



BRIDLE PATH ESTATES

At

Apple Valley

Specific Plan
October 2006

BRIDLE PATH ESTATES AT APPLE VALLEY

Specific Plan

Submitted to:

Town of Apple Valley
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October 2006

As approved, including modifications by the Town Council on September 26, 2006, and per Ordinance Nos. 321 and 322 adopted by the Town Council on October 10, 2006.

BRIDLE PATH ESTATES AT APPLE VALLEY

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1.1 OVERVIEW AND INTENT

Within the High Desert Region of San Bernardino County and nestled in between the hills and rock outcroppings of northern Apple Valley, is a sloping valley that views upon the Town of Apple Valley. Refer to Exhibit 1-1, Regional Location. With views of the Town, San Bernardino Mountain Range, Bell Mountain and nearby knolls, it provides a peaceful atmosphere for future residents. The Bridle Path Estates Specific Plan (Specific Plan) serves the Town of Apple Valley ensuring that future residential development within the 664-acre project area supports the Town and provides incremental residential development opportunities. The Specific Plan Area is located south of Falchion Road, east and west of the future Tao Road extension and mostly west of the future Chippewa Road extension, Exhibit 1-2, Project Vicinity. The Specific Plan Area includes approximately sixty (60) acres of preserved natural Open Space; and fifty-three (53) acres of Mineral Resource and 551 acres of Community Reserve land use that support half-acre residential lot development. The site characteristics described and the relationship of the Specific Plan to the existing area are evidenced in Exhibit 1-3 Aerial Photograph

The Bridle Path Estates Specific Plan provides an equestrian themed development on half-acre and larger lots that embraces the surrounding knolls and views of the valley. The residential development concept for the community includes distinctive residential characteristics established by the single-family and equestrian residential zone designations. The Specific Plan allows for a mixture of housing types throughout its area, with an appropriate mix of one- and two-story homes to provide incremental growth adjacent to the existing residential neighborhoods to the south and future neighborhoods to the northeast. As a living document, the Specific Plan also provides flexibility for future market conditions by permitting single-family attached residential uses and general commercial uses in the northern portion of the site when developed in accordance with the standards contained herein and with all applicable sections of the Town Development Code. See Land Use Conversions (Section 7.2.7) for the process. The residential component of the Specific Plan consists of a maximum of 1,102 dwelling units on 551 acres. The over-all Residential development density is two (2) dwelling units per acre, within the Specific Plan Area.

The total open space component of the Specific Plan consists of approximately sixty (60) acres. The Specific Plan Land Use Plan provides for the preservation of land and public access to this portion of the Specific Plan Area. The trail system coordinates access to both natural and improved recreational areas in conjunction with the Town's Master Trail Plan.

1.1.1 Scope

The Specific Plan refines and implements the goals and objectives of the Town of Apple Valley General Plan. The Specific Plan establishes the policy and regulatory framework for the incremental development of the Specific Plan Area consistent with the Town of Apple Valley General Plan and Development Code.

1.1.2 Intent

The Bridle Path Estates Specific Plan is the culmination of a comprehensive planning process that included consultation and coordination with: the Town's planning, public works and regional agency staffs; Town's elected officials, neighborhood group and individual meetings; professional planning and architectural consultants; and civil and environmental engineers. The intent of this Specific Plan is directly related to the feedback obtained during the planning process and is summarized in the eight (8) components below. Specific goals and objectives, which implement these components, as set forth in Section 1.2.

1. Create a Specific Plan that is consistent with and implements the Town's existing General Plan land use regulations.

This Specific Plan provides project-specific direction consistent with existing General Plan Land Use regulations, specifically related to Community Reserve, Open Space and Mineral Resource land use areas.

2. Support the Town of Apple Valley's 2010 Vision Plan.

The people of Apple Valley provide direction to the Town Council for the future of Apple Valley. This Specific Plan supports the Town Council's 2010 Vision Plan as identified in Section 2.2 Relationship to the Town's 2010 vision in this Specific Plan.

3. Provide Open Space and Recreational areas, which complements the Town's goals for the northern portion of Apple Valley.

