shall be used to maintain compatibility with adjacent residential uses. Numerous small plazas or arbor features shall be provided to enhance the sense of community.

3.8 Neighborhood Commercial Areas (Refer to Town Design Guidelines except as noted)

- A. Purpose and Description

The neighborhood commercial areas will provide the residential community both within the project and to the immediate north and west with retail commercial services that are of a day-to-day variety. These uses will have a unifying architectural theme.
- B. Permitted Uses

All uses permitted in Office Commercial

Retail and Service businesses

Administrative and Professional offices

Financial and Institutional facilities

Food Service facilities and Establishments serving alcoholic beverages

Medical offices

Movie Theaters

Outdoor vendors

Food Markets and Drug Stores

Hardware/Garden Supply Store

Discount Stores

Gasoline Service Stations and Car Washes

Other uses clearly incidental and accessory to permitted uses

C. Temporary Uses

All uses permitted in the office commercial areas

Temporary on-site construction offices/facilities

D. Building Setbacks

Minimum 45 feet from major and secondary highways

Minimum 20 feet from all other public roadways

Minimum 10 feet from all other roadways and parking areas

E. Building Site Area: No Minimum

F. Building Height Limit: Fifty (50) Feet Maximum

Architectural features may exceed this maximum.

G. Maximum Building Coverage: No maximum

H. Maximum Floor Area Ratio: 3.0

I. Signs shall be permitted in accordance with Town Standards.

J. Parking shall be permitted in accordance with Town Standards

K. Landscaping

1. A minimum 20 foot bermed landscape buffer along major and secondary highways shall be provided.
2. A minimum 10 foot bermed landscape buffer along all other roadways shall be provided.
3. Pedestrian access paths shall be provided in contrasting pavement (stamped concrete, pavers, etc.) to connect Neighborhood Commercial areas with residential areas.
4. A plaza including a landmark feature and street furniture shall be provided to enhance the sense of community.

L. Architectural Character

Neighborhood Commercial design shall incorporate a unifying architectural theme or elements. Residential, human scale architectural treatments shall be used to maintain compatibility with adjacent residential uses.

3.9 Community Services

A. Purpose and Description

The community services areas have been established to provide areas of special concern for community service projects.

B. Permitted Uses

Fire and Police stations

Churches

Medical Offices

Homes for Abused Children

Community Center and Services

Homes for Unwed Mothers

Home for Battered Wives

Congregate Care Campus for Handicapped

Onsite amenities that will foster the development of these uses including, gardens,

nurseries and the raising of animals.

Other uses clearly incidental and accessory to the permitted uses

C. Building Setbacks

Minimum 45 feet from major and secondary highways

Minimum 20 feet from all other public roadways

Minimum 10 feet from all other roadways, parking areas, or interior lot lines

Minimum one foot of setback for each foot of building height when adjacent to a residential use or designation (

D. Maximum Lot Coverage

1. 50% landscaping and paving as part of a landscape amenity.

2. Maximum floor area ratio: 1.75

E. Maximum Building Height

Sixty (60) feet. (Except that architectural projections such as towers shall be allowed in excess of maximum height.)

F. Fences and walls: (Refer to Town Standards except as provided below.)

All walls shall be constructed of masonry, glass, slumpstone, river rock, stucco, or wrought iron (or a combination of these materials), and may not exceed a height of seven (7) feet.

G. Parking will be permitted in accordance with Town Standards.

H. Signs will be permitted in accordance with Town Standards.

3.10 **Open Space**

A. Purpose and Description

The open space areas of the project are so designated to protect natural features that would not readily accept further development. The flood plain of the Mojave River is shown as open space to provide long range protection both to the river course itself and to surrounding residences.

B. Permitted Uses

All types of agricultural and horticultural operations except those that involve

the care or production of trees that could obstruct the natural flow of flood waters.

Roads, bridges, water management structures and flood protective systems approved by the San Bernardino County Flood Control District.

Golf Courses

Non-Vehicular Trail System

Other uses clearly incidental and accessory to permitted uses

4.0 PUBLIC SERVICES AND FACILITIES

4.1 Introduction

Two objectives of the amended Jess Ranch Development Plan are to ensure that, first, adequate services are available for all new development in the project area, and second, new public facilities and services are installed only in portions of the desert identified as potential growth areas. The following sections provide a description of how those objectives will be accomplished within the framework of the project.

4.2 Water Supply

Water service to the project is provided by Apple Valley Rancho's Water Company, successor in interest to the Jess Ranch Water Company which received a Certificate of Public Convenience and Necessity to operate a public utility water system and sewer system in 1993 from the California Public Utilities Commission, which will use as its primary source the available water on the Ranch. The Jess Ranch is the largest private producer of water in the area with established pumping rights in excess of 22,000 acre feet per year.

4.3 Sewer

The alluvial deposits that underlie the Jess Ranch are expressed by soils that are moderately well drained sandy loams ranging to excessively drained sands.

The waste disposal method originally approved for the Jess Ranch was construction of a package treatment plant. This method was proposed for two major reasons. First, it holds the best potential for treating the waste to a non-contaminating level; and second, it is most appropriate for the type and density of residential uses proposed. The plant was designed with the capability to eventually service the needs of the entire development. Keeping the treated water on site and reusing it as part of the open space operations will enhance efforts to replenish the Mojave River water basin.

The State Water Resources Water Quality Control Board reviewed the design and operations of the proposed treatment facility and issued a discharge permit. The review

procedure ensures the protection of existing water quality through selection of appropriate discharge requirements, treatment methods, and monitoring procedures. A minimum of secondary treatment is required with additional procedures added depending on the disposal method. The ultimate control over the operations of the plant, once it is constructed, would pass to Apple Valley Water District.

The development has also contracted with Victor Valley Waste Water Reclamation Authority.

With these two approvals, the project will be able to address the sewer needs and desires of the Town of Apple Valley now and in the future.

4.4 Solid Waste

San Bernardino County operates two landfill sites in the project region (Apple Valley and Lucerne Valley). Each site holds potential for receiving solid waste from the project site.

Solid waste disposal services within the project area are currently provided by the AVCO Disposal Company. This service is provided under contract with the Town of Apple Valley.

4.5 Storm Drainage

The existing drainage pattern of the property is from south to north, paralleling the Mojave River. In the open space areas this general pattern will be maintained with the water sheet flowing across the ground. In the southern part of the Ranch, a golf course will be has been constructed to intercept that sheet flow and divert it to the river before it gets to other developed areas of the Ranch. The senior housing areas will all drain to the north into the Town Center Drive R.O.W. This roadway will take the water in a westerly direction, toward the river. The commercial areas north of Town Center Drive will drain into a channel adjacent to Bear Valley Cutoff and then westerly to the river. An outflow structure will be designed to dissipate the flow and retard bank erosion where each of the devices empties into the river.

4.6 Electricity

The Southern California Edison Company is now providing and will continue to provide electrical distribution facilities for the Jess Ranch. This service will be subject to all applicable tariff schedules and permits that may be required for provision of such service.

4.7 Natural Gas

The Southwest Gas Corporation is the purveyor of natural gas in the area and is providing service from existing lines adjacent to the site along Apple Valley Road.

4.8 Police

The project site is serviced by the Apple Valley Police Department. Response time to the site varies from 10 minutes for priority one calls to up to 20 minutes for general calls.

The Jess Ranch development plan incorporates features that minimize the likelihood of criminal activity (consistent with Town policies) by providing the following:

- controlled access points;
- streets designed for view retention with adequate landscaping;
- responsive site and architectural planning of attached units;
- clear definition of public space and physical protection of private space;
- "self-contained" senior citizen community concept; and,
- potential for private community security patrol as an adjunct to the Police Department.

4.9 Fire

Fire protection services are provided by the Apple Valley Fire District. The fire station closest to the site is Station #4, located about two miles away at Bear Valley and Kiowa Roads. As one of five fire stations that service the Apple Valley area, Station #4 has one or two full-time firefighters on duty Monday through Friday. Response time to the site from this station is approximately five minutes.

Standards that regulate construction for fire related safety shall be the latest Uniform Building Code and amendments adopted by the Town and the latest Uniform Fire Code as adopted by the Apple Valley Fire Protection District. The aforementioned regulations will be utilized to review all plans prior to final construction approvals. In addition, the project will provide a two-bay fire station by the completion of 2,000 units within the development.

4.10 Schools

The Jess Ranch senior citizen/retirement community concept will have no significant impact on the existing school systems. However, units that are constructed for the non-senior citizen market can have a potential impact on the Apple Valley Unified School District. As building permits for these units are sought, fees will be paid pursuant to State law to assist in the provision of adequate schools to house the students generated by these units.

Victor Valley Community college provides a two-year program within the State Community College system. This program consists of a wide range of educational resources for the community, including a performing arts center and special senior citizen classes. Located at 18422 Bear Valley Road, this facility is just west of the project site and immediately accessible to the residents of Jess Ranch. The college will hold classes off-campus, should the demand arise

for special classes within the community.

High school facilities are located approximately three miles east of the site, just south of the intersection of Bear Valley and Navajo Roads. Junior high facilities are also located along Navajo Road north of Bear Valley Road at Pah-Ute Road. The elementary school serving the project vicinity is the Mariana School.

4.11 Medical

A board and care facility is approved as part of the Jess Ranch Plan. Covering approximately 17 acres, this facility will offer senior citizen residents varying levels of care from full service nursing care to provision of supervised residential living.

St. Mary's Hospital, a full-service 94-bed facility, is located about seven miles to the north on Route 18 at Kasota Road. Twenty-four hour emergency service is available, as well as out-patient services. A new and expanded physical therapy/ rehabilitation facility is available which was developed in part as a result of the increase in the number of senior citizens residing in the area.

4.12 Telephone

The project site falls within the service area of GTE. Service to and within the site is following tariff schedules at the time of construction and are being implemented in accordance with all appropriate California Public Utilities Commission rules and regulations.

