

## **Chapter II.**

# **COMMUNITY DEVELOPMENT**

## LAND USE ELEMENT

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### PURPOSE

The Land Use Element establishes the vision of Apple Valley for its long-term development. The Town has carefully reviewed development patterns, and made changes where it felt that the historic pattern may need redirection. This Element reflects the Town's core values as they relate to long-term development activity. It focuses on the protection and enhancement of existing neighborhoods, and establishes goals, policies and programs to assure that development in the future enhances what already exists in Town.

### BACKGROUND

The Land Use Element is pivotal to a successful General Plan. It affects all other Elements, but most particularly the Circulation Element, which is designed to assure that the land use pattern can be supported through an effective and efficient circulation system. The Land Use Element is also dependent on other Elements, such as the Biological Resources and Open Space elements, which provide the basis for the preservation of lands for these resources, which are then defined in the Land Use Element.



The framework for the Land Use Element is established in Government Code Section 65300 et. seq., which requires that all municipalities adopt land use plans for residential, commercial, industrial, open space and other land uses for all lands within their boundaries.

#### The Sphere of Influence

Apple Valley's Sphere of Influence – that area determined by the Local Agency Formation Commission to be a logical extension of the Town in the long term – encompasses lands to the east and south of Town boundaries. The Sphere covers a large area, almost the same size in acres as the Town, totaling 122,921.2 acres, or 192 square miles. The Sphere was assigned General Plan land use designations prior to the adoption of this General Plan, which remain in effect after the adoption of this General Plan. Most of the Sphere lands, however, will not be included in this General Plan until such time as they are annexed to the Town. At that time, this General Plan will be amended to include annexed lands.

There are two exceptions to the Sphere lands, which were incorporated into this General Plan, and were analyzed as part of the preparation of this General Plan.

The first area is that area known as the “Golden Triangle” (Annexation 2008-001), which occurs on the northwestern corner of the Town. The area is bounded by Interstate 15 on the west, Morro Road on the north, Dale Evans Parkway on the east, and Johnson Road on the south. This area was proposed for annexation concurrent with the development of this General Plan, and was assigned detailed land uses in the General Plan process. The area totals 2,774.6 acres.

The second area, Annexation 2008-002, consists of 808.6 acres located on the east side of Central Road and the south side of Quarry Road, and encompasses all of Section 14, and a portion of Section 23, Township 6 North, Range 3 East. This area is proposed as an extension of the North Apple Valley Industrial Specific Plan, and was also proposed for annexation concurrent with the preparation of this General Plan.

The annexation efforts for these two areas occurred immediately following the adoption of the General Plan. Following completion of the annexation process, these lands will become part of the Town’s incorporated boundary.

Exhibit II-1 illustrates the Town’s boundary and the Sphere of Influence. The Land Use Map is provided as Exhibit II-2.

### **General Plan Land Use Designations**

The land use types in Apple Valley are all related to a single, over-arching concept: that Apple Valley’s quality of life is tied to its rural character, and that this character is to be preserved and protected for the long term health of the community. In Apple Valley “rural” means space -- unscarred mountains and vistas of desert valleys, neighborhoods of large lots where keeping horses is allowed, an extensive multi-use trail system, and landscaping consistent with the desert environment.

The land use designations established in this General Plan are provided below. The single family land use designations are consistent with those defined in Measure N (see further discussion below). Three land use designations are new to this General Plan: Estate Residential  $\frac{3}{4}$ , Mobile Home Park and Mixed Use.

Very Low Density Residential (R-VLD; 1 dwelling unit per 5 or more gross acres): This land use designation allows detached single family homes on lots of at least five gross acres. Multi-use trails should be integrated into all new projects in this designation, as appropriate. Also permitted are agricultural and ranching activities, animal keeping (both personal use and commercial) and home occupations. May be appropriate for bed and breakfast and similar uses, and animal-keeping or agricultural-related commercial enterprises, such as feed stores, commercial stables and similar uses with approval of a conditional use permit.

Low Density Residential (R-LD; 1 dwelling unit per 2.5 to 5 gross acres): This land use designation allows detached single family homes on lots of two and a half to five gross acres.

This designation provides for the rural and suburban environment. Multi-use trails should be integrated into all new projects in this designation, as appropriate. Also permitted are agricultural and ranching activities, animal keeping (both personal use and commercial) and home occupations. May be appropriate for bed and breakfast and similar uses, with approval of a conditional use permit.

Estate Residential (R-E; 1 dwelling unit per 1 to 2.5 gross acres): This land use designation allows detached single family homes on lots of one to two and a half gross acres. Access on local roads in new subdivisions within this designation should be paved. Multi-use trails should be integrated into all new projects in this designation, as appropriate. Animal keeping for personal use, ranching activities and home occupations are appropriate land uses in this designation. May be appropriate for bed and breakfast and similar uses, with approval of a conditional use permit.

Estate Residential  $\frac{3}{4}$  (R-E; 1 dwelling unit per 0.75 to 1.0 net acre): This land use designation is specifically designed for animal keeping. Multi-use trails should be integrated into all new projects in this designation, as appropriate. Animal keeping for personal use, ranching activities and home occupations are appropriate land uses in this designation. Centralized stables, corrals, show rings and similar facilities, available to all residents of a development project are encouraged. May be appropriate for bed and breakfast and similar uses, with approval of a conditional use permit.

Single Family Residential (R-SF; 1 dwelling unit per 0.4 to 0.9 net acre): Lots in this designation must be a minimum of 18,000 square feet net, and may range to 39,200 square feet. This designation is intended to be composed of planned subdivisions with all utilities and public services. Animal keeping is permitted on lots zoned Equestrian Residential in the Development Code. Multi-use trails should be integrated into all new projects in this designation, as appropriate.

Medium Density Residential (R-M; 4 to 20 dwelling units per net acre): This designation is intended to promote a wide range of higher density residential units, including: single family attached; and multi-family units, including condominiums, townhomes and apartments. Projects restricted to senior citizens (age 55 and older) and providing various levels of care are also appropriate in this designation. Single family detached units are only permitted on lots of 18,000 square feet or greater in the Mountain Vista Estates area, as defined in Program 2.G.1. On all other lands designated Medium Density Residential within Town limits, single family detached units are prohibited. This land use designation should be a buffer between less intense residential designations and commercial or industrial designations, or major roadways. Future projects should be located in close proximity to commercial services, public transit and schools.

Mobile Home Park (MHP; 5-15 units per acre): This designation is applied to mobile home parks that existed upon adoption of this General Plan. New mobile home parks would be required to file a General Plan Amendment and Change of Zone to assign this designation to the project. This designation applies to mobile home parks and mobile home subdivisions. Home occupations and recreational facilities and amenities associated with the mobile home use are also appropriate in this designation.



Mixed Use (M-U): The land use designation has been created to allow for the development of projects that include residential and retail and office commercial development in an integrated, master planned project. Residential development should occur over commercial development, or within a commercial complex (i.e. residential building abutting a commercial building). Residential development must occur at a density of 4 to 30 units per acre. Mixed Use projects are encouraged in The Village, on major roadways, and in close proximity to employment centers, such as the North Apple Valley Industrial Specific Plan area. Projects that propose residential parcels adjacent to commercial parcels, and do not truly integrate the land uses, will not qualify for this designation. The minimum size for a Mixed Use project is 1 acre.