Bridle Path Estates proposes a balance of development and open space, providing public recreational opportunities while using the area's physical features to enhance some of the Town's amenities. The Specific Plan provides approximately (60) acres of permanent natural open space, which allows scenic view points and preserves the rock outcroppings and knolls as important landmarks for the entire community.

4. Provide new housing opportunities which are designed to be sensitive to neighboring property owner's inputs.

The Specific Plan Area was carefully planned with direct input from Town Staff, Residents and Equestrian Commission. Every effort was made to produce a Specific Plan that addresses residents' concerns, provides natural trails and amenities, ensures new quality residential development, and offers a diverse housing opportunity.

5. Provide and extend equestrian trails designed to be sensitive to neighboring future neighborhoods and existing knolls.

The Specific Plan Area extends the Lifeline Equestrian Trail through the community and into the northern portion of Apple Valley. Trail opportunities exist throughout the site supporting the equestrian community and semi-rural image of Apple Valley.

6. Provide new streets and roads to support north Apple Valley.

The Specific Plan Area was coordinated with the Town Engineer and Caltrans in order to support the future roadway and street improvements. This coordination also supports the High Desert Corridor to be located just north of the Specific Plan's northern boundary. The Specific Plan extends Falchion Road and Tao Road to connect with future Choco Road and its alignment with the High Desert Corridor. These new roads support the Town's General Plan Circulation Element and provide much needed access and traffic mitigation to the north of the Town. In addition, street and road improvements and multiple street intersections will be funded through future development fees to improve vehicle circulation throughout the north region of Apple Valley.

7. Provide a new fire station to support future residents with improved emergency response times in north Apple Valley.

A future fire station is to be located in Bridle Path Estates Specific Plan that will service north Apple Valley. Expanding emergency services to the northern region will improve emergency response times to existing and future development areas.

8. Supports Measure N.

Provide a community vision that supports the intent of Measure "N" by protecting a rural image for developing areas in the General Plan Land Use Designation of Community Reserve (R-C). This Specific Plan ensures Bridle Path Estates will develop in compliance with compliance to Measure "N". It maintains a minimum single-family lot area of 18,000 square feet net. This Specific Plan creates development standards for single-family residents that are equestrian friendly and captures the essence of important desert features such as the Knolls and rock outcroppings, within its boundary. It is the intent of this Specific Plan to support the image and community lifestyle of Apple Valley, through the minimum two (2) dwellings per acre standard.

1.1.3 Land Use Concept

The Land Use Plan consists primarily of residential uses and open space. The fundamental concept for Bridle Path Estates is to create an equestrian and pedestrian-friendly community and support future residents lifestyles on half-acre minimum residential lots that provide an option for the on-site boarding of horses and access to regional and local equestrian trails.

1. Residential Component

The residential component of the Specific Plan consists of a buildout potential of 1,102 dwelling units on 551 acres within the Specific Plan Area. Residential development density ranges from two (2) dwelling units per one (1) acre or greater.

The Land Use Plan preserves the prominent slope and knoll areas that are greater than fifteen (15) percent in gradient and respects and integrates into the project to the extent feasible lesser slopes, Refer to Exhibit 3-2, Existing Topography.. This establishes a development pattern that protects rock outcroppings and steeper hillsides. The residential development concept for the community includes two (2) distinct neighborhood types, equestrian and traditional. It provides a mixture of housing throughout the residential community with an appropriate mix of one- and two-story homes to provide for the integration of the new community with the existing neighborhoods to the south and east and future development to the northeast.

As a living document, the Specific Plan also provides flexibility for future market conditions by permitting single-family attached residential uses and general commercial uses in the northern portion of the site when developed in accordance with the standards contained herein and with all applicable sections of the Town Development Code. See Land Use Conversions (Section 7.2.7) for the process.

2. Open Space Component

The total open space conservation component of the Specific Plan consists of approximately sixty (60) acres. The Land Use Plan provides for the preservation of rock outcroppings and incorporates public access to portions of these areas. The trail system coordinates access for both natural and improved recreational areas in conjunction with the Town's Master Trail Plan.