4.13 Libraries

The vicinity of the project site is served by the Apple Valley Branch (22051 Highway 18) of the San Bernardino County Library system. Other branch facilities are located in Victorville and Hesperia (16170 Walnut Street). In addition to general library services, these branch facilities also serve as community information centers.

5.0 GOALS AND POLICIES OF JESS RANCH AMENDED PUD

Within the overall design of the amended Jess Ranch project are a number of features that have been implemented as a positive response to the potential impacts that the project could have on the environment. Experience in the marketplace as well as a long term commitment to the overall development of a lifestyle for the active adult in the Jess Ranch and the surrounding Apple Valley community has provided the impetus for the following goals and policies of the project. While some of these actions do not completely remove all potential impacts to the site by the project, taken together they tend to reduce those impacts to a relatively insignificant level.

5.1 Land Use

- A. GOAL: To develop a major community dedicated for the aging in place of today's active adult which is visually attractive and efficiently and effectively organized.

POLICIES:

1. Jess Ranch is creating a total integrated community, capitalizing on its natural resources of open space and a developed aquaculture system.
2. To the extent feasible, the residential development shall be located to retain and enhance the principal and major natural drainage areas.
3. The areas capable of groundwater replenishment shall be retained to encourage continued filtration of water into underground basins.
4. Residential development shall be clustered to take advantage of both long and short range views.
5. Utility corridors shall be maintained as natural open space and used where possible to enhance the overall open atmosphere of the project.

- B. GOAL: Jess Ranch will provide a development within the Town of Apple Valley that provides a variety of land uses and community service projects.

POLICIES:

1. Jess Ranch shall provide a major project for the exclusive use of active retired adults.
2. Jess Ranch shall provide for an affordable housing complement in the overall development.
3. Jess Ranch will support the community with significant employment opportunities which strengthen and broaden the Town's economic base.
4. Jess Ranch shall provide a mix of land uses which promotes a positive long term balance between tax revenues and the cost of services.
5. Jess Ranch shall provide community facilities outside of the gated private sections that will be enjoyed and utilized by the population of the entire Victor Valley, including the Victor Valley Museum, Jess Ranch Mini-Storage, Comer Club, Sun County Bank, Apple Valley Christian Care Center, Victor Valley Performing Arts Center, The Presidio Foundation, Cooper Home and many other services.

- C. GOAL: Overall density of the Jess Ranch project shall be clustered to minimize the potential for impact on adjacent properties and the natural environment.

POLICIES:

1. Residential development shall be developed in cluster villages within appropriate areas of the master plan in order to preserve the existing lake system and natural drainage system within the Mojave River Basin.
2. Open space buffers shall be created to separate the development activities from adjacent development where a potential for a conflicting land use may occur.
3. A nature trail system shall be created to link all of the villages together for the use of pedestrians, carts and bicycles.

5.2 Housing

GOAL: To provide future residents a choice of housing by providing a variety of housing types. Housing varies from detached single home, townhomes, condominiums and apartments to a board/health care facility. Single story and multi-story structures add to the wide selection of product.

POLICIES:

1. Housing net densities shall range from one du/acre to 50 du/acre, allowing a broad choice of designs and lifestyles. The higher density products hold the greatest potential for providing affordable housing units.
2. Methods for providing affordable units shall continue to be explored, including government subsidies for purchasers; use of Section 8 funds for Rent Assistance on new construction; Section 202 Direct Loan Funds for Elderly and Handicapped Renters; and, other programs available at the time of construction.
3. The Jess Ranch shall respond to special senior housing needs by providing units with the following features designed specifically for seniors:
 - smaller, efficient floor plans;
 - a wide selection of single-level housing units;
 - board/health care facility on-site;
 - site planning features that provide a mix of land uses so that neighborhood commercial, medical, and professional services are immediately available to residents.

4. To meet the unique needs of physically limited persons, the Plan shall respond with an on-site board/health care facility and with the strategic placement of services for residents in proximity to residential areas within the community. Additionally, design details (curbs, entrances, community facilities) shall be incorporated into construction to facilitate the ease of movement for the handicapped. Provision of units specially designed for handicapped seniors will also be explored.
5. The cluster concept developed for the Jess Ranch shall include:
 - maintenance of significant open space areas for recreation;
 - concentration of services and infrastructure (potential cost savings);
 - proximity of support uses to the primary residential areas;
 - maximization of energy efficiency through appropriate building cluster orientations, increased opportunity for use of microclimate controls and provision of a community-wide pedestrian system to minimize vehicle trips resulting from senior services located within the PUD.
6. Energy efficient design, of particular concern in the desert region, shall be addressed in the selection of building materials and the development of strategic architectural features.
7. Jess Ranch shall provide housing opportunities for senior citizens of varying incomes and lifestyles. This shall be accomplished by offering housing units in a variety of sizes, designs, and prices, with a choice of renter or owner occupancy.

5.3 Conservation

GOAL: The Jess Ranch Development Plan designates a large portion of the community as open space, including that contained within the residential areas (both common and private). These open spaces shall present views and vistas enhancing the "open, rural character" of the project. All structures shall fit within appropriate height standards and building envelopes, and site plans shall be designed to create internal views of the open Space amenities.

POLICIES:

1. Grading plans shall minimize disturbance of previously undisturbed soils on-site which will protect soil resources.

2. The drainage system shall anticipate the increase in impermeable surfaces in its design and shall minimize sheet flow erosion of soils on the site and eliminate any flooding.
3. Landscaping shall be designed and provided for aesthetic purposes as well as for soil stabilization and run-off control.
4. Drought-tolerant plant species shall be utilized that provide for human comfort by shading and ventilation. The extensive use of drought tolerant plant species and other selected varieties will minimize maintenance costs and reduce energy consumption (from irrigation water demands, etc.).
5. Soil limitations, with respect to structure, location and sewage disposal, shall be mitigated by leaving flooded soils as open space; designating soils with high shrink-swell potential within the low intensity campground use; and utilizing on-site treatment plant for sewage disposal, if and when the circumstances find this use beneficial.

5.4 Open Space

GOAL: The amended Jess Ranch Development Plan shall be designed to provide a minimum of 30-40 percent open space (including both private and common).

POLICIES:

1. Development shall be designed so that residential dwelling units are clustered, including the clustering around two golf courses leaving a large portion of the area as open space.
2. The recreational area within the Jess Ranch proposal shall include camping spaces and trout ponds, providing for the recreational needs of both Jess Ranch residents and visitors.
3. The open space and recreation system within the project's residential areas shall be designed to provide both open vistas and landscaped relief in a desert environment. At the same time, people shall be encouraged to use the pedestrian circulation systems located within this open space. Additionally, the major recreation facilities within the project (that will be accessible to all residents) shall be incorporated into this greenbelt system so that the use of these facilities will be available to everyone.
4. The Mojave River itself represents a major open space feature within the project and, because of the safety requirements relative to potential flooding, is zoned open space and will remain as a major open space feature for the long-range future of the project. The existing lakes along this edge shall be preserved or reconfigured as part of the Development

Plan to further enhance the open space characteristics of the project.

5. Portions of the eastern edge of the project shall be incorporated into commercial recreation facilities, the emphasis of which shall be camping, fishing, paddle boats, miniature golf and specialty shops. Most of these require large amounts of open space, as well as substantial amounts of water and trees, to be viable. Consequently, these areas also become a major factor in the overall open space plan.

5.5 Seismic/Public Safety

GOAL: Construction of all structures shall meet requirements for seismic safety set forth by California law (Uniform Building Code) and any additional measures determined to be appropriate.

POLICIES:

1. Potential for excessive soil erosion shall be controlled by the planting of sloped areas and adherence to the grading plan.
2. Flood hazards shall be addressed through design of on-site storm drainage systems and permanent flood control features along the Mojave River. These flood control improvements shall be developed in cooperation with the Town of Apple Valley.
3. Predictably, the threat of structural fires will increase substantially with the construction of the various uses within the project. In order to minimize this exposure, building codes shall be followed and a site for a fire station will be identified and will be built by the developer at the completion of 1,000 units.
4. The potential for crime shall be reduced through the use of controlled access, community security, lighting, and architectural and site planning features. In this way, a secure "defensible space" community will be available for senior citizens.
5. Public safety will be benefited by having the on-site board and care facilities immediately accessible to all residents.
6. Public and private streets shall be designed to ensure adequate emergency access. Traffic flows, traffic controls, and signage shall be provided specifically to meet the safety needs of a senior retirement community.

5.6 Noise

GOAL: The Jess Ranch Plan shall incorporate appropriate noise impact mitigation measures. Noise attenuation features, strategic location of land uses and architectural design treatments shall be developed in a manner specifically designed to eliminate and/or minimize potential noise impact on residential areas and on the board/health care facility.

POLICIES:

1. Site plan features and standards that contribute to control of noise shall include:
 - location of neighborhood commercial uses adjacent to major roadways;
 - use of neighborhood commercial sites as buffers between adjacent regional commercial facilities and residential and health care facilities;
 - location of all residential development outside the 1000-foot study zone
 - use of landscaping, berms and/or sound attenuation walls as appropriate along roadway edges; and,
 - establishment of building setbacks, design, and orientation that contribute to a reduction in noise sensitivity and potential impacts.

6.0 ADMINISTRATION

6.1 Development Process

A. General Procedures/Consistency

The Jess Ranch PUD is a Preliminary Development Plan. The Preliminary Development Plan is one step in a series of steps in securing Town approval for development within the PUD area. Once approved, the Preliminary Development Plan becomes the key component for reviewing subsequent development proposals.

Subsequent development will require review and approval of Final Development Plans consistent with the Town General Plan, this Preliminary Development Plan, as well as all other Town ordinances and guidelines not specifically superseded by this Preliminary Development Plan.

An Environmental Impact Report (EIR) was prepared for the Jess Ranch PUD. The EIR discusses the existing conditions in the PUD area, anticipated adverse environmental impacts, and measures necessary to mitigate the adverse impacts. The

mitigation measures are in turn incorporated into the conditions of approval.