Office Professional (O-P): This designation allows professional offices, and is intended to act as a buffer between General Commercial and residential land uses. This designation encourages high quality professional services with only ancillary retail commercial components. There is no minimum size for project sites in this designation, but assemblage of smaller parcels is encouraged.

General Commercial (C-G): This designation allows a broad range of retail uses, as well as office and service land uses. Typical uses will serve the needs of the Town's residents and businesses, in a shopping center setting. General retail stores, including all types of consumer goods, furniture and appliance sales, auto repair and sales are permitted in this designation. Restaurants, both sit-down and fast food, gasoline service stations and general office (secondary to retail uses) are also permitted in this designation. There is no minimum size for project sites in this designation, but assemblage of smaller parcels is encouraged.

Service Commercial (C-S): This designation is assigned to lands in The Village, and is intended as a transition designation allowing commercial and industrial land uses on a smaller scale. Its location in an established area of Town necessitates flexibility in development standards, due to existing development and infrastructure constraints. Land uses in this designation include vehicle sales and service; lumber, home repair and building supply, general retail, warehousing and manufacturing uses completely contained within an enclosed structure. There is no minimum size for project sites in this designation, but assemblage of smaller parcels is encouraged.

Regional Commercial (C-R): This land use category allows retail uses that serve not only the residents and businesses of Apple Valley, but also of the surrounding region. Permitted uses in this designation include auto malls, regional malls, business parks, factory stores and outlets, entertainment commercial, hotels and motels, restaurants, institutional and public uses. The minimum size for a Regional Commercial project site is 10 acres.

Planned Industrial (I-P): This land use designation allows high quality, non-polluting industrial land uses, either as free-standing uses or as part of master planned industrial parks. Uses permitted include warehousing, light manufacturing, research and development and administrative facilities. The minimum size for a Planned Industrial project site is 5 acres.

Public Facility (PF): This land use designation is assigned to public and quasi-public land uses, including Town Hall and other Town facilities, fire stations, schools, facilities of the County,

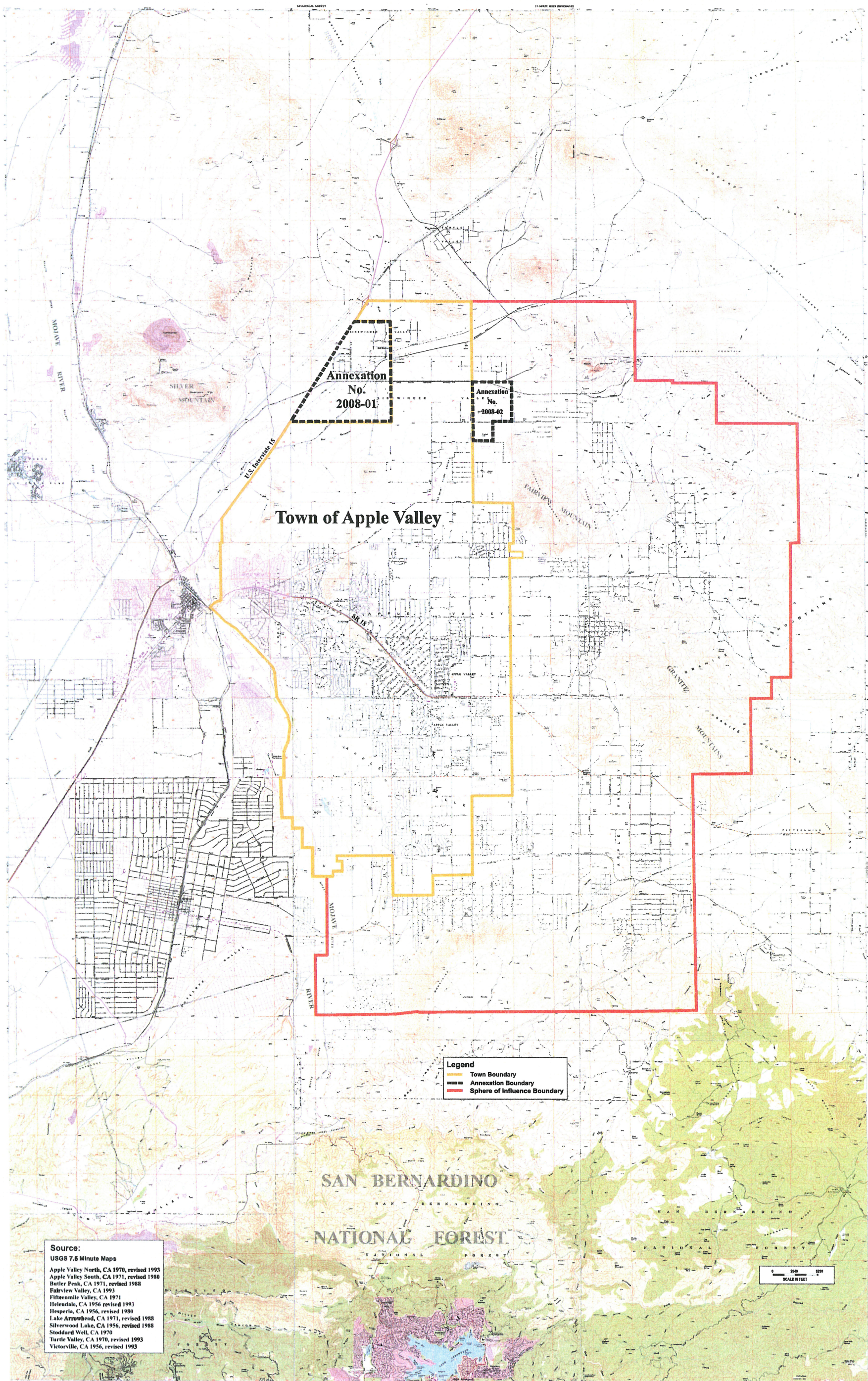
State and federal government, water and sewer district, and utility substations and facilities. There is no minimum size in this land use designation.

Open Space (OS): This land use designation is applied to natural and active open space areas, including the knolls, Bell and Fairview mountains, the Mojave River, lands owned by Town, County, State and federal agencies for the purposes of recreation or conservation, and golf courses, parks or other recreational facilities.

Mineral Resources (MR): This land use designation is applied to lands in active mining operations. One such operation exists in Town at the present time, located near Interstate 15. This land use designation allows mining operations permitted by the State for lands with significant deposits of concrete aggregate (please see the Mineral Resources Element).

Specific Plan: This designation is applied to lands on which a specific plan has been approved by the Town Council. The Specific Plan must conform to State law, and include maps and text that establish the land use designations; standards and guidelines for development; infrastructure requirements; and phasing for the specific plan area. Specific Plans will be prepared for projects consistent with Land Use Policies 3.B., 4.J., 4.J., and 4.K.