1.2 SPECIFIC PLAN GOALS

The goals of the Specific Plan support the implementation of the Town of Apple Valley General Plan. The Specific Plan provides for incremental development in north Apple Valley so that leap frog development does not occur. This Specific Plan balances the needs of the future residents with the existing residents in the community, and provides for logical growth in an area adjacent to existing public services and utilities. This Specific Plan as outlined will support the following:

1.2.1 Support the Town Council's Vision 2010 Plan.

1.2.2 Support the two (2) dwellings per gross acre vision for north Apple Valley in compliance with the Community Reserve land use designation. This Specific Plan provides one dwelling per half-acre minimum lot size.

1.2.3 Establish Development Standards and Design Guidelines that implement the Town of Apple Valley General Plan Housing Element. The Bridle Path Estates Specific Plan establishes Development Standards and Design Guidelines for this property.

1.2.4 Establish Open Space areas to preserve the rock outcroppings and knolls within the Specific Plan Area. Approximately sixty (60) acres of significant Open Space are preserved in this project.

1.2.5 Establish street and road patterns to support the Town of Apple Valley General Plan Circulation Element. The Bridle Path Estates Circulation Plan implements the City's General Plan Circulation Element.

1.2.6 Expand the Life Line Equestrian Trail system further north in Apple Valley to allow access opportunities towards Bell Mountain and desert washes. The Lifeline Equestrian Trail extends through Bridle Path Estates.

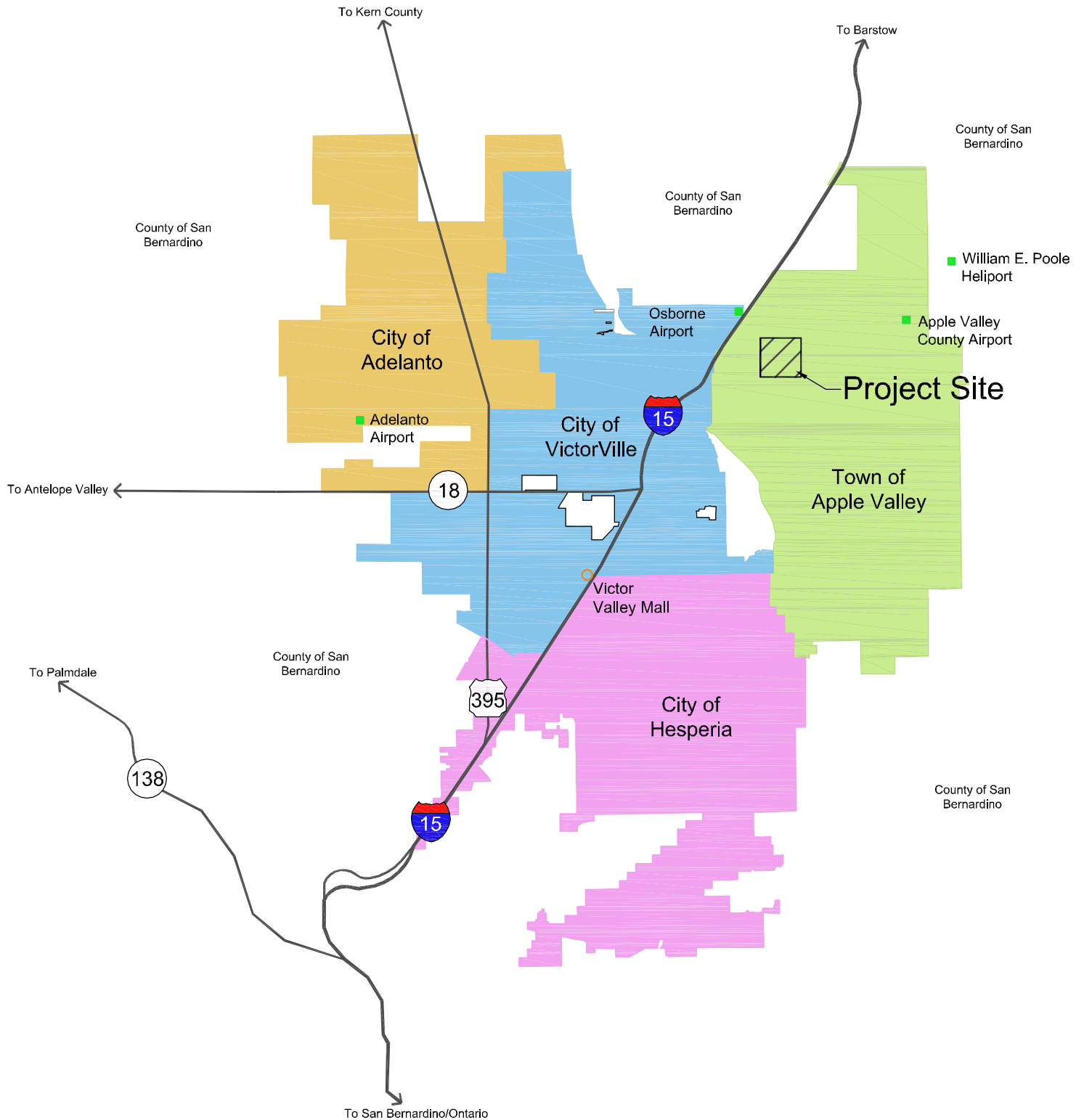
1.2.7 Provide a location for a Fire Station to support emergency services in north Apple Valley. A fire station site will be located within the community to serve the project, as well as north Apple Valley.

