

Chapter I.
INTRODUCTION AND ADMINISTRATION

INTRODUCTION AND ADMINISTRATION

The Town of Apple Valley General Plan represents the community’s vision for the future. The Town establishes in this document a description of the environment in which Apple Valley is located, and of the development history of the Town; describes a hierarchy of land uses for its future; and provides the Goals, Policies and Programs which will guide the Town’s residents, business people, Town staff, Committees and Commissions and Town Council as they make decisions about the Town’s future.

This section of the General Plan describes the areas covered by the General Plan and provides background on the process which led to this document. The format of the document is described, as are the intended uses of this General Plan, and the processes required for the adoption, administration and amendment of this document.

BACKGROUND

This General Plan has been prepared in conformance to Government Code 65300, which establishes the requirements for all jurisdictions to maintain a plan to regulate the development of lands within its boundaries.

This General Plan has been prepared for all the lands within the Town’s boundaries. In addition, the General Plan includes two areas which were identified for annexation by the Town Council when the General Plan update process was initiated. The first area consists of the “Golden Triangle,” an area of 2,774.6 acres which is bounded by Interstate 15 on the west, Johnson Road on the south, Dale Evans Parkway on the east, and Morro Road on the north. The second annexation area consists of 808.8 acres located at the southeast corner of Central Road and Quarry Road, and encompassing all of Section 14, and a portion of Section 23, Township 6 North, Range 3 East, SBBM. These areas were fully analyzed as part of the General Plan preparation process. Annexation requests will be made immediately following adoption of this General Plan through the Local Agency Formation Commission (LAFCo).

Format

This General Plan is organized into five chapters: this Administration Chapter; the Community Development Chapter; the Environmental Resources Chapter; the Environmental Hazards Chapter; and the Public Services and Facilities Chapter. Each Chapter is further divided into Elements, as follows:

- Community Development Chapter
 - Land Use Element
 - Circulation Element
 - Parks and Recreation Element
 - Housing Element

- Environmental Resources Chapter
 - Water Resources Element
 - Open Space and Conservation Element
 - Biological Resources Element
 - Archeological and Historic Resources Element
 - Air Quality Element
 - Energy and Mineral Resources Element

- Environmental Hazards Chapter
 - Geotechnical Element
 - Flooding and Hydrology Element
 - Noise Element
 - Hazardous and Toxic Materials Element
 - Air Quality Element
 - Energy and Mineral Resources Element

- Public Services and Facilities Chapter
 - Water, Wastewater and Utilities Element
 - Public Buildings and Facilities Element
 - Schools and Libraries Element
 - Police and Fire Protection Element
 - Emergency Preparedness Element

Each Element is structured in a similar fashion. First, a description of the relationship of the Element to other elements of the General Plan is provided, along with the components of California law that apply to the Element's content. Then, a description of existing conditions, and where applicable build out implications are described. Finally, Goals, Policies and Programs are listed, which will govern development in Town through the life of the General Plan.

Maps and graphics have been incorporated into the document to illustrate specific issues in each element as needed. Large scale Land Use Maps are also available from the Town's Planning Department.

Using the General Plan

The General Plan consists of this document and the General Plan Environmental Impact Report. These documents provide the rational nexus for land use decisions that will be made by the Town Council, Commissions and Staff in the future.

Any proposal for development or redevelopment of land within the Town must be evaluated for consistency with the Goals, Policies and Programs in all the elements of this General Plan. If a project is found inconsistent with any Goal, Policy or Program, it may not be approved, unless it is made consistent with that Goal, Policy or Program.

Specific Plans, the Development Code and the Subdivision Ordinance must also be consistent with the General Plan, or they cannot be approved. Similarly, an amendment to either a Specific Plan or to the Development Code must be consistent with this General Plan.

CEQA Compliance

An Environmental Impact Report (EIR) was prepared for this General Plan. The General Plan EIR provides a program-level review of the potential impacts associated with build out of the General Plan land uses, and implementation of the General Plan's Policies and Programs. Development and redevelopment projects proposed in the future, in addition to demonstrating consistency with the General Plan, will be subject to review under the California Environmental Quality Act (CEQA), if determined to be a project under CEQA.

Interpreting the General Plan

From time to time, an interpretation of this document may be necessary. When such an interpretation is required, the following criteria apply:

1. Any boundary shown in the General Plan and its graphics and exhibits as following the limits of the Town's incorporated boundary shall be construed as occurring on that boundary.
2. Any boundary shown as occurring or approximately following the centerline of streams, creeks, washes, rivers or other flowing water course shall be construed as following the centerline of the water course taken at mean low water, and in the event that a natural change in the location of such a water course occurs, the boundary shall be construed as moving with the water course centerline.
3. Any boundary shown as parallel to or approximately parallel to a parcel or parcels of land, a street, the Town's incorporated boundary or a water course shall be construed as being parallel.
4. Any boundary shown as following or approximately following a parcel line, section, half-section or quarter-section line, or street shall be construed to follow the parcel line, applicable section line or street.