The following standards shall apply to the implementation of this PUD:

1. Applications for subsequent approvals shall conform to the standards and guidelines of this PUD and the submittal requirements described in Section (c).
2. Mitigation measures and monitoring programs for environmental impacts shall be reviewed during the submittal and review stage of subsequent development permit applications. Subsequent permits shall be conditioned as necessary to mitigate any remaining impacts at that time.
3. The specific standards contained within the PUD supersede those contained within the Town Code. Topics not addressed by the PUD shall be governed by the Town Code.
4. All construction shall comply with all provisions of applicable building codes and the various mechanical codes related thereto.
5. Grading plans for all projects shall comply with Town of Apple Valley Grading Ordinances.
6. Grading will be permitted outside of the area of immediate development only when consistent with an approved grading plan. Stockpile and borrow sites may be permitted within areas scheduled for future development, subject to an approved grading plan. Grading permits shall be authorized for issuance concurrent with or following the approval process of a final development plan.
7. The developer must provide a report prepared by a licensed engineering geologist and soils engineer as the basis for the grading plan. The report is to document methods for providing a safe and stable development.
8. Where cut and fill slopes are created in excess of four feet in vertical height. Detailed landscaping plans shall be submitted to the Town prior to approval of grading plans.
9. No site preparation shall be permitted prior to the approval of a grading plan.
10. Terms in this document shall have the same definitions as provided in the Town of Apple Valley Code unless otherwise defined herein.
11. The Master Developer shall be permitted to construct one or more project information centers which shall be used to inform and direct home buyers

to developments under construction or for sale or rent. Offices necessary for the operation of the information center shall be permitted. The Master Developer shall obtain approval by the Planning director or designee prior to the issuance of a building permit to construct an information center.

12. Any discretionary action regarding extensions, variances, and other permits issued by the County of San Bernardino or other agencies shall be reviewed and approved by the Town.
13. The lot layout on all exhibits a part of this P.U.D are for illustration purposes only. The precise location and design of all parcels shall be a part of the final development plan approval.
14. Properties on the west side of the Mojave River shall be subject to the low density land use classifications with a minimum lot size of one acre conforming to the Town standards for one acre lots and will require special consideration for flood control and buffering of adjoining land uses.
15. The Town Water Conservation Ordinance and program shall be applied to the project site and any site specific development. Recycling of Trout Pond water or sewage treatment water is encouraged.
16. Acoustical studies shall be performed to assess noise levels at development sites adjoining major or secondary arterials and shall be reviewed and approved by the Town at the time of submittal of final development plans. Detailed noise analyses and precise mitigation measures shall be submitted to the Town for review and approval prior to recordation or issuance of building permits. Prior to the issuance of building permits, the applicant shall submit to the Town a report prepared by a registered acoustical engineer stating that the recommended mitigation measures have been implemented.
17. Any abandoned wells on the property or similar structures shall be shown on all final development plan applications. Abandoned well and similar structures that might result in contamination of ground water as determined by the Town shall be sealed in a manner approved by the County Department of Environmental Health Services and Building and Safety Department.
18. Grouted rock slope protection shall be provided behind the existing pile and wire revetment along the east bank: of the Mojave River, for any Buildings developed within 200 feet of the piling, said improvements will be constructed as approved by the Town Engineer.
19. A minimum of 25% of the housing in this development shall be affordable

as defined by the County Housing Incentive Program Guidelines.

20. Drought resistant, native and/or fire-retardant vegetation shall be used for landscaping and erosion control to reduce water consumption and promote slope stability. This condition shall be waived by the planning director if the project utilizes recycled water from the Jess Ranch Trout Ponds or as otherwise in accordance with the Town's ordinances.
21. Existing Joshua trees shall be preserved in compliance with Town ordinances. The grading plan shall denote which Joshua trees are to be retained and which trees are to be relocated on-site and where they will be relocated.
22. Prior to the issuance of a building permit within an area with an approved final development plan, a landscape plan shall be reviewed and approved by the Planning Department. The plan shall contain at the minimum:
 - a. Landscape treatment of all common areas, including drainage channels, if said channels are to be used a portion of open space or as pedestrian trails.
 - b. Screening of common parking areas.
 - c. In high density areas, landscape details of trash enclosures. The design and number of bins within enclosures shall be shown. Receptacles shall be enclosed on all sides. The sides of enclosures shall be of a solid material such as wood or masonry block.
 - d. A permanent, automatically controlled irrigation system.
 - e. The utilization of drought resistant plants, except when recycled trout water is used.
 - f. Any proposed signs.
 - g. Delineation of pedestrian walkways. Paths shall be provided throughout the PUD to provide access between units and community, shopping and recreational facilities.

B. Changes to the Approved PUD

Minor changes to the approved PUD may be made by the planning Director, provided that such changes are consistent with the purpose and character of the approved PUD. All modifications or amendments to the approved PUD, other than such minor changes, shall be processed as a Planned Unit Development and be subject to all PUD procedures.

The following modifications constitute minor changes to the approved PUD:

1. Transfer of Units - Transfer of dwelling units from residential planning area to another with the same land use designation may be processed as a minor change as described in Section 6.2 below.
2. Planning Area Size - The gross area of a planning area may vary up to and including 5% in size from the acreage shown in Table 5 of the PUD. For Commercial and Recreational Open Space acreage, the total area in the PUD boundaries shall total approximately 600 acres as indicated in Figure 17 of the Amended PUD.
3. Roadways - Minor changes in roadway alignments and street sections may be allowed, provided such changes are consistent with the streetscape concept for major roads, and subject to the approval of the Town Engineer.
4. Phasing Program - The phasing program may be modified, provided the objectives of the program (as set out in section 6.4) continue to be met.
5. Change in Building Setbacks - Building setback requirements may be reduced if it results in an improved response to the PUD Goals and Policies.

C. Final Development Plans

1. Purpose

Final development plans shall be required for all development subsequent to approval of this PUD, with the exception of parcel maps as defined by the Subdivision Map Act. Final development plans shall be processed concurrently with all tentative tract map applications.

2. Final Development Plans

The final development plan is a detailed site plan which sets forth the location and dimensions of all uses and structures in sufficient detail to permit recordation and preparation of construction drawings.

Applications for final development plans shall include:

- a. Site Plan.
- b. Preliminary Grading Plan.

- c. Floor Plans.
- d. Architectural Elevations.
- e. Conceptual Landscape Plans including treatments for required screening and transition areas.
- f. Pedestrian walkways, hiking trails, equestrian trails and electric cart paths.
- g. Fence and Wall Plans including dimensions, materials, any berming, and elevations.
- h. Descriptions and plans for common area amenities (Recreation and Community Facilities).
- i. List of each individual lot size along with the average and minimum lot sizes.
- j. Tabulations of open space areas, street areas, density, parking spaces, number and types of units.
- k. Parking bays to be constructed along the roadways, if any.
- l. Plans showing entry treatments for all major entry-ways into the development areas.

3. Approval Process

All final development plans, tentative tract maps and parcel maps shall require review and approval by the Town Planning Commission.

4. Permit Expiration

Final Development Plans shall expire three years from the date it becomes effective unless:

- a. the permit is renewed pursuant to Town procedures;
- b. a longer or shorter time period is specified by conditions of the permit; or
- c. a building permit for the project is obtained and construction is commenced in compliance with permit conditions prior to the expiration date.

Extensions of time must be submitted in writing to the Planning Department thirty (30) days prior to the expiration date.

5. Appeals

Appeals may be made in accordance with the standard Town Appeal Process.

6.2 **Density Transfers**

A. Purpose

The allowable densities for Jess Ranch are shown on Table 5 of the PUD. The gross and net acreages of individual development areas may need to be modified during detailed engineering and design. Consequently, the dwelling unit yields (densities) provided in Table 5 of the PUD may require some modification at the time subdivision maps and final development plans are submitted.

B. Criteria

- Dwelling units may be transferred among Planning areas if the following criteria are met.
- The density transfer shall not result in an increase in a housing density category or the upzoning of any planning area receiving transferred units.
- The basic intent of the PUD with regard to development standards and design guidelines is adhered to.
- Under no circumstances shall the total dwelling unit count of (see revised Table 5) be exceeded for the overall PUD area

C. Approvals

Review of the transfer of units from one planning area to another shall be subject to approval as follows:

Number of Dwelling Units to be Transferred	Reviewing Entity
0 to 5% of the units within a given area	Planning Director
5% to 20% of the units within a given planning area	Planning Commission

6.3 Phasing

A. Development Phasing

Jess Ranch PUD includes a Phasing Plan to provide for the coherent, orderly, buildout of the project within the context of market conditions. Phasing allows for the efficient staging of infrastructure. In addition, phasing the project allows for the construction of retail commercial uses within the PUD boundaries when residential market demand makes such uses feasible. Residential development is expected to be built in increments of 100-300 units on an annual basis, depending on market demand.

B. Transportation Phasing

Figures 4.7-4 through 4.7-7 of the project EIR illustrate phased transportation improvements recommended to mitigate adverse traffic impacts resulting from the project. As such the Jess Ranch participates in an area wide Transportation Improvement Fee program. Adequate improvements should be constructed at the time project impacts would adversely affect the areawide transportation system. The transportation system levels-of-service will be monitored to determine the most appropriate types and timing of mitigating improvements. The use of fees paid by the development will be utilized for these purposes.

C. Public Facilities and Services

Public facilities and services should be provided as the community develops. Each development area or village will provide open space and recreational amenities at the time the individual areas develop. Community-wide facilities should be built at such time as an adequate population creates the need for their construction. Certain public services, such as fire and police protection, will be timed according to an agreement between Jess Ranch and the service provider.

A preliminary agreement shall be entered into by the applicant/developer and the Fire Department establishing guidelines for development of an on-site fire station to be constructed by the time of occupancy of the Two thousandth unit at Jess Ranch. This agreement shall address those issues deemed necessary by the Town to develop said facilities and shall be completed within one year from the date of approval of the amended PUD or in time to guarantee construction of the facility by the Two thousandth unit deadline .