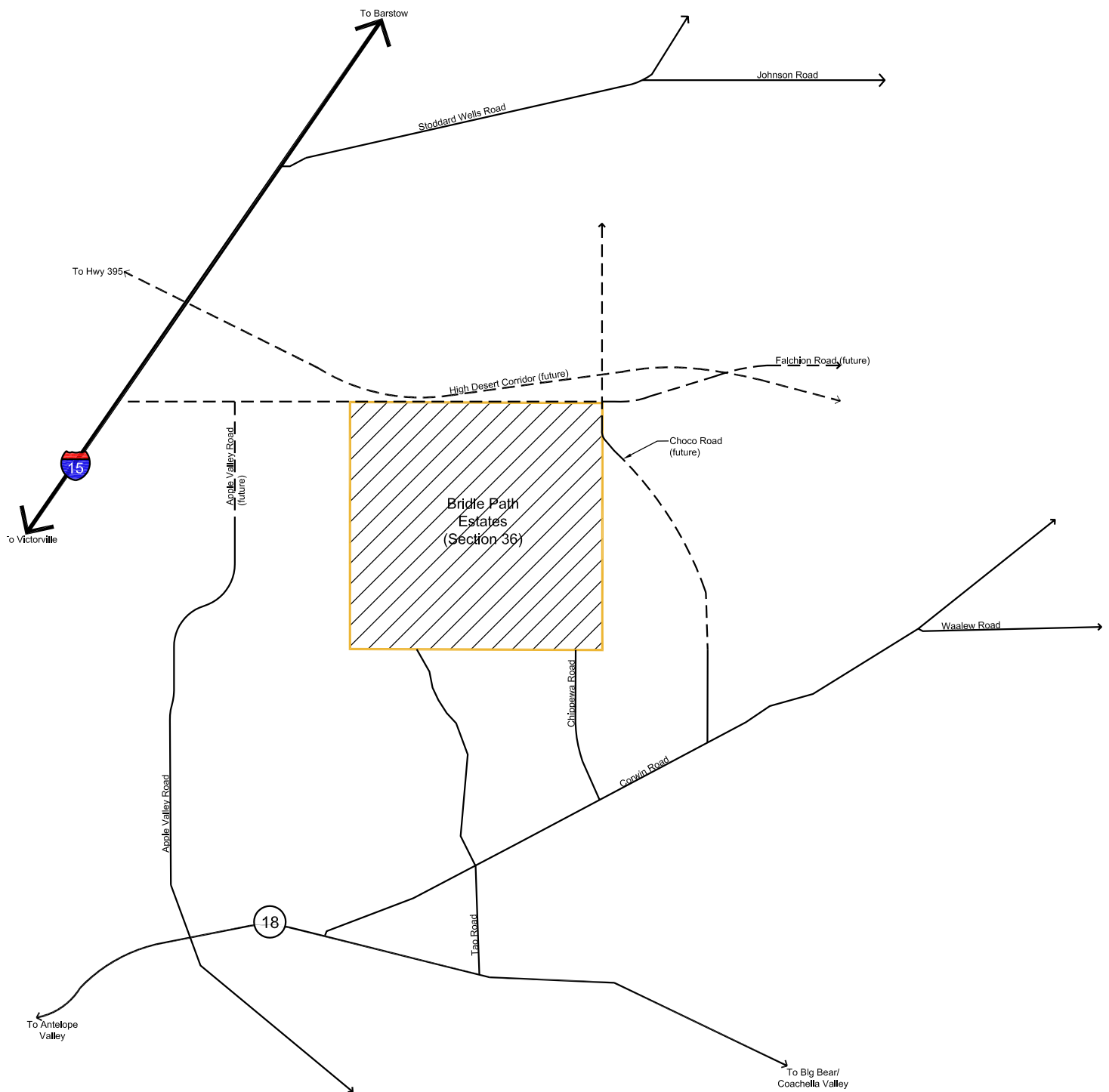
1.2.8 Create a "sense of place" to unify the entire community through design and cohesive development.