**Legend**

- Town Boundary
- Annexation Boundary
- Sphere of Influence Boundary

**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  
 Fifteenmile Valley, CA 1971  
 Helendale, CA 1956, revised 1993  
 Hepleria, 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



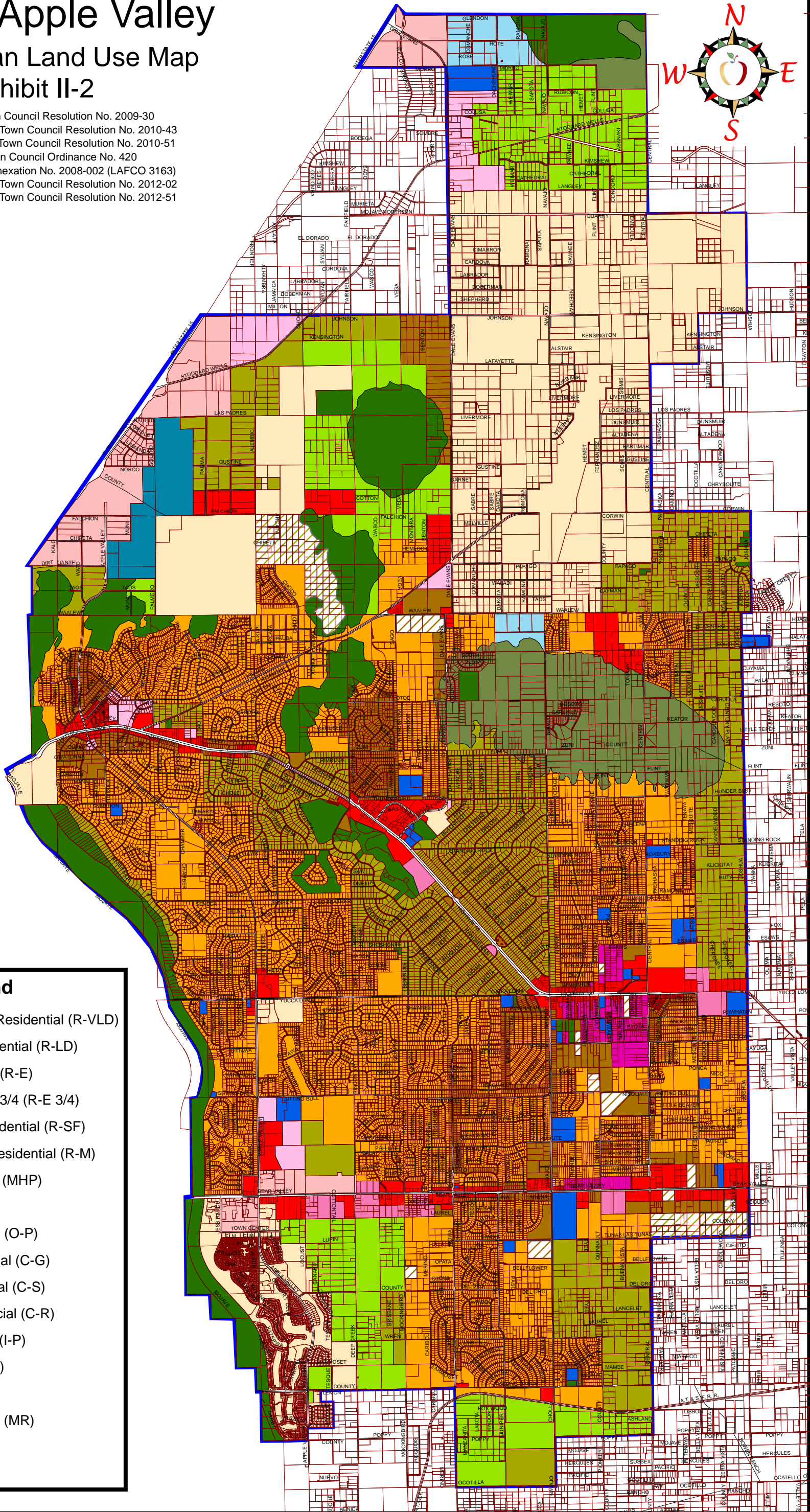


# Town of Apple Valley

## General Plan Land Use Map

### Exhibit II-2

Adopted April 27, 2010 by Town Council Resolution No. 2009-30  
Amended October 28, 2010 by Town Council Resolution No. 2010-43  
Amended January 11, 2011 by Town Council Resolution No. 2010-51  
Amended April 26, 2011 by Town Council Ordinance No. 420  
Amended June 22, 2011 by Annexation No. 2008-002 (LAFCO 3163)  
Amended January 10, 2012 by Town Council Resolution No. 2012-02  
Amended October 23, 2012 by Town Council Resolution No. 2012-51



#### Legend

- Very Low Density Residential (R-VLD)
- Low Density Residential (R-LD)
- Estate Residential (R-E)
- Estate Residential 3/4 (R-E 3/4)
- Single Family Residential (R-SF)
- Medium Density Residential (R-M)
- Mobile Home Park (MHP)
- Mixed Use (M-U)
- Office Professional (O-P)
- General Commercial (C-G)
- Service Commercial (C-S)
- Regional Commercial (C-R)
- Planned Industrial (I-P)
- Public Facility (P-F)
- Open Space (O-S)
- Mineral Resources (MR)
- Specific Plan (SP)
- Town Boundary

## Build Out Statistics

The Town consists of a total of 50,532 acres, of which 46,948.3 acres were within the Town limits prior to the addition of the two annexation areas. 3,583.2 acres were added as part of Annexations 2008-001 and 2008-002. The acreage, by land use designation, is shown in Tables II-1 and II-2, below.

**Table II-1  
Statistical Summary of Land Uses  
(2008 Town Limits)**

Land Use Designation	Town of Apple Valley		
	Developed Acres	Vacant Acres	Total Acres
<b>Residential Land Uses</b>			
Very Low Density Residential (1 du/5 or more gross ac)	212.0	1,749.5	1,961.5
Low Density Residential (1 du/2.5 - 5 gross ac)	450.7	3,071.7	3,522.4
Estate Residential (1du/1 – 2.5 gross ac)	3,308.2	3,308.0	6,616.3
Estate Residential $\frac{3}{4}$ (1 du/0.75 – 1 ac)	26.1	449.6	475.7
Single family Residential (1 du/0.4-0.9 ac)	8,811.2	3,770.7	12,581.9
Medium Density Residential (4- 20 du/ac)	826.2	1,057.0	1,883.1
Mobile Home Park (5-15 du/ac)	178.5	1.5	180.0
Mixed Use	90.8	229.7	320.5
Specific Plan	1,359.0	5,653.7	7,012.7
<b>Total Residential Uses</b>	<b>15,262.7</b>	<b>19,291.5</b>	<b>34,554.2</b>
<b>Commercial Land Uses</b>			
Mixed Use <sup>1</sup>	90.8	229.7	320.5
General Commercial	480.3	1,066.5	1,546.8
Regional Commercial	99.6	1,203.3	1,303.0
Service Commercial	152.4	179.2	331.6
Office Professional	64.7	546.7	611.3
Specific Plan/Commercial <sup>1</sup>	1,359.0	5,653.7	7,012.7
<b>Total Commercial Uses<sup>1</sup></b>	<b>797.0</b>	<b>2,995.7</b>	<b>3,792.7</b>
<b>Industrial Land Uses</b>			
Planned Industrial	21.4	623.9	645.3
Specific Plan/Industrial <sup>1</sup>	1,359.0	5,653.7	7,012.7
<b>Total Industrial Uses<sup>1</sup></b>	<b>21.4</b>	<b>623.9</b>	<b>645.3</b>
<b>Other Land Uses</b>			
Public Facility	330.2	132.0	462.2
Open Space	291.2	2,796.4	3,087.5
Mineral Resources	129.4	323.2	452.5
Street Rights-of-Way	2,771.1	1,182.8	3,953.9
<b>Total Other Land Uses</b>	<b>3,521.8</b>	<b>4,434.4</b>	<b>7,956.2</b>
<b>Grand Total</b>	<b>19,602.8</b>	<b>27,345.5</b>	<b>46,948.3</b>

<sup>1</sup>Specific Plan and Mixed Use acreage included under Residential, above.