A preliminary agreement shall be entered into by the applicant/developer

and the Apple Valley School District and Parks and Recreation Department establishing guidelines for development of a school and park site. This agreement shall address issues deemed necessary by the School District and Recreation Department and shall be completed within one year from the date of approval of the PUD. This condition applies only to those areas where non-senior housing is to be developed.

D. Phasing of Grading

Prior to any development approvals within each phase, an overall conceptual grading plan for that phase shall be submitted for Town review. The grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the phase and shall include the following:

1. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process;
2. Approximate time frames for grading including identification of areas which may be graded during the higher probability rain months of January through March;
3. Preliminary pad and roadway elevations;
4. Erosion control plans for wind and water erosion.

Grading operations should correspond to particular development areas under construction. Grading shall be limited to that which is necessary for: construction of roads, driveways, foundations, patios and swimming pools; the construction of adequate drainage facilities and minor site modifications.

E. Development Monitoring Program

A monitoring program is necessary to track development at Jess Ranch in order to properly implement the PUD. The monitoring program will be implemented through the final development plan review process and the EIR mitigation monitoring programs. Pursuant to the final development plan submittal process, the applicant shall provide the Town with a set of revised statistical tables and figures with each final development plan submission. The tables and figures should include any unit transfer revisions and should be labeled as to date and developments permit number. The items to be kept up by the applicant shall include:

- Land Use Tabulation
- Housing Unit Tabulation

- Affordable Housing Tabulation (approved and constructed)
- Open Space Areas
- Planning Area Densities
- Population Generation
- Transportation System Status/Efficacy of Transportation Impact
- Mitigation Measures

6.4 Conditions of Approval

Development Permit No. 213
Preliminary Development Plan for PUD

Planning Department

1. A master homeowner association acceptable to the town has been formed and has assumed the following obligations. A maintenance district for public uses including public lots, landscaping and open space for maintenance of public lots and public Open Space. The developer/applicant has paid all costs relating to establishment of the Association.
2. Sidewalks on private streets or in green belts shall be provided throughout all developments, including all private peripheral streets per PUD standards.
- 2a. Sidewalks on public streets shall be provided throughout all developments including public peripheral streets per Town standards.
3. A Homeowners Association for all private areas shall be established for maintenance of all Open Space/Common Area lots. The developer/applicant shall pay for all costs relating to establishment of the Homeowner's Association.

In compliance with Town Ordinance #2684, the applicant shall agree to defend at his sole expense, any action brought against the Town, its agents, officers or employees because of the issuance of such approval, or, in the alternative, to relinquish such approval. The applicant shall reimburse the Town, its agents, officers or employees for any Court costs and attorneys fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of his obligations under this condition.

The applicant shall promptly enter into such guarantee and indemnity agreement and in connection therewith, obtain such court approval as may be requested by Town Attorney and Town Manager.

5. In any areas not previously graded, as part of the Jess Ranch golf course and super pad development find in accordance with Division II, Plant Protection and Management, and prior to removal of any native tree, the applicant/developer shall submit a tree relocation plan to the Chief Building Official for review and approval.
6. Signs shall be approved by separate permit. A separate sign program shall be developed in coordination with the Town Sign Code.
7. Any new or changed Covenants, Conditions and Restrictions (CC&R's) for the P.U.D shall be reviewed and approved by the Planning Department prior to final approval of any

tract map. The CC&R's shall include, if applicable, liability insurance and methods of maintaining the open space, recreation areas, parking areas, private roads, and exterior of all buildings. The corporation, association, property owner's group, or similar entity has been formed with the right to assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and sufficient to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development. Such entity shall operate under recorded C&R's which shall include compulsory membership of all owners of lots and/or dwelling units and flexibility of assessments to meet changing costs of maintenance, repairs and services. Recorded CC&R's shall permit enforcement by the Town of provisions required by the Town as conditions to approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the Town prior to making any such sale. This condition shall not apply to land dedicated to the Town for public purposes, or for any existing Homeowners Association or property annexed to them.

Every owner of a dwelling unit or lot shall own as an appurtenance to such dwelling unit or lot, either (1) an undivided interest in the common areas and facilities, or (2) as share in the corporation, or voting membership in an association, owning the common areas and facilities.

8. The CC-&R provisions recorded 11-27-85 as number 85-302422, in Article VIII, Item No. 2, titled Occupancy Requirements-Age Limitations which establishes 55 years or older age limitations and exceptions shall remain in force for the perpetuity of the project. Except for property east of the new Apple Valley Road alignment which is designated for non-senior.
9. Approval of the Jess Ranch Planned Unit Development is as specified in section 84.0323.f.1 Interim Town Development Code - Preliminary Development Plan and shall be titled as such.
10. Submittal of site specific developments shall conform to Section 84.0323.f.3 Interim Town Development Code -Final Development plans.
11. Approval of river crossings, which requires a permit, shall be by separate permit.
12. Any discretionary action regarding extensions, variances, and other permits issued by the County of San Bernardino or other agencies shall be reviewed and subject to approval by the Town.
13. Any operation beyond channelization of the Mojave River as referred to in the Mining Permit dated 12/21/89(NHSA 84-06151D187-115M) which provides for a maximum depth of five (5) feet of excavation and not to exceed 300 feet in width as illustrated in Figure III-1 attached) shall be subject to new application for review and approval by the Town of Apple Valley and shall include review of ultimate grading, access and detailed reclamation plans. Prior to commencement of any operations, precise detailed plans and

information shall be submitted to Town of Apple Valley for review and approval, specifically regarding operations, storage and stock piling, access, and reclamation.

14. The development patterns shown on all exhibits are for illustration purposes only. The precise location and design of all parcels shall be part of the final development plan approval.
15. Approval of the Apple Valley Mall as cited in DP 213 shall be by separate permit.
16. Deleted – Reference Annexation to Town.
17. Changes to the Jess Ranch Planned Unit Development Amendment Number Three as adopted by the Town shall be incorporated into the PUD Twenty-five (25) copies of the updated PUD shall be provided to the Planning Department within 120 days after Town approval and prior to any submittal of any Final Development Plans.
18. A status/progress report on the number of units built and approved to date, and running total of the amount of open space provided to date shall be provided with the submission of each subsequent Final Development Plan.
19. Properties on the West Side of the Mojave River, outside of the flood way shall be developed consistent with the Agriculture (AI) District development and permitted use sections of the current Town Development Code and be a minimum of one (1). Acre in lot area.
20. The Town water conservation ordinance and program shall be applied to the project site and any site-specific development. This condition shall be waived if the Phase of the project under development uses recirculated water from the Jess Ranch Trout Lakes.
21. The final mitigation-monitoring program for the P.U.D has been completed and was adopted by the Town concurrently with approval of the Final EIR in Amendment Number two.
22. If requested by Apple Valley School District and Parks and Recreation Department A~ preliminary agreement shall be entered into by the applicant/developer and the Apple Valley School District and Parks and Recreation Department establishing guidelines for development of a school and parks site for any project that is proposed as non-senior housing. This agreement shall address issues deemed necessary by the School District and Recreation Department and shall be completed within one year from the date of approval of the PUD Amendment Number 3.
23. The applicant/developer and the Fire Department have established guidelines for development of a fire station and have entered into an agreement.
24. The applicant/developer and Town have agreed that the development of common facilities serving the PUD have been completed.

25. If lots with easement access only are developed at greater than two units per acre, private road improvements to the site shall be applied.
26. An acoustical study was performed to assess noise levels at the development approved by the Town.
27. Any abandoned wells on the property or similar structures that might result in contamination of underground waters as determined by the Town shall be abandoned in a manner approved by the Department of Environmental Health Services and Building and Safety Department.
28. Grouted rock slope protection shall be provided behind the existing pile and wire revetment along the east bank of the Mojave River for any residential or commercial structures that are constructed within 200 feet of the piling.
29. A Final Development Plan shall be approved and tract maps recorded for each phase of development prior to any issuance of permits for that phase. Extensions of time must be submitted in writing to the Planning Officer thirty (30) days prior to the expiration date of each phase. In the case of Tract maps recorded without a final development plan. A final development plan for the lots in a current phase shall be submitted prior to the issuance of a building permit.
30. Jess Ranch under the County General Plan at the time of approval of the original was entitled to have 3,700 units of development. The Applicant requested a "Density Bonus" under the county's incentive plan in order to provide higher density housing and address the affordable housing guidelines established by the county. Based on that "Density Bonus" the original development was conditioned on 25% of the project being affordable. Jess Ranch to date has Completed over 750 units with over 500 meeting the affordable criteria, with reports filed to an including 1995. The original condition that "A minimum of 25% of the housing in this development shall be affordable as defined by County Housing Incentive Program guidelines. A status report on the number of affordable housing unit shall be provided with each final development plan and also at least annually to the Town." Shall now be amended to read. "Unless and until the project exceeds 4,200 units, no further affordable housing shall be required". In the event; Jess Ranch exceeds 4,200 units, 25% of all additional units up to and including 4,700 units will be required to be "Affordable"
31. In the event a waste treatment plant is proposed a plan shall be submitted showing location of proposed waste treatment plant as well as a statement when the plant will be constructed if proposed.
32. Final Development Plans for residential and agricultural areas shall include the following information, A through Q:
 - A. Pedestrian walkways, hiking trails and electric cart paths to be constructed.