1.2.9 Provide community focal points. Significant knolls equestrian facilities, nearby commercial center, scenic vistas, and neighborhood parks, all interconnect and are within walking distance of Bridle Path Estates.

1.2.10 Create aesthetic and functional streetscapes that provide internal connections to the neighborhood park, equestrian facility, and nearby commercial center.

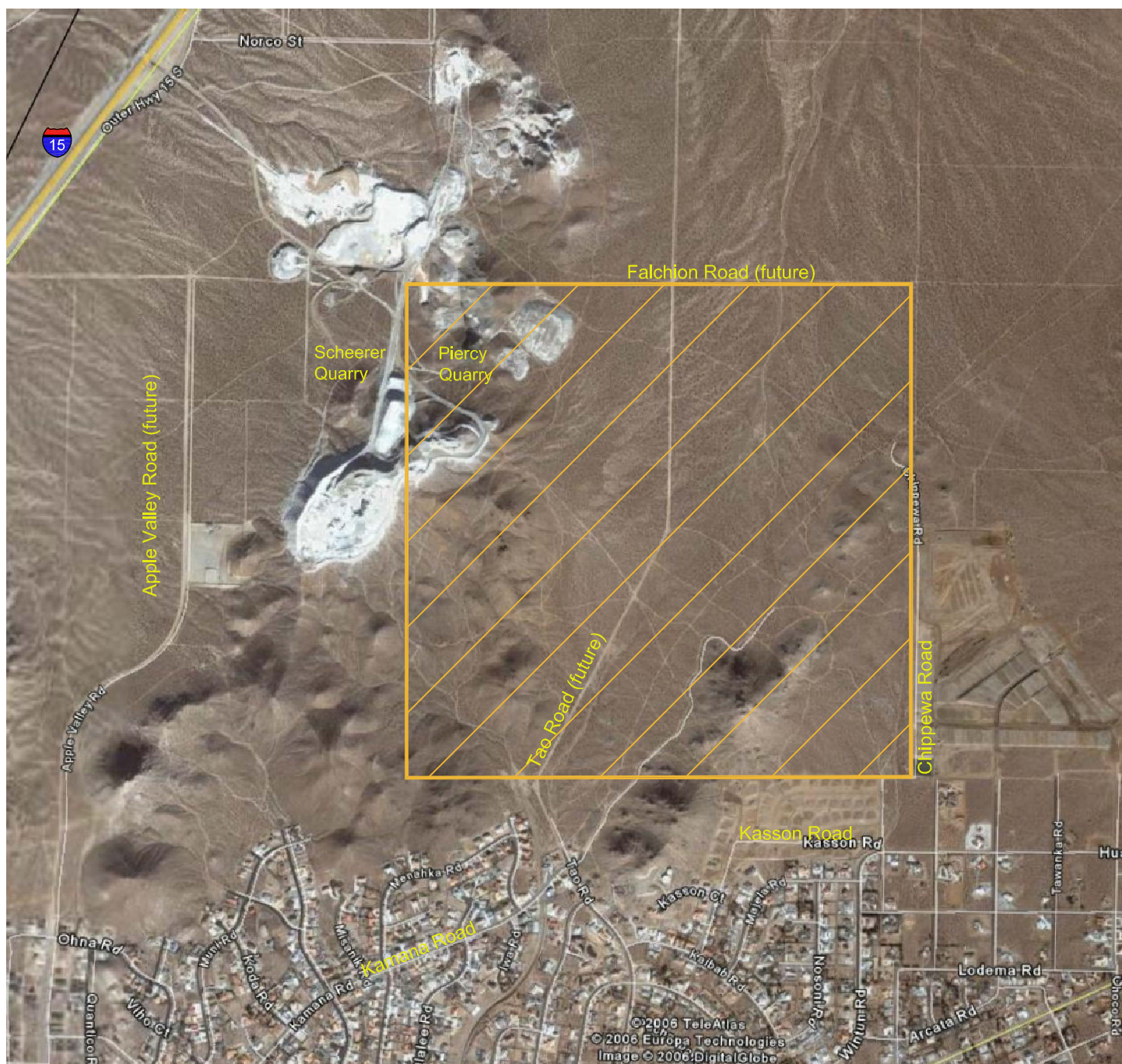
1.2.11 Provide a variety of residential types allowing residents to move up or down in the housing sector as their needs change.