Source: Aerial Information Systems, July 2008

**Table II-2  
Statistical Summary of Land Uses  
Annexation No. 2008-001 and No. 2008-002**

	<b>ANNEXATION NO. 2008-001 and 2008-002</b>		
<b>General Plan Land Use Designation</b>	<b>Developed Acres</b>	<b>Vacant Acres</b>	<b>Total Acres</b>
<b>Residential Land Uses</b>			
Estate Residential (1du/1 – 2.5 gross ac)	55.7	722.3	778.0
Medium Density Residential (4- 20 du/ac)	41.5	177.3	218.7
Mixed Use (4-30 du/ac)	0.0	94.8	94.9
<b>Total Residential Uses</b>	<b>97.2</b>	<b>994.4</b>	<b>1,091.6</b>
<b>Commercial Land Uses</b>			
Mixed Use <sup>1</sup>	0.0	94.9	94.9
General Commercial	12.3	50.5	62.8
Regional Commercial	7.2	435.7	442.9
Office Professional	0.0	183.1	183.1
<b>Total Commercial Uses</b>	<b>19.5</b>	<b>669.3</b>	<b>688.8</b>
<b>Industrial Land Uses</b>			
Planned Industrial	64.3	1,538.5	1,602.8
<b>Other Land Uses</b>			
Public Facility	0.0	5.1	5.1
Street Rights-of-Way	43.8	151.1	194.9
<b>Grand Total All Land Uses</b>	<b>224.8</b>	<b>3,358.4</b>	<b>3,583.2</b>

<sup>1</sup> Mixed Use Acreage included under Residential, above.

Source: Aerial Information Systems, July 24, 2008.

The build out potential of these lands is shown categorically in Table II-3, Residential Land Use Designation Build Out Summary; Table II-4, Commercial and Industrial Land Use Designation Build Out Summary; and Table II-5, Other Land Use Designation Build Out Summary.

**Table II-3  
Residential Land Use Designation Build Out Summary**

Town Limits							Annexation Areas					
Designation	AC Dev.	AC Vacant	AC Total	Exist. Units	Future Units	Total Units	AC Dev.	AC Vacant	AC Total	Exist. Units	Future Units	Total Units
Very Low Density Residential (1 du/5 or more gross ac)	212.0	1,749.5	1,961.5	20,107	350	350	--	--	--	--	--	--
Low Density Residential (1 du/2.5 - 5 gross ac)	450.7	3,071.7	3,522.4		1,229	1,229	--	--	--	--	--	--
Estate Residential (1du/1 – 2.5 gross ac)	3,308.2	3,308.0	6,616.3		3,308	23,415	55.7	722.3	778.0	--	722	722
Estate Residential ¾ (1 du/0.75 – 1 ac)	26.1	449.6	475.7		599	599	--	--	--	--	--	--
Single family Residential (1 du/0.4-0.9 ac)	8,811.2	3,770.7	12,581.9		5,656	5,656	--	--	--	--	--	--
Medium Density Residential (4- 20 du/ac)	826.2	1,057.0	1,883.1	3,775	15,854	19,629	41.4	177.3	218.7	--	2,659	2,659
Mobile Home Park (5-15 du/ac)	178.5	1.5	180.0	1,043	23	1,066	--	--	--	--	--	--
Mixed Use	90.8	229.7	320.5		2,068	2,068	0.00	94.8	94.8	--	854	854
Specific Plan	1,068.6	5,959.0	7,027.6		2,629	2,629	--	--	--	--	--	--
<b>Residential Total</b>	<b>15,262.7</b>	<b>19,291.5</b>	<b>34,554.2</b>	<b>24,925</b>	<b>31,716</b>	<b>56,641</b>	<b>97.2</b>	<b>994.4</b>	<b>1,091.6</b>	<b>--</b>	<b>4,236</b>	<b>4,236</b>

**Table II-4  
Commercial and Industrial Land Use Designation Build Out Summary**

Town Limits					Annexation Areas			
Designation	Acres Dev.	Acres Vacant	Acres Total	Total Potential SF	Acres Dev.	Acres Vacant	Acres Total	Total Potential SF
Mixed Use <sup>1</sup>	90.8	229.7	320.5	1,541,035	0.0	94.9	94.9	636,612
General Commercial	480.3	1,066.5	1,546.8	14,823,253	12.3	50.5	62.8	601,824
Regional Commercial	99.6	1,203.3	1,303.0	12,486,485	7.2	435.7	442.9	4,244,469
Service Commercial	152.4	179.2	331.6	3,177,665	0.0	183.1	183.1	1,754,639
Office Professional	64.7	546.7	611.3	5,858,606	0.0	94.9	94.9	636,612
Specific Plan <sup>1</sup>	1,359.0	5,653.7	7,012.7	6,663,010	--	--	--	--
<b>Commercial Sub Total</b>	<b>887.7</b>	<b>3,225.4</b>	<b>4,113.2</b>	<b>44,550,054</b>	<b>19.5</b>	<b>669.3</b>	<b>688.8</b>	<b>7,874,156</b>
Planned Industrial	21.4	623.9	645.3	6,183,941	64.3	1,538.5	1,602.8	15,359,953
Specific Plan <sup>1</sup>	1,359.0	5,653.7	7,012.7	36,938,445	--	--	--	--
<b>Industrial Sub Total</b>	<b>21.4</b>	<b>623.9</b>	<b>645.3</b>	<b>43,122,386</b>	<b>64.3</b>	<b>1,538.5</b>	<b>1,602.8</b>	<b>15,359,953</b>
<b>Grand Total Commercial &amp; Industrial</b>	<b>909.1</b>	<b>3,849.4</b>	<b>4,758.5</b>	<b>87,672,440</b>	<b>83.9</b>	<b>2,302.7</b>	<b>2,386.5</b>	<b>23,234,109</b>

<sup>1</sup> Mixed Use and Specific Plan acreage included under Residential in Table II-3.



**Table II-5  
Other Land Use Designation Build Out Summary**

Designation	Town Limits			Annexation Areas		
	Acres Dev.	Acres Vacant	Acres Total	Acres Dev.	Acres Vacant	Acres Total
Public Facility	330.2	132.0	462.2	0.00	5.1	5.1
Open Space	291.2	2,796.4	3,087.5	--	--	--
Mineral Resources	129.4	323.2	452.5	--	--	--
Street Rights-of-Way	2,771.1	1,182.8	3,953.9	43.8	151.1	194.9
<b>Grand Total Other Uses</b>	<b>3,521.8</b>	<b>4,434.4</b>	<b>7,956.2</b>	<b>43.8</b>	<b>156.2</b>	<b>200.0</b>

### **Build Out Potential and Population**

As indicated in the Tables above, the Land Use Map creates a potential for up to 60,877 housing units. Based on 2008 average household size, these units could support a build out population of 185,858 people.