- B. Parking bays to be constructed along the road system, if any.
- C. Tabulations and the locations of the following:

1. Open Space Area	6. Acre(s) for all Lots
2. Paved Area	(Or Square Footage)
3. Streets	7. Proposed Density
4. Units Area	8. Parking Spaces
5. Number of Units	
- D. Design and uses proposed for recreation centers. When phasing splits recreation centers, each center shall be designed so that it can be developed incrementally. Each phase that will utilize the recreation center shall contribute proportionately to the construction of the facility.
- E. Design and proposed use for each community facilities site.
- F. Plans showing all proposed signs and their locations with dimensions, construction materials and elevations.
- G. Plans showing entry treatments for all entryways into the project. (This includes gate entry details, if proposed).
- H. Plans showing all proposed walls and fences, designating their dimensions, construction materials, and elevations (any proposed use of berming shall be designated also).
- I. Preliminary grading plans, showing existing topography and proposed finished grade of the site.
- J. Detailed development plans for all improved open space, including proposed parks and open space equipment.
- K. Plans showing the proposed screening treatment for the rear of all double frontage lots, and the treatment of all transition areas.
- L. Data on size and number of units, number of open and enclosed parking spaces, storage areas and recreational areas.
- M. Plans showing the equestrian access adjacent to the river or through the site, if applicable.
- N. Plans illustrating residential unit location, architecture, finished grade and lot drainage.

- O. Detailed, fully dimensioned plot plans showing all proposed lots, drives recreation facilities, and landscaped areas.
 - P. Location of future school site and future Public Park, as specified by the Town or school district, if applicable.
 - Q. Conceptual landscape plan showing proposed treatment of perimeters of project and interior open space.
34. The Final Development Plan for the community support and neighborhood commercial areas shall include the following information, A through E.
- A. Detailed, fully dimensioned plot plans showing al proposed buildings, drives, parking areas, and landscaped areas.
 - B. Preliminary grading plan showing existing topography and proposed finished grading on site.
 - C. Elevations of proposed structures.
 - D. Conceptual landscape plan showing proposed treatment of perimeters of project and interior open space.
 - E. Plans shall include a designation of types of uses proposed in all commercial structures, and shall show circulation patterns and access points.
35. A single Final Development Plan shall be submitted for the commercial recreation area and shall include the following information, A through F.
- A. Detailed, fully dimensioned plot plans showing all proposed buildings, drives, parking areas, recreation facilities, and landscaped areas.
 - B. Preliminary grading plans showing existing topography and proposed: finished grading on site.
 - C. Elevations of proposed structures.
 - D. Data on size and number of recreational vehicle spaces, motel units, number of parking spaces other than recreational vehicle spaces, storage areas and amount and type of recreational facilities provided.
 - E. Conceptual landscape plan showing proposed treatment of perimeters of project, interior open space and transition area. A minimum fifty (50) foot buffer shall be provided around the boundaries of the site consisting of extensive landscaping, berming, walls or combination thereof.

- F. Plans shall include a designation of types of uses proposed in all commercial structures, and shall show circulation patterns and access points.
36. A minimum of .025 acres of open space per unit with appropriate recreational facilities shall be provided for residential development.
 37. The number of parking spaces provided for community facilities and recreation buildings will be determined during the submittal of Final Development Plans for each phase. Parking areas shall be adequately screened from adjacent residential development.
 38. Graded slopes shall not exceed a vertical height of 30 feet as measured from the elevation of the toe of the slope to the elevation of the top of the slope. This height limitation of thirty (30) feet includes retaining walls. The height limitation may be exceeded only upon the recommendation of an engineering geologist and the approval of the Building and Planning departments.
 39. Graded slopes shall not exceed a ratio of 2 horizontal to 1 vertical unless otherwise recommended by engineering geologist and approved by the Planning and Building Departments.
 40. Grading shall be limited to that which is necessary for: construction of roads, driveways, foundations, patios and swimming pools; the construction of adequate drainage facilities and minor site modifications. All graded slopes which exceed five (5) feet in vertical height shall be contour graded.
 41. Preliminary grading plans shall be submitted for review and approval by the Building and Planning departments at each grading phase.
 42. All exposed slopes shall be stabilized, landscaped and irrigated until established and maintained. Use of drought resistant and fire retardant vegetation is recommended for landscaping and erosion control to reduce water consumption and promote slope stability.
 43. Water spraying or other approved methods shall be used during grading operations to control fugitive dust.
 44. Drought-resistant, fire-retardant vegetation shall be used for landscaping and erosion control to reduce water consumption and promote slope stability. In the Alternative the developer may use recycled water from waste treatment and/or trout operations.
 45. Maximum use of passive solar design shall be made. Units should be oriented in a north-south configuration whenever possible.
 46. Existing Joshua trees shall be preserved in compliance with Town ordinances. The grading plan shall denote which Joshua trees are to be retained and which trees are to be relocated on the site and where they will be located.

47. Proposed private and public streets shall be so designated on the Preliminary Development Plan and site specific developments.
48. Common open space setbacks for residential commercial development shall be provided along all highways rates secondary or greater, to provide for noise and visual buffers, as required by Town policies and noise assessments; these setbacks shall be clearly delineated on the Final Development Plan.
49. Prior to the issuance of building permits within an area with an approved Final Development Plan, a Landscape Plan shall be approved by the Planning Officer. The plan shall contain at the minimum:
 - A. Landscape treatment of all common areas, including drainage channels, if said channels are to be used as portion of open space or as pedestrian trails.
 - B. Screening of common parking areas.
 - C. In high density project areas, landscape detail of trash enclosures. The design and number of bins shall be located within receptacles enclosed on all sides. The sides of the receptacles shall be high enough to conceal the bins and will consist of a solid material such as wood or masonry block.
 - D. A permanent, automatically controlled irrigation system.
 - E. The utilization of drought-resistant plants shall be pursued, unless recirculated Jess Ranch Trout Lake water is used.
 - F. Any proposed signs.
 - G. Delineation of pedestrian walkways. Paths shall be provided throughout the project site to provide access between units and community, shopping and recreational facilities.
 - H. Landscape buffer to be provided between differing land uses or densities.
50. In high-density areas and grouped units, mechanical equipment on the roof shall be screened from ground vistas by appropriate structures approved by the Planning Department
51. Except as noted in P.U.D document, private access drives, required off-street parking, loading areas, access drives and all other standards as noted in the Town parking standards shall be met.
52. Utility lines shall be placed underground in accordance with the requirements of Town standards.

53. Unless otherwise specified by the Planned Unit Development, the Town Standards shall be applied.
54. Landscape shall be provided on non-vehicular access portions of double frontage lots along public streets. Other barriers (fences, walls) may be utilized if approved by the Planning Department.
55. All Mitigation Measures which are attached, identified as Condition 57, shall also be required and applied to all areas of the P.U.D and compliance shall be demonstrated for all appropriate Mitigation Measures prior to approval of any subsequent Final Development Plan.

Apple Valley Fire Protection District

The following conditions shall apply, as needed, to future developments:

56. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the fire department for verification of current fire protection development requirements.
57. All new construction shall comply with applicable sections of the 1988 Uniform Fire Code, Development Code, Community Plans, and other statutes, ordinances, rules and regulations regarding fires and fire prevention adopted by the State, County or Apple Valley Fire Protection District.
58. Approved numbers or addresses shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. The Apple Valley Fire District will approve numbers 3" or larger on residential structures and 5" or larger on commercial structures. This will be completed prior to final inspection.
59. Each chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor as identified in Ordinance 21 Section 3(c) Apple Valley Fire Protection District.
60. All flammable vegetation, such as dead shrubbery and dry grass, shall be removed from each building site a minimum distance of thirty (30) feet from any flammable building material, including a finished structure as directed in Section 4291 of the California Public Resources Code. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants, which are used as ground cover if they do not form a means of transmitting fire.
61. The development and each phase thereof shall have two points of paved vehicular access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations as required in Ordinance 22 Section 1 (b) and (i) Apple Valley Fire

Protection District. Each of these points of access shall provide an independent route into the area in which the development is located. This shall be completed prior to issuance of building permits.

- 62. Private Roadways which exceed one hundred fifty (150) feet in length shall be approved by the fire agency having jurisdiction and shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Road widths, grades, turnarounds, clearances, bridges and obstructions shall be governed by the Uniform Fire Code Section 10.207. Where the access roadway cannot be provided, approved fire protection system or systems shall be provided as required and approved by the Fire Department.
- 63. A turn-around shall be required at the end of each roadway 150 feet or more in length and shall be approved by the Fire Department. Cul-de-sac length shall not exceed six hundred (600) feet as stated in Ordinance 22 Apple Valley Fire Protection District Section 1 (e) Uniform Fire Code Section 10.207(h).
- 64. All fire protection systems designed to meet the fire flow requirements specified in the Conditions of Approval for this project shall be approved by the Apple Valley Fire Protection District prior to the installation of said systems. Water for fire protection, as required by the fire agency having jurisdiction, shall be in and operable prior to the start of building construction and shall be over and above the average daily consumption of water. The following are minimum requirements for your proposed development as required by Ordinance 15 Apple Valley Fire Protection District.

A. System Standards

*Fire Flow	1000 res. / 3000 GPM @20 psi Residual Pressure
Duration	4 Hours
Hydrant Spacing	330 feet

B. Distribution System

Mains	6" Res minimum 8" GM
Laterals	6 inch minimum
Riser	6 inch minimum

C. Fire Hydrants

Total Number to be determined by A VFPD

Type	6 inch w/ 2-2 1/2 inch outlet/sw/National Standard thread and w/ 1- 4 inch pumper connection
Street Valve	6 inch gate

65. The required fire flow shall be determined by using 1988 Uniform Fire Code Appendix III A.
66. The developer or his engineer shall furnish the Apple Valley Fire District with one copy of water system improvement plans where fire protection water systems are required. Conditional approval shall be obtained from the Fire District prior to recitation and the Fire District shall sign water system improvement plans prior to issuance of building permits.
67. A letter from the water purveyor stating that the required fire flow for the project can be met shall be required whenever water system improvements are required. A copy of this letter shall be furnished to the Fire Department with the water system improvement.
68. Fire extinguishers will be installed as required by the 1988 Uniform Fire Code prior to occupancy.
69. Road surfaces on-site and off-site shall be paved prior to start of construction unless prior arrangements have been made with Apple Valley Fire Protection District according to Ordinance 22 Section 1 (k).
70. Apple Valley Fire Protection District Final Subdivision/Tract/ Development fees shall be paid to the Fire District prior to final approval of the subdivision/tract/development according to the current Apple Valley Fire Protection District Fee Ordinance.
71. All buildings to be fire sprinkled if required by Apple Valley Fire Protection District Ordinance No. 21.
72. The following conditions shall apply to the proposed PUD.
 1. Fire Station site shall be contributed to the Apple Valley Fire Department, Free and clear of any lien or encumbrance, except property taxes for the future of an onsite Fire Department. The transfer of title shall occur on or prior to completion of 1,000 residential units.