Bridle Path Estates
Bridle Path Estates, L.P.

Exhibit 1-2
Project Vicinity Map



Bridle Path Estates
Bridle Path Estates, L.P.

Exhibit 1-3
Aerial Photograph



2.1 AUTHORITY OF THE SPECIFIC PLAN

This Specific Plan has been prepared pursuant to the provisions of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 *et seq.*, which grants local planning agencies the authority to prepare a Specific Plan for any area covered by a General Plan for the purpose of establishing systematic methods for implementation of the General Plan. A Specific Plan is designed to address site-specific issues such as existing on-site conditions relative to topography and existing environmental constraints, site designs and layout, including building setbacks and visual appearance, as well as on-site and off-site circulation, utility provisions, and infrastructure financing alternatives.

A General Plan addresses a Town or county at a macro scale, while a Specific Plan concentrates on the individual Development issues and opportunities of a particular area or project. In addition, the General Plan establishes objectives which may require the preparation of individual Specific Plan documents in order to ensure that new Developments comply with the implementation needs of the General Plan.

California Government Code, Sections 65450 through 65454, identifies the required contents of a Specific Plan and mandate consistency with the General Plan. Section 65451 of the Government Code requires that a specific plan contain the following at a minimum:

- (a) A specific plan shall include text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

This Specific Plan serves as the policy and regulatory document for the Specific Plan Area consistent with the General Plan, Municipal Code, and other Town criteria. In this regard, all Development Plans, Tentative Parcel Maps and Tentative Tract Maps, or other entitlements, shall be consistent with regulations set forth in this document and, for issues not covered in the Specific Plan, with all applicable Town regulations in effect unless otherwise modified or permitted by this Specific Plan.

The adoption and amendment of the Specific Plan does not constitute a vesting of rights to construct any of the land uses or improvements described herein. It is not intended that any existing provisions of state law, or provisions of state law as may hereafter be adopted, amended, or judicially interpreted, shall be construed as authorizing the Specific Plan to constitute a vesting of rights to construct.

Tentative tract maps and other applications or approvals to allow grading and/or construction of residential units and private recreation areas within the Bridle Path Estates will be submitted following Specific Plan approval.

2.2 RELATIONSHIP TO THE TOWN'S 2010 VISION

In August 2003, the Town Council adopted "Vision 2010" which established priorities for guiding the Town towards quality, balanced growth. This section describes this Specific Plan's consistency with the applicable provisions of Vision 2010.

2.2.1 Transportation/Circulation

Develop and maintain a transportation system of roads, bike paths and lanes, sidewalks and equestrian trails.

Compliance: This Specific Plan supports the Town's 2010 Vision by providing street and road extensions to north Apple Valley, extending the Life Line Equestrian Trail further north towards Bell Mountain and desert washes as destination points, and extending walking paths and trails throughout the Specific Plan Area to meander through the residential neighborhoods and the knolls. Refer to Section 5.0, Circulation in this Specific Plan.