The Land Use Map further establishes 4,791.3 acres of commercial land, which has a potential to generate 51,685,423 square feet of commercial space. There is also a potential for 58,629,920 square feet of industrial space, mostly to be located in the North Apple Valley Industrial Specific Plan area. This Land Use Element also provides 3,068.5 acres of Open Space, and 481.2 acres of Public Facilities, which include schools, parks, fire stations and government buildings.

### **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.

Specific Plans have been adopted by the Town Council for a number of projects. Although existing Specific Plans are primarily residential in nature, a notable exception is the North Apple Valley Industrial Specific Plan, which governs land uses for a 5,100 acre area in the North Apple Valley area. Specific Plans can be prepared for any land use type, consistent with General Land Use Policy 3.B, 4.J., 4.J., and 4.K.

For Specific Plans consisting of single family residential development, the average density of the Specific Plan cannot exceed two units per acre. The average density can include Open Space and Parklands, but does not include Commercial, Industrial, or Public Facility land uses.

The standards and criteria for Specific Plans are contained in the Town's Development Code.



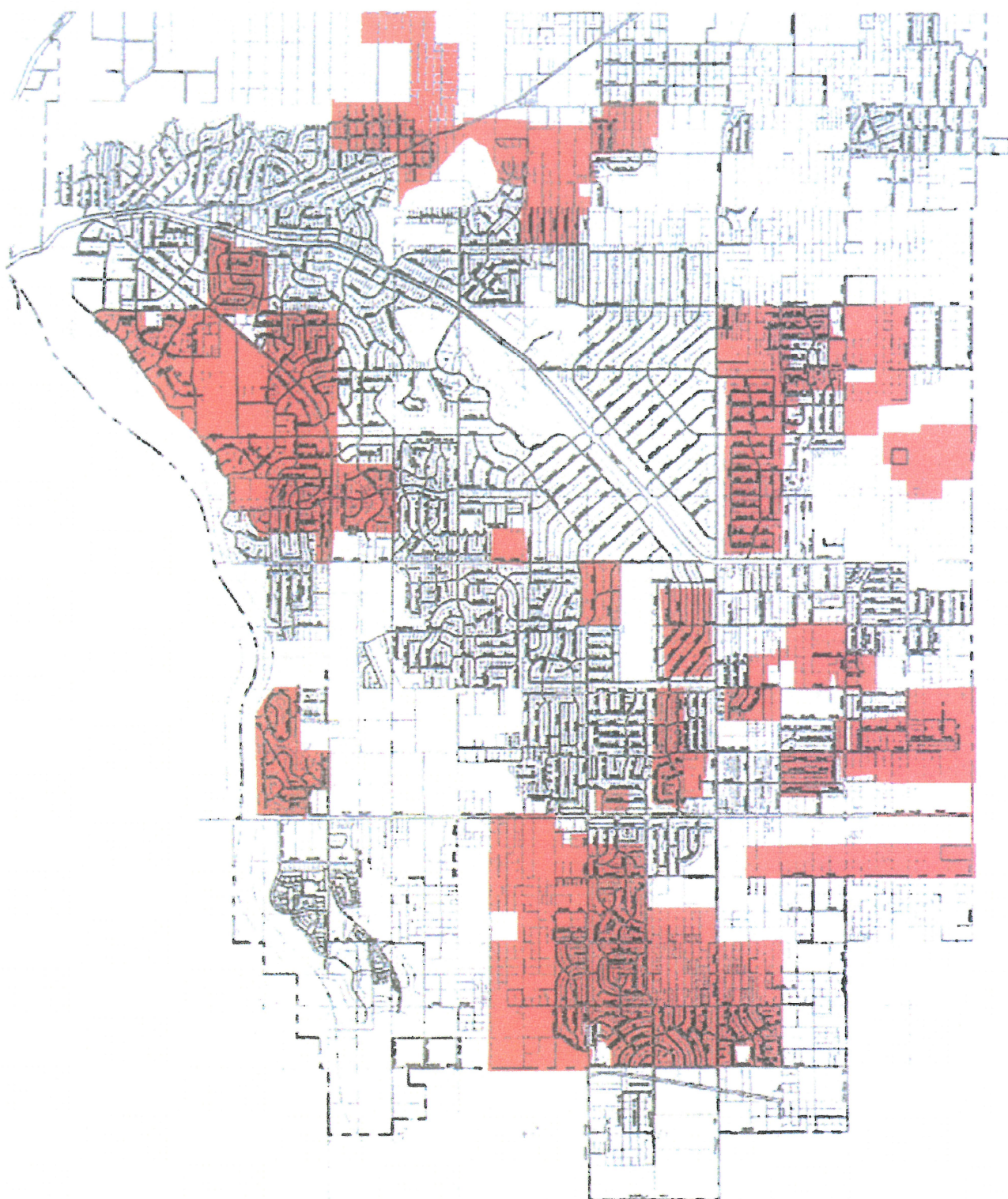
## **Equestrian Neighborhoods**

Exhibit II-3 illustrates those areas of Town that are particularly appropriate for equestrian development. These areas are generally designated Very Low Density Residential, Low Density Residential, Estate Residential or Estate Residential  $\frac{3}{4}$  on the Land Use Map. The standards and criteria for development of equestrian properties are included in the Development Code.



## **Apple Valley Airport**

The Apple Valley Airport is a County of San Bernardino airport located within the boundaries of the North Apple Valley Industrial Specific Plan. The County has assigned, in the Airport Master Plan, land use and noise impact areas. The land use influence areas pertain to the intensity of development allowed, and the height of structures within the influence areas. The influence areas are shown in Exhibit II-4. The standards and criteria for development within these influence areas are included in the Development Code. The noise impact areas are discussed further in the Noise Element.