2. A fee of \$450 for each residential unit constructed after the closing of 1,000 units shall be payable to the Apple Valley Fire District at close of each escrow for units from 1,000 to 2,000 units, wherein Apple Valley Fire District shall collect a total of \$450,000.00 plus the site for a fire station. The Apple Valley Fire District will keep all of the funds in a segregated interest bearing account and if for any reason the fire station is not constructed within 10 years of the collection of final funds, the Apple Valley Fire District will deed back the property and return the funds including interest to the Developer(s) who provided said funds or their successor in interest.
3. Prior to construction of 2,000 units, Del Oro Road shall be paved a width of 24 feet, to Town Engineering standards, and extended to Deep Creek Road, unless Apple Valley is privatized and Gated, in which event, this condition shall be eliminated.

Building and Safety Department

The following conditions shall be provided, as required, for future developments:

73. A preliminary soils report shall be filed with and approved by the Building Official prior to issuance of Building permits.
74. Grading plans are to be submitted to, and approved by, the Department of Building and Safety.
75. Obtain a demolition permit for building(s) to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
76. Submit plans and obtain building permits for required walls.
77. A pre-construction inspection and permit is required prior to any land disturbance activity to verify requirements for erosion and sediment control, flood hazard and native plant protection and management.
78. Define and delineate the setback boundary from the Mojave River Flood Plain on final development plans, as necessary.
79. Prior to issuance of a grading permit, a final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider retaining onsite drainage flows from a 100 year design storm.
80. Street improvement plans as have been previously approved on grading plans shall be submitted to the Town Engineer for review and approval for all required public roads.

81. All interior private streets shall be improved to Town standards with curb, gutter and street pavement. Minimum residential width of streets shall be thirty (30) feet curb to curb. Unless otherwise approved within the P.U.D, with parking on one side only and not be taken into the Town's street system.
82. During the grading of the roads, soils testing of the road sub-grades by a qualified soils engineering firm shall be performed to determine appropriate structural road section. Minimum asphalt concrete thickness for all streets shall be 0.25 feet.
83. All required improvements shall be bonded in accordance with Town Development Code unless constructed and approved prior to approval and recordation on the Final Map.
84. An encroachment permit shall be obtained from the Town prior to performing any work in public rights-of-way.
85. Final improvement plans and profiles for Public Roads and or improvements of Public Works shall indicate the location of any existing utility which would affect construction and shall provide for its relocation at no cost to the Town.
86. A final grading plan showing all streets, typical sections and details including final grades for all streets and drainage improvements shall be submitted to the Town Engineer prior to issuance of a grading permit for review and approval. A grading permit shall not be issued until the plans have been approved by the Town Engineer.
87. Street lights shall be required and shall conform to Town's standards for such. The developer shall form or annex into an assessment district to provide for the ongoing maintenance of street lights on public roads.
88. All road names shall be approved by the Town and such approval shall be coordinated through the Town Engineer.
89. Prior to Town acceptance of the Final Map, subdivider shall present evidence to the Town Engineer that he has tried to obtain a non-interference letter from any utility company that may have rights of easement with the property boundaries.
90. Utility lines shall be placed underground in accordance with the requirements of the Town.
91. The developer shall make a good faith effort to acquire the required off-site property interests, and if he or she should fail to do so, the developer shall at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the Town acquires the property interests required for the improvements. Such agreement shall provide for payment by the developer of all costs incurred by Town to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal

report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the Town prior to commencement of the appraisal.

92. Developer shall provide such additional security required by the Town and shall promptly pay all such cost not already deposited when incurred or requested by the Town Engineer.
93. Any Developer fees such as drainage or traffic impact fees shall be paid by the developer per Town enactment, at the time of final inspection on each residential unit.
94. Any required street striping in public streets shall be thermoplastic as approved by the Town Engineer.
95. N/A
96. The realignment of Apple Valley Road creates golf cart crossings at Apple Valley Road and Lake Public Road Crossings will require culvert under road crossings and shall be designed for adequate lighting and drainage, unless Apple Valley Road is privatized, in which case these undercrossing will not be mandatory.
97. All uncontrolled fills once properly identified shall be completely removed as recommended in the Geotechnical Investigation.
98. N/A
99. If residential or commercial building development occurs within 200 feet of the flood control right of way, grouted rock slope protection shall be provided behind the existing pile and wire revetment along the east bank of the Mojave River. The mitigation measures of flood control shall be constructed in phases to coincide with the phasing of the Project.
100. Tussing Ranch Road shall be dedicated, designed constructed by the developer to the Town of Apple Valley's General Plan, Circulation Element standards within the project boundaries, unless Apple Valley Road is privatized in which event this condition shall be eliminated.
101. Apple Valley Road shall be dedicated, designed and constructed by the developer to the Town of Apple Valley's General Plan, Circulation Element standards within the project boundaries, unless Apple Valley Road is privatized in which event this condition shall be eliminated.
102. Credit shall be provided for the portion of these road improvements which are intended to serve regional needs, to the extent as allowed in any future Regional Traffic Impact Fees or reimbursement from future development may be provided in lieu of these credits, if they are not otherwise provided.

103. Prior to the construction of any areas south of Tussing Ranch Road, a paved secondary access shall be provided to connect to the Town Maintained Road System.
104. The traffic impact mitigation measures provided in the Environmental Impact Report shall be included as part of the required improvements unless future Town approved traffic studies show that alternative improvements have been constructed which allow for the same acceptable level of service to be maintained without the need of the specific improvements shown in the Environmental Impact Report. The developer is required to pay the Town's Transportation Impact Fee which will be used to construct regional improvements. The Town shall give credit to the Developer from onsite infrastructure which provides a regional benefit to the Town.
105. The developer shall pay a fair share contribution for the construction of the Tussing Ranch Bridge crossing of the Mojave River, based on a Town approved trip generation traffic study. This fair share amount shall be paid on a "per unit basis" to the Town at the same time as the traffic impact fees are paid. This fair share contribution shall not exceed \$125 per residential unit. Collection of this fee shall only begin when an agreement with the City of Hesperia is reached as to a development agreement for the construction of the Bridge. The Town shall maintain any such fees collected in a segregated interest bearing account, and in the event that the bridge is not constructed by 2010, the funds shall be returned to the developer(s) who have contributed to the fund.

Apple Valley Water District

106. Sewage disposal shall be by connection to the Apple Valley Water District. Financial arrangements, plans and improvement agreements must be approved by the Apple Valley Water District
107. Water Purveyor shall be Apple Valley Rancho's Water Company.
108. All sewer mains and manholes shall be placed in areas of permanent access acceptable to Apple Valley Water District.
109. All water and sewer system improvements shall be installed in accordance with requirements of the state health and safety code, and in accordance with plans approved by the Town of Apple Valley, and the appropriate public health jurisdiction. The plans shall be reviewed and signed by a civil engineer registered in the State of California. Prior to installation, the developer shall submit three (3) sets of improvement plans with the appropriate plan checking fee to the Town of Apple Valley for review and approval.
110. Any abandoned wells or similar structures which might result in ground water contamination shall be destroyed in a manner approved by environmental health services.

LIST OF PREPARERS

Planning

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Jim Doolin - Associate

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Wes Pringle - Principal

Watt-Jess/Ledford
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Apple Valley, California 92308
Attn: Richard La Liberte

LIST OF ORGANIZATIONS AND PERSONS CONSULTED

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Dave Bubo

Saint Mary's Hospital, Apple Valley, 619-242-2311
Nedra Murphy

Apple Valley Fire Protection District, Victorville, 619-247-7618
Chief Bill Crouch

San Bernardino County Sheriff, Victorville,
619-245-4211
Capt. Michael O'Roarke

San Bernardino County Health Services, San Bernardino,
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San Bernardino County Solid Waste Management, San Bernardino,
714-383-1380
RogTengco

San Bernardino County Planning Department, Desert Planning Section, San Bernardino,
714-383-1245
Clarissa Eid
Steve Walker