The procedures required to complete an interpretation are provided in the Development Code.

Amending the General Plan

The General Plan is a long-term document, which must change as the community's vision changes. Programs in this General Plan are sometimes date-specific, and when completed may no longer need to be included in this document. The Town has the ability to modify this General Plan up to four times per year. The Town, a land owner or other interested party may request amendment of the General Plan under these parameters.

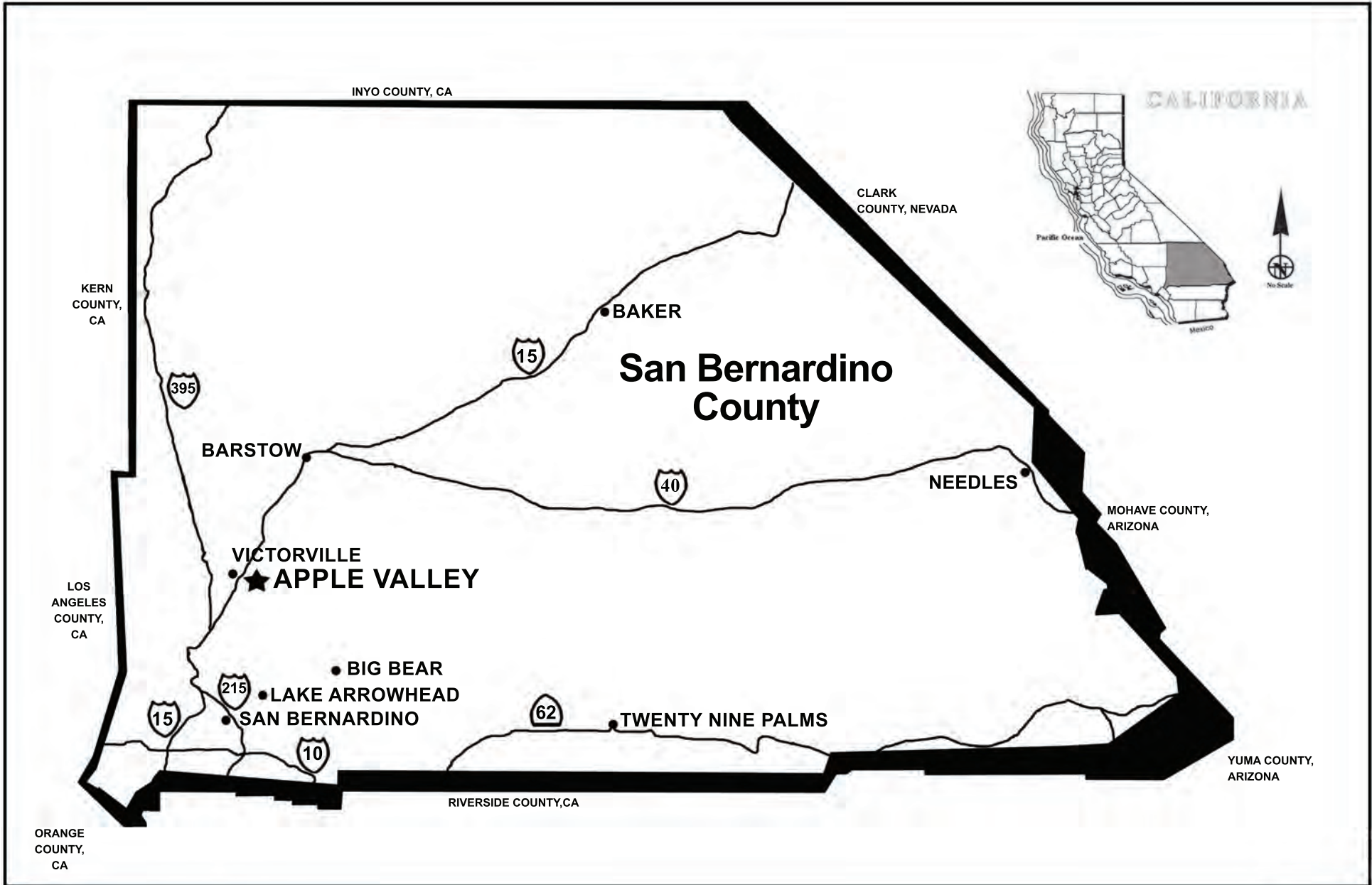
The State has identified two exceptions to the quarterly schedules for General Plan amendments, as follows:

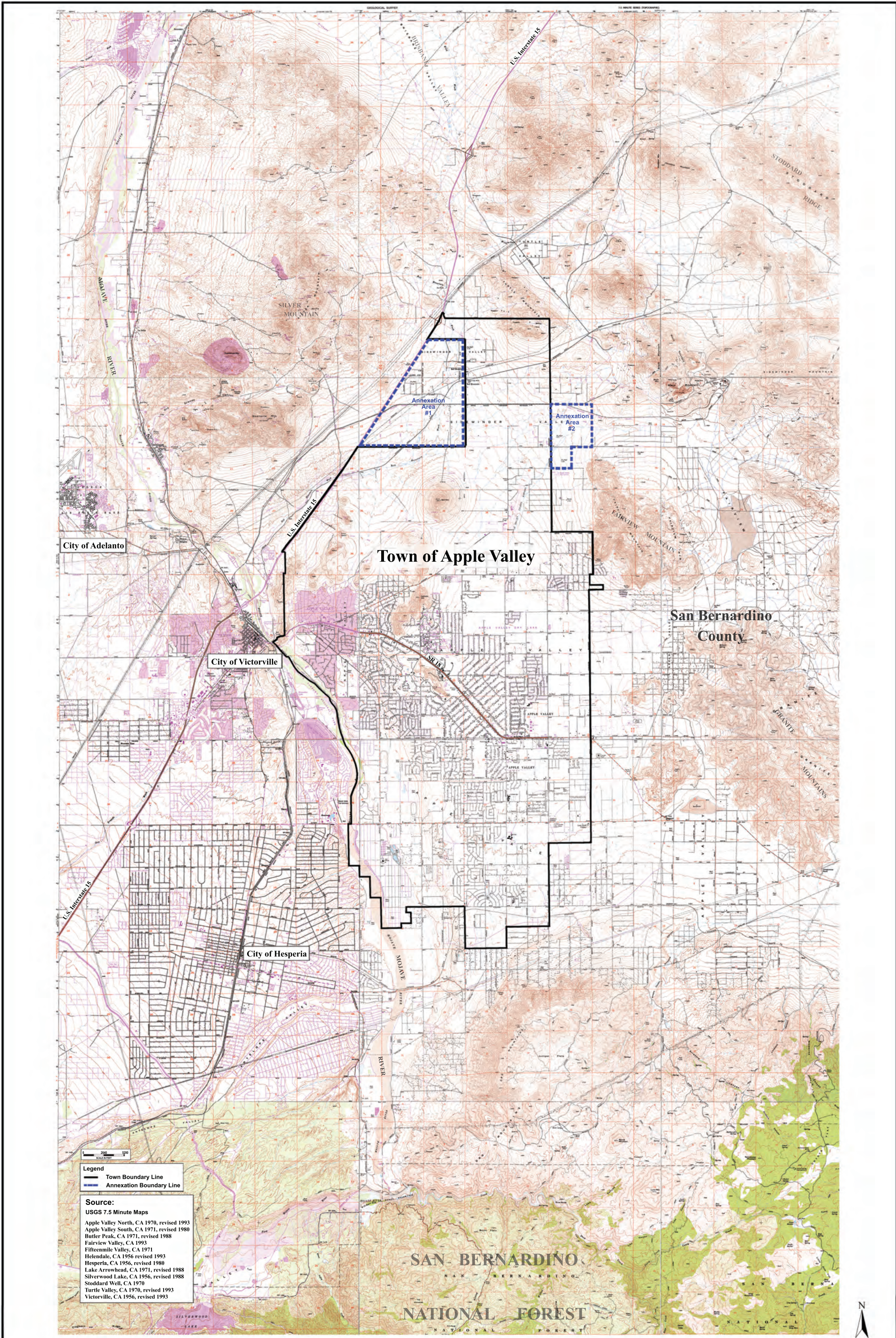
1. Amendments determined necessary for the development of housing projects which will provide a minimum of 25% of their units to low and moderate income households (Government Code Sections 65361(b) and 65358(d)); and
2. Amendments necessary to comply with a court decision involving the adequacy of the General Plan (Government Code Sections 65361 and 65358(d)(1)).

The procedures required to complete a General Plan Amendment are provided in the Development Code.

Specific Plans

State law allows for the preparation of Specific Plans, which become site-specific General Plan and Zoning standards for a property or properties. The Specific Plan is required to include mapping, design standards and guidelines, analysis of infrastructure and phasing and other components necessary to allow the orderly development of the property or properties, in a manner consistent with the General Plan. The standards and procedures for the completion of a Specific Plan are provided in the Development Code.





City of Adelanto

Town of Apple Valley

San Bernardino County

City of Victorville

City of Hesperia

Legend
 — Town Boundary Line
 - - - Annexation Boundary Line

Source:
 USGS 7.5 Minute Maps
 Apple Valley North, CA 1970, revised 1993
 Apple Valley South, CA 1971, revised 1980
 Butler Peak, CA 1971, revised 1988
 Fairview Valley, CA 1993
 Fifteemile Valley, CA 1971
 Helendale, CA 1956, revised 1993
 Hesperia, CA 1956, revised 1980
 Lake Arrowhead, CA 1971, revised 1988
 Silverwood Lake, CA 1956, revised 1988
 Stoddard Well, CA 1970
 Turtle Valley, CA 1970, revised 1993
 Victorville, CA 1956, revised 1993

SAN BERNARDINO
 NATIONAL FOREST