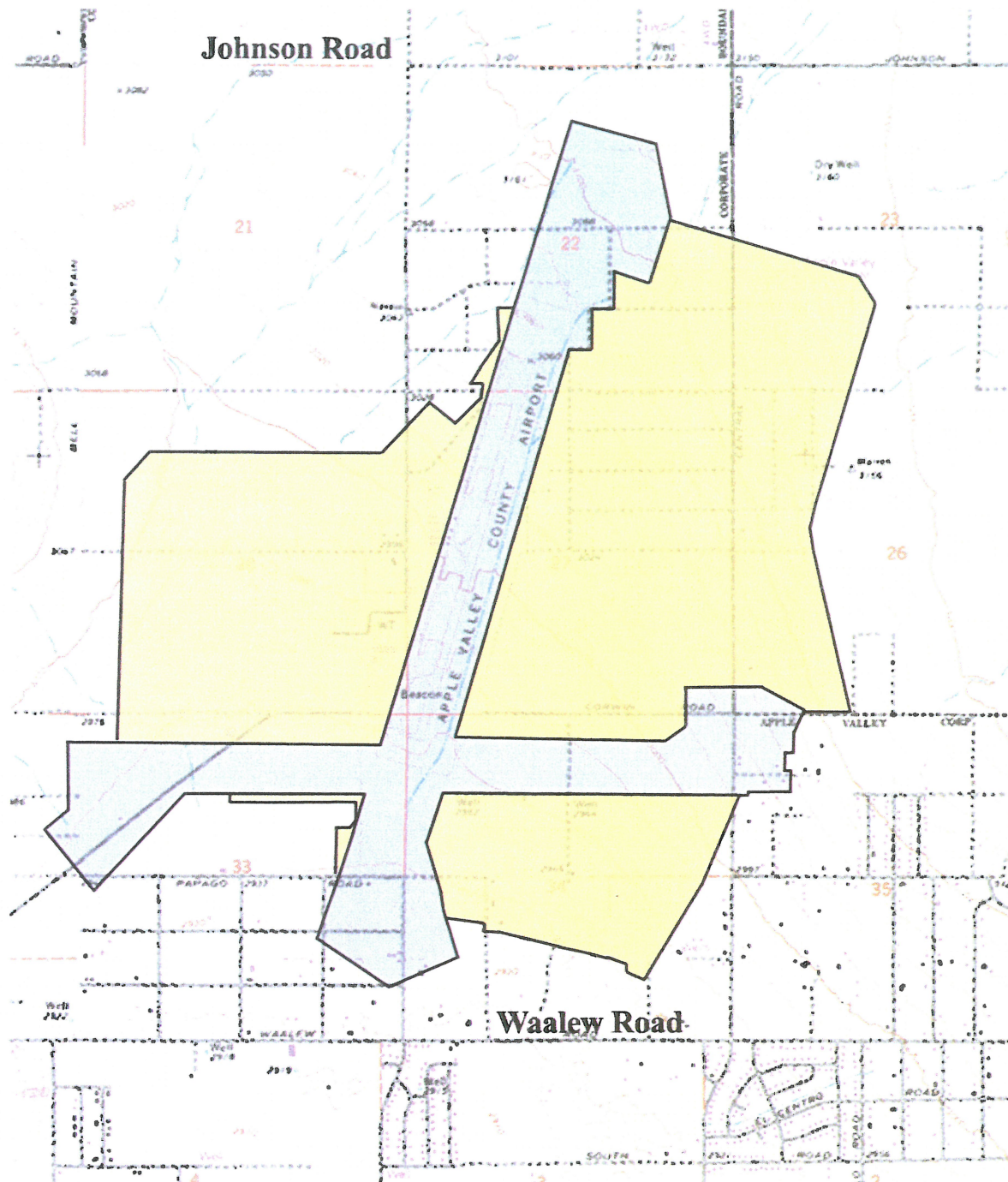


1/2 inch = one mile

Source: Town of Apple Valley General Plan and Terra Nova Planning & Research, Inc.







- Airport (A-1) Overlay District
- Airport (A-2) Overlay District



Source: Town of Apple Valley General Plan, Land Use Element, and Terra Nova Planning & Research, Inc.

## **FUTURE DIRECTIONS**

The Town experienced significant growth from 2000 through 2005. This development expanded residential neighborhoods, enhanced commercial opportunities, and expanded the Town's jobs. The future of Apple Valley will be dependent on the balance of growth and the preservation of its quality of life.

The Town must work hard to preserve its rural character as it grows. This will be the greatest challenge of this General Plan. To assure that this precept is successfully implemented, the Land Use Map, and the Goals, Policies and Programs provided below, have been designed to protect the environment, enhance existing neighborhoods, and preserve the character of the community as it continues to grow.

## **GOALS, POLICIES AND PROGRAMS**

The Goals, Policies and Programs below are divided into multiple sections. First, General Land Use Goals, Policies and Programs are presented. These apply to any and all land uses in the community, and are designed to enhance the environment in which Apple Valley's residents and business people live. Then, each land use category, including Residential, Commercial, Industrial, Public Facility and Open Space, are provided their specific Goals, Policies and Programs.

### **General Land Use Goals, Policies and Programs**

#### **Goal 1**

The Town shall respect its desert environment.

#### **Policy 1.A**

The Town will require low water use through drought tolerant and native desert plants for landscaping.

#### **Program 1.A.1**

The Development Code shall maintain a plant palette of native plants and acceptable non-native drought tolerant plant materials, and minimize the use of natural turf except in public and private parks, and public facilities.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

#### **Program 1.A.2**

Development proposals shall be subject to the requirements of the Town's Native Plant Protection Ordinance.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

**Policy 1.B**

New development shall be designed to minimize grading, and avoid mass grading to the greatest extent possible.

**Program 1.B.1**

The Municipal Code shall maintain grading standards and requirements that clearly dictate the scope of grading allowed on any development project.

**Responsible Party:** Planning Division, Town Engineer

**Schedule:** Ongoing

**Policy 1.C**

Natural drainage channels shall be designed with soft bottoms whenever possible.

**Policy 1.D**

Areas of biological or aesthetic significance shall be protected from development.

**Program 1.D.1**

The knolls, rock outcroppings and the Mojave River shall be designated Open Space on the Land Use Map.

**Responsible Party:** Planning Commission, Town Council

**Schedule:** Ongoing

**Goal 2**

A well planned, orderly development pattern that enhances community values, and assures development of adequate infrastructure.

**Policy 2.A**

The Town shall maintain a land use map that assures a balance of residential, commercial, industrial, open space and public lands.

**Program 2.A.1**

The Town shall maintain an inventory of remaining capacity of all General Plan land use categories and recommend to the Town Council, as needed, changes in land use designations to maintain a balance of available land uses within the planning area.

**Responsible Agency:** Planning Division, Planning Commission

**Schedule:** Ongoing

**Program 2.A.2**

The Zoning Map shall directly correspond to General Plan land use designations, and shall be kept consistent with the General Plan.

**Responsible Agency:** Planning Division, Planning Commission, Town Council

**Schedule:** Ongoing

**Policy 2.B**

All new development and redevelopment proposals shall be required to install all required infrastructure, including roadways and utilities, and shall have complied with requirements for public services prior to occupancy of the project.

**Responsible Party:** Planning Division, Town Engineer, Public Services Department, Water Purveyors, Fire District, utility providers

**Schedule:** Ongoing

### **Policy 2.C**

The Town shall require quality design in all development and redevelopment proposals and shall encourage the enhancement of existing development.

#### **Program 2.C.1**

The Development Code shall include design standards and guidelines for all land use types that clearly enumerate the Town's minimum requirements.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

#### **Program 2.C.2**

The Town shall provide incentives for rehabilitating and remodeling existing development.

**Responsible Party:** Planning Division, Economic Development Department

**Schedule:** Ongoing

### **Policy 2.D**

The Town will support and pursue annexation that will mutually benefit the Town and the property annexed in the form of quality development and an improved economic base.

#### **Program 2.D.1**

Develop annexation policies that identify minimum standards for annexation and development in the Sphere of Influence.

**Responsible Party:** Planning Division, Town Council

**Schedule:** 2009-2010

#### **Program 2.D.2**

The Town will pursue annexation of the Golden Triangle and additions to the North Apple Valley Industrial Specific Plan as part of its overall economic development strategy.