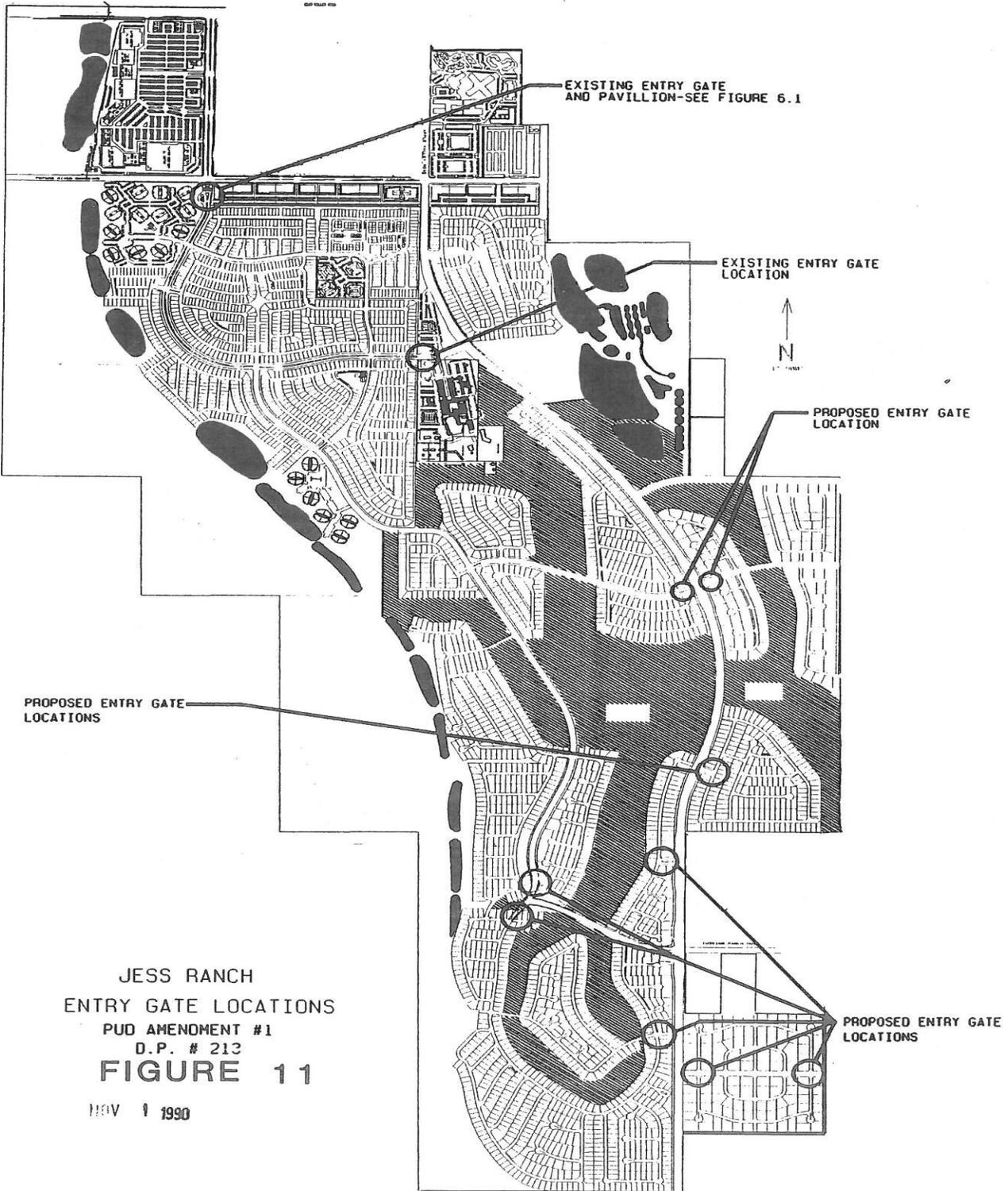
San Bernardino County Transportation Department, Traffic Division, 714-383-1255
Anwar Wagdy

Victor Valley Community College, 619-245-2016
Superintendent Wadsworth

Continental Telephone, Victorville, 619-245-4251
Betty Crawford

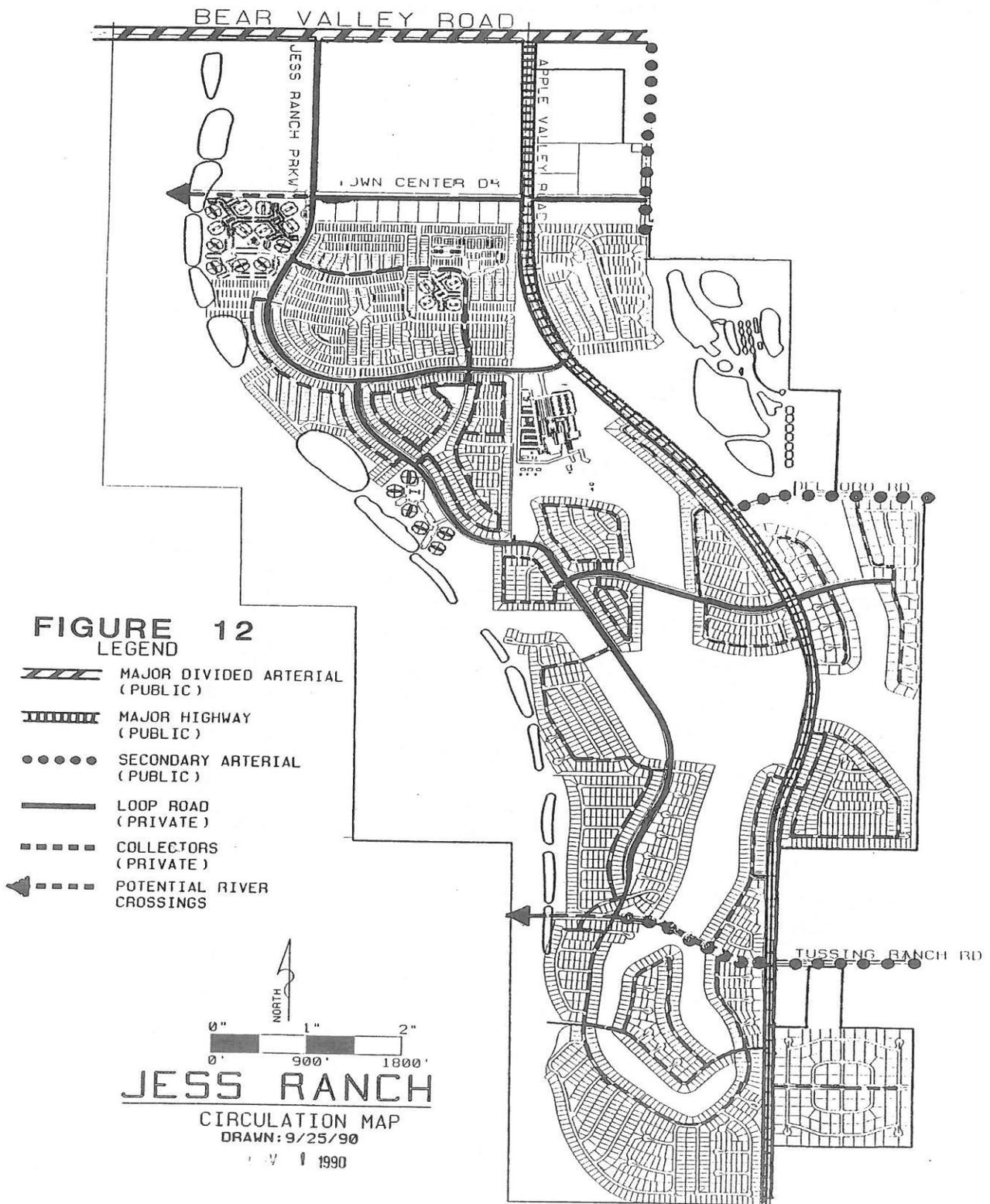
Town Of Apple Valley, Office of Planning
Attn: Sam Reed-Senior Planner

City of Hesperia, Office of Planning
Attn: Molly Bogh - Planning Director



JESS RANCH
 ENTRY GATE LOCATIONS
 PUD AMENDMENT #1
 D.P. # 213
FIGURE 11

NOV 1 1990

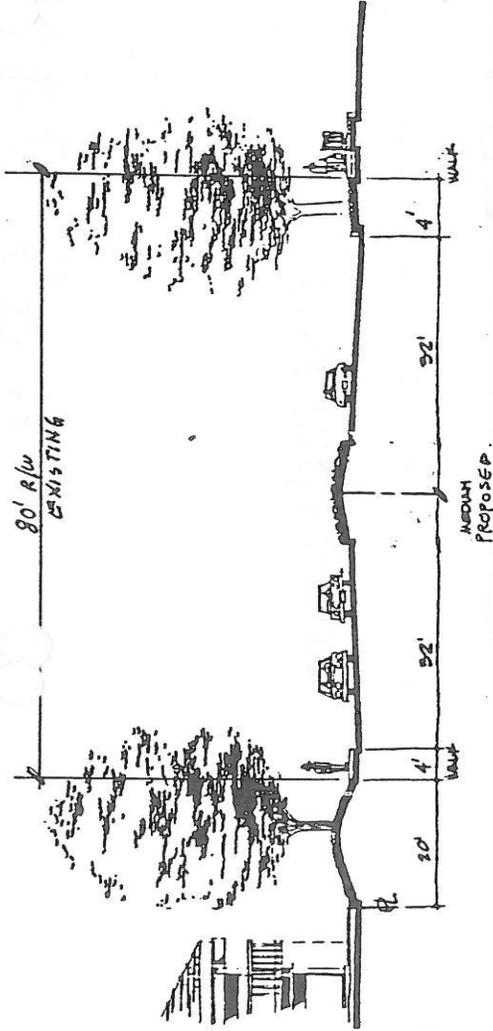


NOTE: THIS MAP IS INTENDED TO GRAPHICALLY ILLUSTRATE PROPOSED CIRCULATION ROUTES. BALANCE OF STREETS NOT SHOWN ON THE LEGEND. SEE OTHER MAPS DRAWN BY AEC FOR COMPLETE ROAD NETWORK.