2.2.2 Economic Development

Promote and encourage commercial and industrial development in North Apple Valley.

Compliance: This Specific Plan supports future economic growth by providing residential land uses near future commercial and industrial planned areas. Residents will be near future employment centers proposed along Choco Road, the High Desert Corridor, the I-15 Freeway Corridor, and the Apple Valley Airport Industrial Area.

2.2.3 Local Career/Employment

Provide opportunities for local career and employment advancement by attracting graduate, post-graduate and vocational training facilities.

Compliance: This Specific Plan supports residential development that provides quality housing products to entice future professionals and current residents to reside and maintain a home in Apple Valley.

2.2.4 Community Enhancement

Cultivate citizen pride by providing events and activities that foster a sense of community among citizens, and by demonstrating a pride in ownership through entry statements, infrastructure and consistent application of our development standards.

Compliance: This Specific Plan provides design guidelines that support site planning and architectural design features for the new residential community. The Neighborhood Park provides a centrally located location for community events. This Specific Plan also supports an equestrian lifestyle by providing opportunities for the boarding and recreation of horses. An equestrian arena is also planned for use by residents of Bridle Path Estates. This will be connected by a trail system that meanders along the knolls within the Specific Plan boundary. Refer to the Specific Plan Land Use Plan, Exhibit 4-1

2.2.5 Recreation and Park Facilities and Programs

Enhance and expand diverse recreational opportunities for youth and adults, and continue to improve park facilities.

Compliance: This Specific Plan provides Quimby fees to support regional park facilities, a trail system to support equestrian riders and day hikers, equestrian arena, and a neighborhood park. Programming these facilities is coordinated by the Apple Valley Park and Recreation Department. Youth and adult sports activities and programs are planned for a future off-site community park that Quimby fees will support. A future Community Park site of approximately Forty (40) acres is to be located in northern Apple Valley. A number of potential Community Park sites are currently under consideration by the Town within Recreational Service Area #3, of which Bridle Path Estates is a part, as consistent with the Parks and Recreation Master Park Plan. Refer to the Specific Plan Land Use Plan, Exhibit 4-1.

2.2.6 Retail Development

Encourage and promote retail development town-wide to meet the consumer needs of our citizens.

Compliance: This Specific Plan permits commercial retail opportunities through implementation of General Commercial Overlay designation to provide market flexibility for neighborhood-serving retail opportunities. The project designates residential land uses that provide a consumer base for existing commercial establishments in Apple Valley and future commercial development in North Apple Valley.

2.2.7 Reclaimed Water

Implement the use of reclaimed water as a cost-effective and environmentally sound method for irrigation of public landscaping.

Compliance: Availability and use of Reclaimed Water shall be coordinated with the local water purveyor and per the direction of the Town's Engineering requirements during preparation of Tentative Tract Maps for the Specific Plan Area.

2.2.8 Aviation Element

Incorporate an aviation element into our economic development strategy to facilitate commercial and light industrial growth.

Compliance: This Specific Plan is not located within the airport impact area and therefore does not impede airport operations. This Specific Plan supports residential land use development to provide residential opportunities for future employees in the Airport / Industrial area.

2.2.9 Civic Center Development

Complete the Civic Center Park and Aquatic Center, creating a community focal point citizens can be proud of.

Compliance: This is not applicable for the Specific Plan.

2.2.10 Apple Valley Village

Continue efforts to revitalize the Apple Valley Village Area.

Compliance: This Specific Plan is neither a part of nor immediately adjacent to the Apple Valley Village. This Specific Plan provides a residential land use component that supports future housing where consumer opportunities could support the Apple Valley Village Area.

2.3 RELATIONSHIP TO TOWN'S GENERAL PLAN

The Specific Plan complies with the Long Range vision of the Town's General Plan. The adopted General Plan designates a majority of the northern region of Apple Valley as Community Reserve (RC) Land Use designation. Community Reserve envisions and permits the development of large scale development projects that include a mixture of uses, such as residential, commercial, industrial and open space. Residential densities are not to exceed two dwelling units per gross acre. Community Reserve encourages the development of high quality, mixed-use or large scale developments through the preparation of a Specific Plan for the subject project area. The Bridle Path Estates Specific Plan in full compliance with the General Plan Community Reserve land use designation establishes a comprehensive land plan and development standards for the unique site. The Specific Plan provides some design flexibility while preserving open space and natural features and providing recreational opportunities superior to that which can be achieved through strict application of current Town development criteria.