**Responsible Party:** Planning Division, Town Council

**Schedule:** 2009-2010

### **Policy 2.E**

The Town shall protect right of way for the High Desert Corridor as determined by Caltrans.

**Program 2.E.1**

New development and redevelopment projects located in the area of the High Desert Corridor shall be conditioned to reserve right of way for the future roadway.

**Responsible Party:** Planning Division, Town Council

**Schedule:** Ongoing

**Program 2.E.2**

The Town shall encourage Caltrans to notify affected property owners as early as feasible.

**Responsible Party:** Planning Division, Town Engineer

**Schedule:** Ongoing

**Goal 3**

Minimal impact to existing neighborhoods.

**Policy 3.A**

The Town will support measures that buffer both new and established residences from commercial, industrial and agricultural uses.

**Program 3.A.1**

The Development Code shall include standards for increased setbacks, walls, berms, landscaping, incremental lot sizes, buffering guidelines and recommendations for projects adjoining different or less intense land use designations.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

**Program 3.A.2**

The Development Code will include incentives for creative design, including but not limited to varied setbacks, lot patterns, building massing and non-motorized transportation paths and trails.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

**Policy 3.B**

Specific Plans shall be required for development proposals that include one or more of the following:

- a. A combination of residential, recreational, commercial and/or industrial land use designation (except in the Mixed Use land use designation); or
- b. Variations from development standards in the applicable Zone.

## **Single-Family Residential Goals, Policies and Programs**

### **Goal 4**

Safe, attractive and well served residential areas in keeping with the desert environment and its open characteristics.

#### **Policy 4.A**

The most intense single-family land use designation shall be 2 units per acre in conformance with the requirements of Measure N.

#### **Program 4.A.1**

The minimum lot size for single-family zoning designations in the Development Code shall be no smaller than 18,000 net square feet in conformance with the requirements of Measure N.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

#### **Policy 4.B**

The Town shall encourage single-family neighborhoods with an equestrian orientation.

#### **Program 4.B.1**

The Development Code shall include standards for the Residential Very Low (R-VLD), Residential Low (R-LD), Residential Estate (R-E), Residential Estate,  $\frac{3}{4}$  acre (R-E  $\frac{3}{4}$ ) and Residential Single Family designations, all of which facilitate equestrian use.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

#### **Program 4.B.2**

The RE- $\frac{3}{4}$  designation shall be applied to lands adjacent to the Town's lifeline trails.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010, Ongoing

#### **Policy 4.C**

The Town shall establish development standards and corresponding enforcement programs for existing and new residential development that will provide for visually attractive and safe residential neighborhoods.

#### **Program 4.C.1**

The Development Code shall maintain prohibitions on unsightly outdoor storage, and shall encourage property maintenance.

**Responsible Party:** Planning Division

**Schedule:** Ongoing



**Program 4.C.2**

The Town Code Enforcement Department shall actively pursue abatement of existing residential structures with health and safety violations.

**Responsible Party:** Code Enforcement Division

**Schedule:** Ongoing

**Program 4.C.3**

The Town shall maintain a Native Plant Ordinance that encourages the preservation of protected native plants.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

**Policy 4.D**

Development projects are encouraged to design varied front yard setbacks and lot patterns reflective of the site's topography and other natural features.

**Policy 4.E**

The Town shall encourage new development that emulates the character of existing neighborhoods, and shall discourage walled communities in inappropriate areas.

**Program 4.E.1**

Perimeter walls for new subdivisions on local streets in existing neighborhoods where the wall would be located opposite front yards shall be prohibited in the Development Code.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

**Program 4.E.2**

The Development Code shall include additional setback requirements for single family projects, which abut more intense land uses such as Medium Density Residential, Commercial or Industrial-designated lands.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

**Program 4.E.3**

Commercial and industrial projects located adjacent to existing or future residential uses should locate "back of house" facilities, including trash enclosures, loading docks and compactors, away from the existing or future residential use, or provide additional mitigation.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

**Program 4.E.4**

The Development Code shall include standards allowing rolled curbs and no sidewalks for new projects on local roads in the Residential Very Low (R-VLD), Residential Low (R-LD), Residential Estate (R-E), and Residential Estate,  $\frac{3}{4}$  acre (R-E  $\frac{3}{4}$ ) land use designations.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

**Program 4.E.5**

The Development Code will be amended to allow infill homes, or parcel maps, in existing neighborhoods to match roadway improvements of the two adjacent lots. For example, if the lots adjacent to the infill home do not have curb and gutter, no curb or gutter would be installed at the infill home.

**Responsible Agency:** Planning Division

**Schedule:** 2009-2010

**Policy 4.F**

Residential projects on collector and arterial streets shall be encouraged to use landscaped setbacks, berms and retention basins in their designs to buffer residents from the noise and air quality impacts associated with high-traffic roadways.

**Policy 4.G**

Projects proposed in the Deep Creek area shall be required to provide perimeter lots of the same size or larger than the adjacent land use designation, or lands across the abutting street. The Deep Creek area shall be defined as land south of Bear Valley Road, east of the Jess Ranch Specific Plan, north of Tussing Ranch Road, and west of Itoya Vista Road and Mockingbird Avenue.

**Policy 4.H**

General Plan Amendments requesting increased density in the Deep Creek area shall be restricted to the next densest land use designation only (i.e. lands currently designated Residential Estate may only be amended to Residential Estate  $\frac{3}{4}$  and lands currently designated as Residential Low Density may only be amended to Residential Estate). The Deep Creek area shall be defined as land south of Bear Valley Road, east of the Jess Ranch Specific Plan, north of Tussing Ranch Road, and west of Itoya Vista Road and Mockingbird Avenue.

**Policy 4.I**

Specific Plans can provide a variety of housing types, including attached units and detached large lot and small lot single family units, as long as the gross density does not exceed two (2) units per acre.

**Policy 4.J**

Residential Specific Plans shall be designed to be compatible with the neighborhood(s) adjacent to them, and shall include perimeter lots of the same size or larger than the adjacent land use designation, or lands across the abutting street.

**Policy 4.K**

Specific Plans for projects in the single family residential land use designations shall meet the following criteria:

- Lot sizes on the perimeter of the project shall be the same size or larger than the adjacent land use designation, or lands across the abutting street.
- A minimum of 30% of the gross project acreage shall be devoted to recreation and/or open space.

- A Specific Plan shall provide a unique design with special amenities, while being compatible with the adjacent neighborhood.
- Gross density for single family development shall not exceed two units per acre.

## **Multiple Family Residential Land Use Goal, Policies and Programs**

### **Goal 5**

A broad range of residential product types to serve all members of the community.

### **Policy 5.A**

The Medium Density Residential land use designation shall allow the broadest range of residential land uses.

### **Program 5.A.1**

The development standards for Medium Density Residential land uses in the Development Code shall allow attached single family units, condominiums, townhomes and apartment projects.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010, Ongoing

### **Policy 5.B**

The Medium Density Residential land use designation shall be applied to lands on major roadways, as appropriate, in close proximity to schools, parks, commercial development, employment centers and transit services.

### **Policy 5.C**

Medium Density Residential projects shall be required to connect to sanitary sewer services.

### **Policy 5.D**

The Medium Density Residential land use designation shall be used as a buffer between commercial and industrial land use designations, and single family residential land use designations.