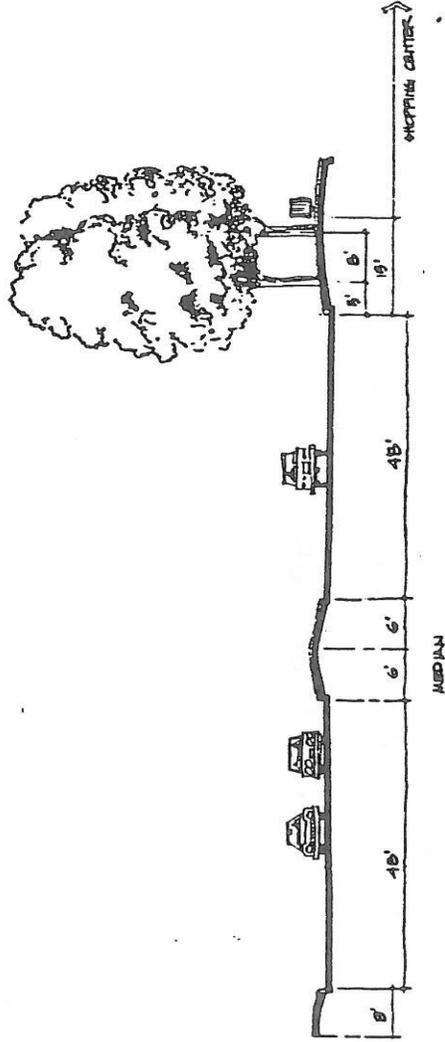
FIGURE 13 STREET SECTIONS

DEVELOPER
JESS RANCH
11401 APPLE VALLEY ROAD
APPLE VALLEY, CA 92307

NOV 1 2003



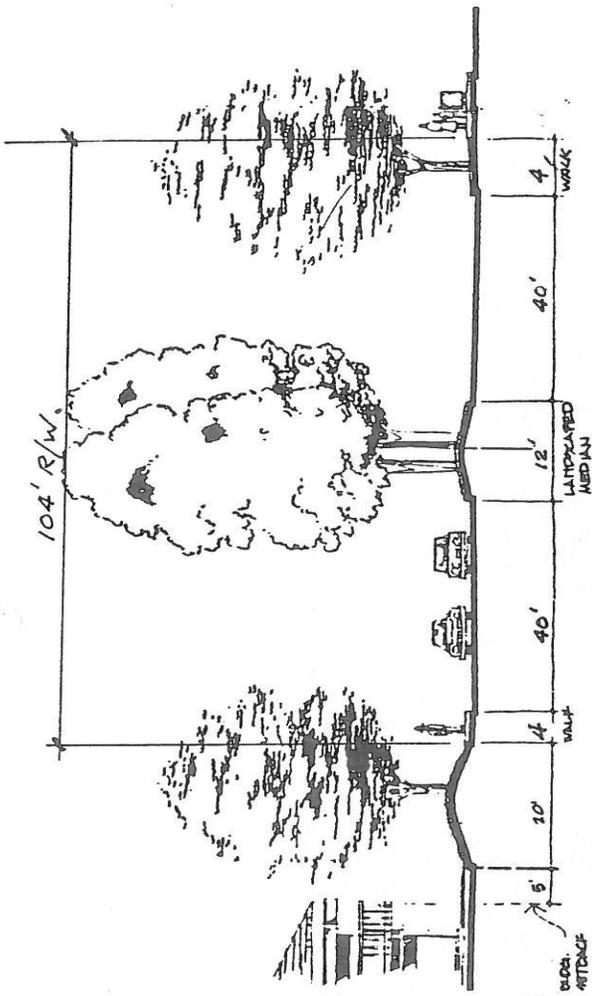
Apple Valley Road (public)
north of Town Center Dr.
fully improved



Bear Valley Cutoff

JESS RANCH

A PLANNED COMMUNITY



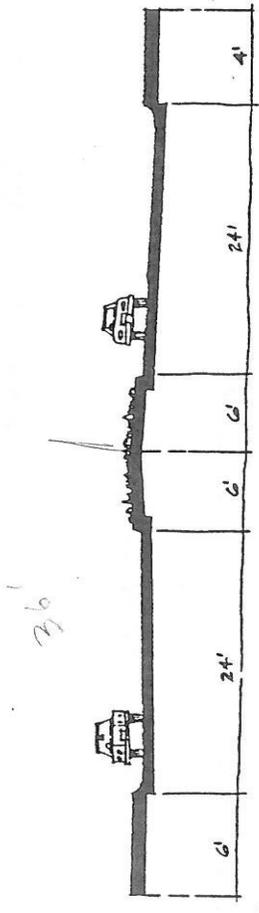
Jess Ranch Prkwy (private)
 north of Town Center &
 Apple Valley Rd. (public)
 south of Town Center

FIGURE 14 STREET SECTIONS

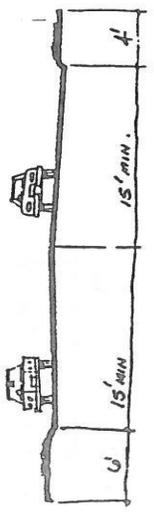
DEVELOPER
JESS RANCH
 11401 APPLE VALLEY ROAD
 APPLE VALLEY, CA 92307

JESS RANCH
 A PLANNED COMMUNITY

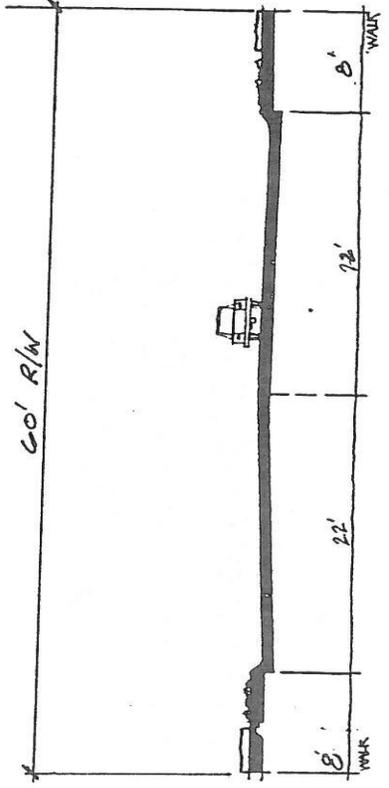
NOV 1 2007



Private Loop Road



Private Collector



Collector (public)

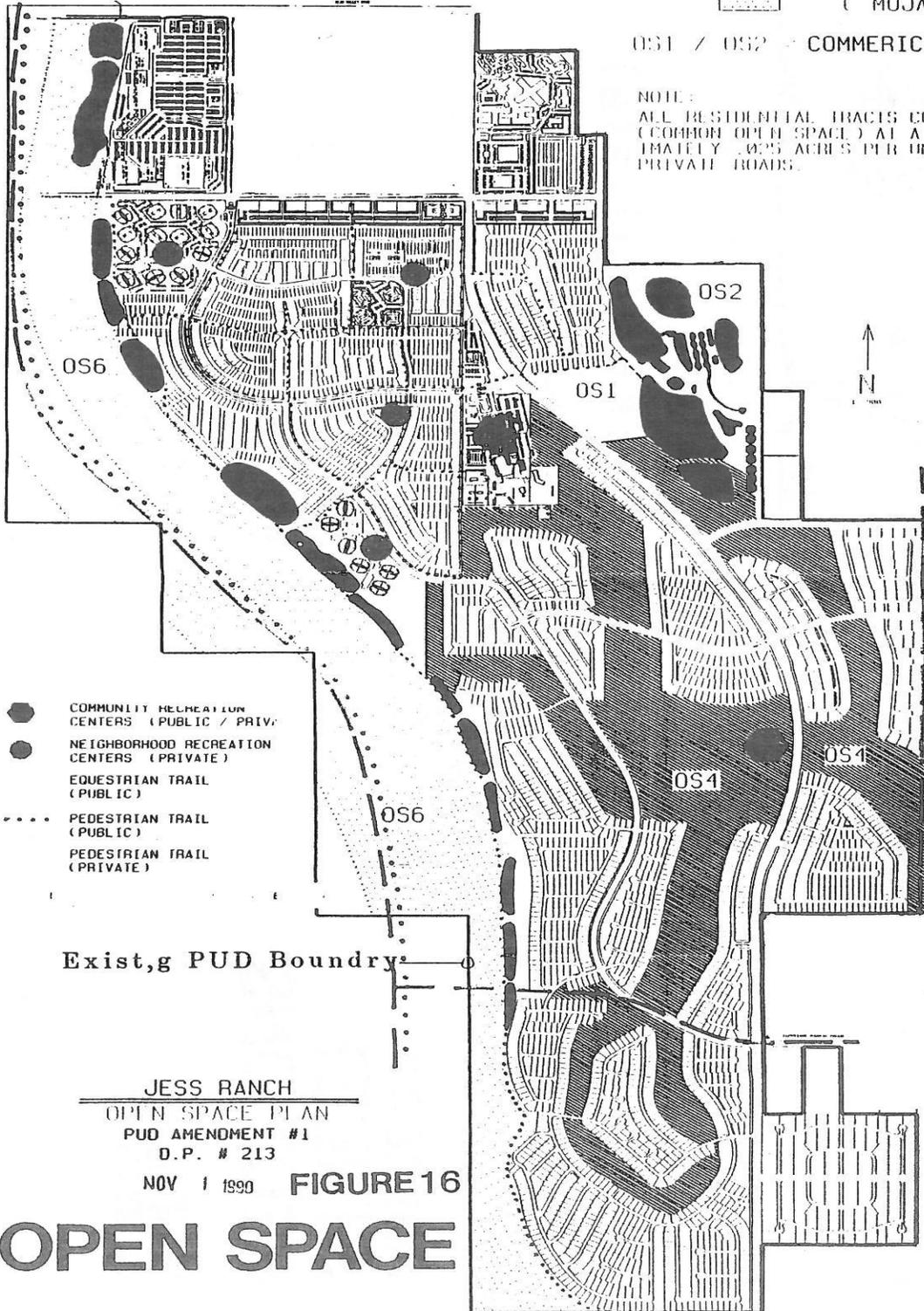
FIGURE 15 STREET SECTIONS

DEVELOPER
JESS RANCH
11401 APPLE VALLEY ROAD
APPLE VALLEY, CA 92307

JESS RANCH
A PLANNED COMMUNITY

-  LAKES / OS3
-  GOLF COURSE
-  S.B.C.F.C.D. EASEMENT (MOJAVE RIVER)
- OS1 / OS2 / COMMERCIAL RECREATION

NOTE:
 ALL RESIDENTIAL TRACTS CONTAIN GREENBELTS
 (COMMON OPEN SPACE) AT A RATIO OF APPROX
 IMATELY 1005 ACRES PER UNIT EXCLUSIVE OF
 PRIVATE ROADS.



-  COMMUNITY RECREATION CENTERS (PUBLIC / PRIV)
-  NEIGHBORHOOD RECREATION CENTERS (PRIVATE)
-  EQUESTRIAN TRAIL (PUBLIC)
-  PEDESTRIAN TRAIL (PUBLIC)
-  PEDESTRIAN TRAIL (PRIVATE)

Exist,g PUD Boundry

JESS RANCH
 OPEN SPACE PLAN
 PUD AMENDMENT #1
 D.P. # 213

NOV 1 1990 FIGURE 16

OPEN SPACE