### **Policy 5.E**

Mixed Use projects which integrate residential land uses and commercial or light industrial land uses are encouraged in The Village, on major roadways, and in close proximity to employment centers.

### **Policy 5.F**

Projects proposed for the Mixed Use land use designation shall incorporate densities of 4 to 30 units per acre for the residential component of the project.

### **Program 5.F.1**

The Development Code shall be amended to include development standards and guidelines for the Mixed Use zoning designation, including requirements for residential and commercial components of the project, and residential densities of 4 to 30 units per acre.

**Responsible Party:** Planning Division

**Schedule:** 2009-2010

### **Policy 5.G**

Multi-family rental projects shall meet the following criteria:

- Projects that would require on-site management according to State law are encouraged.
- Projects shall incorporate design principles for crime free multi-family housing.
- Projects shall be sited within one mile of public transit facilities.
- Project amenities shall be focused on recreational opportunities.

### **Policy 5.H**

Encourage rehabilitation and conversion of neighborhoods that are threatened by blighting influences.

#### **Program 5.H.1**

Single-family units in the Mountain Vista neighborhood on the existing lots are allowed. Single-family homes proposed in Mountain Vista shall conform to the Single Family Residential (R-SF) Development Code standards, and shall be considered legal conforming land uses in the Medium Density Residential designation in this neighborhood only. The Mountain Vista neighborhood shall be defined as the Medium Density Residential lands located east of and adjacent to Rancherias Road, south of and fronting Otoe Road, north of and fronting Thunderbird Road and west of and fronting Sago and Wanaque Roads.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

#### **Program 5.H.2**

Encourage assemblage of parcels in the Mountain Vista and Vista Loma neighborhoods to result in multi-family rental projects which would require on-site management according to State law, conforming to the criteria of Policy 2.G. The Mountain Vista neighborhood is described above and the Vista Loma neighborhood is defined as Medium Density Residential lands located south of Powhatan Road, east of Mohawk Road, north of Nisqually Road and west of Navajo Road.

**Responsible Party:** Planning Division

**Schedule:** Ongoing

### **Policy 5.I**

The Mobile Home Parkland use designation shall be maintained to preserve the Town's mobile home parks and subdivisions as affordable, good quality residential development, and establish standards for new mobile home parks, consistent with State law.

#### **Program 5.I.1**

The Development Code shall be amended to add a Mobile Home Park zone, which shall include development standards and guidelines to assure the maintenance of safe, clean and affordable mobile home housing for the community, consistent with State law.

**Responsible Agency:** Planning Division

**Schedule:** 2009-2010

## **Commercial and Industrial Land Use Goals, Policies and Programs**

### **Goal 6**

Commercial development shall strengthen the local economy and enhance the quality of life.

#### **Policy 6.A**

Commercial development shall be permitted only in areas with provisions for adequate circulation, utilities, infrastructure and public services.

##### **Program 6.A.1**

Commercial development shall be focused on major roadways, the State Route 18 corridor, the High Desert Corridor, and Interstate 15 as shown on the Land Use Map.

**Responsible Party:** Planning Division, Planning Commission, Town Council

**Schedule:** Ongoing

##### **Program 6.A.2**

Commercial development projects will be required to extend adequate infrastructure, utilities and public services prior to occupancy.

**Responsible Party:** Planning Division, Town Engineer

**Schedule:** Ongoing

#### **Policy 6.B**

The Town shall promote commercial and industrial development that are capable of strengthening the local economy and enhancing the quality of life of Town residents.

##### **Program 6.B.1**

The Development Code will maintain development standards and guidelines which encourage creative, high quality design of commercial projects.

**Responsible Party:** Planning Division, Planning Commission, Town Council

**Schedule:** Ongoing

#### **Policy 6.C**

The Town shall encourage the development and/or redevelopment of The Village.

##### **Program 6.C.1**

Public facilities in The Village should be designed to include consolidated parking areas, special roadway standards, and prioritized flood control improvements.

**Responsible Party:** Planning Division, Town Engineer

**Schedule:** Ongoing

**Program 6.C.2**

The Redevelopment Agency shall consider land purchases or other incentives which allow for the consolidation of smaller, under-utilized sites in The Village into larger and more useable parcels, to be marketed to the development community.

**Responsible Agency:** Redevelopment Agency

**Schedule:** Ongoing

**Program 6.C.3**

Future development and redevelopment of The Village shall be governed by a Specific Plan.

**Responsible Party:** Village Association, Planning Commission, Town Council

**Schedule:** 2009-2011

**Goal 7**

Industrial development which supports a broad-based economy, and encourages the jobs-housing balance.

**Policy 7.A**

Industrial development shall be permitted only in areas with provisions for adequate circulation, utilities, infrastructure and public services.

**Program 7.A.1**

Industrial development projects will be required to extend adequate infrastructure, utilities and public services prior to occupancy.

**Responsible Party:** Planning Division, Town Engineer

**Schedule:** Ongoing

**Program 7.A.2**

Capital improvements required for the North Apple Valley Industrial Specific Plan area shall be given high priority

**Responsible Party:** Town Engineer, Town Council

**Schedule:** 2009-2010, Ongoing

**Policy 7.B**

Service commercial land uses will be encouraged to locate in The Village.

**Policy 7.C**

The long-term economic growth of the Apple Valley Airport shall be protected.

**Program 7.C.1**

Development proposals within the influence area of the Apple Valley Airport shall be required to comply with FAA and County standards.

**Responsible Party:** Planning Division, Town Engineer, County of San Bernardino

**Schedule:** Ongoing

**Policy 7.D**

The Town shall adequately regulate sand and gravel operations to assure that their impacts to surrounding development are minimized.

**Program 7.D.1**

The Town shall establish a formal relationship with the County Geologist or other qualified agency to monitor mineral resource operations under the Surface Mining and Reclamation Act (SMARA).

**Responsible Agency:** Planning Division, San Bernardino County Geologist

**Schedule:** Ongoing



## **Public Facilities Goal, Policy and Program**

### **Goal 8**

Adequate public facilities to meet the needs of the Town's residents, businesses and visitors.

### **Policy 8.A**

The Town shall coordinate with all public service providers to assure that adequate services are available to meet the demands of growth in Town.

### **Program 8.A.1**

The Town shall coordinate with public and private providers responsible for parks, schools, fire, water, health, sanitary sewer, storm drainage, transit and solid waste, and transmit development plans to these providers as part of the development review process.

**Responsible Agency:** Planning Division

**Schedule:** Ongoing

## **Open Space Goal, Policies and Programs**

### **Goal 9**

The protection of natural resources in perpetuity.

#### **Policy 9.A**

Public or private lands protected through conservation easements, acquired by private or public agencies, or dedicated for open space shall be designated for the appropriate Open Space land use designation on the Land Use Map.

#### **Program 9.A.1**

Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers and/or linkages are provided when necessary to maintain natural resource values. **Responsible Agency:** Planning Division, Planning Commission, Town Council

**Schedule:** Ongoing

#### **Program 9.A.2**

Coordinate the Land Use Map with preservation areas as may be identified by the Town Council.

**Responsible Agency:** Planning Division, Planning Commission, Town Council

**Schedule:** Ongoing