Appendix C, General Plan Consistency, describes how the Specific Plan is consistent with and implements applicable goals from each General Plan Element for the Specific Plan Area.

2.4 RELATIONSHIP TO TOWN'S ZONING

The Specific Plan functions as the zoning code for the Specific Plan Area. The Specific Plan, however, is also consistent with the existing provisions of the Municipal Code in effect at the time of its approval except where in conflict with unique Specific Plan provisions expressly stated herein. In cases where this Specific Plan contains differing standards from the Municipal Code, the Specific Plan standard shall prevail. Exhibit 2-2, Zoning Map, illustrates the Specific Plan zoning district designation for the adopted Specific Plan.

Upon adoption by Town Council, the zoning district for the subject area shall be "Specific Plan (SP)." Specific Plan land use designations are discussed in Chapter 4.

Section 9.56.040 of the Town Development Code lists the Specific Plan Requirements for specific plans within the Town of Apple Valley. These requirements are as follows:

2.4.1 Policy Discussion

Compliance: This Specific Plan provides a compliance discussion in Appendix C that addresses its relationship to the Town's General Plan Goals and Policies.

2.4.2 Land Use Plan

Compliance: Chapter 4 of the Bridle Path Estates Specific Plan contains the Land Use Plan along with the descriptions of the uses, and development standards for each land use designation. The Land Use Plan supports the existing General Plan Land Use designations of Community Reserve, Mineral Resource, and Open Space.

2.4.3 Circulation Plan

Compliance: Chapter 5 contains the Circulation Plan along with descriptions of all vehicular and non-vehicular circulation systems. The Traffic Impact Analysis prepared for this Specific Plan also supports the Town's General Plan Circulation Element and is referenced herein as Traffic Impact Analysis Bridle Path Estates Residential Development, LSA Associates, LSA Project No. SQI430, October 3, 2005. The Mitigated Negative Declaration prepared separately, but as part of the overall Specific Plan submittal, identifies a number of necessary mitigation measures that must be implemented as part of the Specific Plan and Tentative Tract Maps in order to mitigate potentially significant impacts from project-wide circulation improvements.

2.4.4 Infrastructure and Services Plan

Compliance: Chapter 6 of the Bridle Path Estates Specific Plan contains exhibits depicting the infrastructure improvements as well as descriptions of those systems and public services needed for the community.

2.4.5 Landscape Concept

Compliance: The Landscape Concept design is described in Section 4.4. Additional landscape and design guidelines are provided in Appendix D, Design Guidelines.

2.4.6 Special Edge Treatments

Compliance: This Specific Plan integrates with the residential community to the south of its location. The future residential components of this Specific Plan will respect and incorporate the prominent hillsides and knolls as part of the design for the community. Tao Road supports a multi-use trail that acts as an edge treatment along the roadside.

2.4.7 Development Phasing Plan

Compliance: The Bridle Path Estates Phasing Program is described in Section 7.3, Phasing Concept. Four phases will be incremental trending from the south to the north. As subsequent tentative tract maps are approved, infrastructure will follow. Development phases are subject to the Town Engineer's approval that assures that infrastructure and services are coordinated to serve the Specific Plan Area in a coordinated manner in conjunction with surrounding areas. This includes the need for offsite improvements to be sufficiently in place to support subsequent Tentative Tract Maps. The Mitigated Negative Declaration prepared separately, but as part of the overall Specific Plan submittal, identifies a number of necessary mitigation measures that must be implemented as part of the Specific Plan and Tentative Tract Maps in order to mitigate potentially significant impacts from project-wide circulation and infrastructure improvements.

2.4.8 Administration Section

Compliance: Chapter 7, Implementation describes the processes required for implementing the Bridle Path Estates Specific Plan.

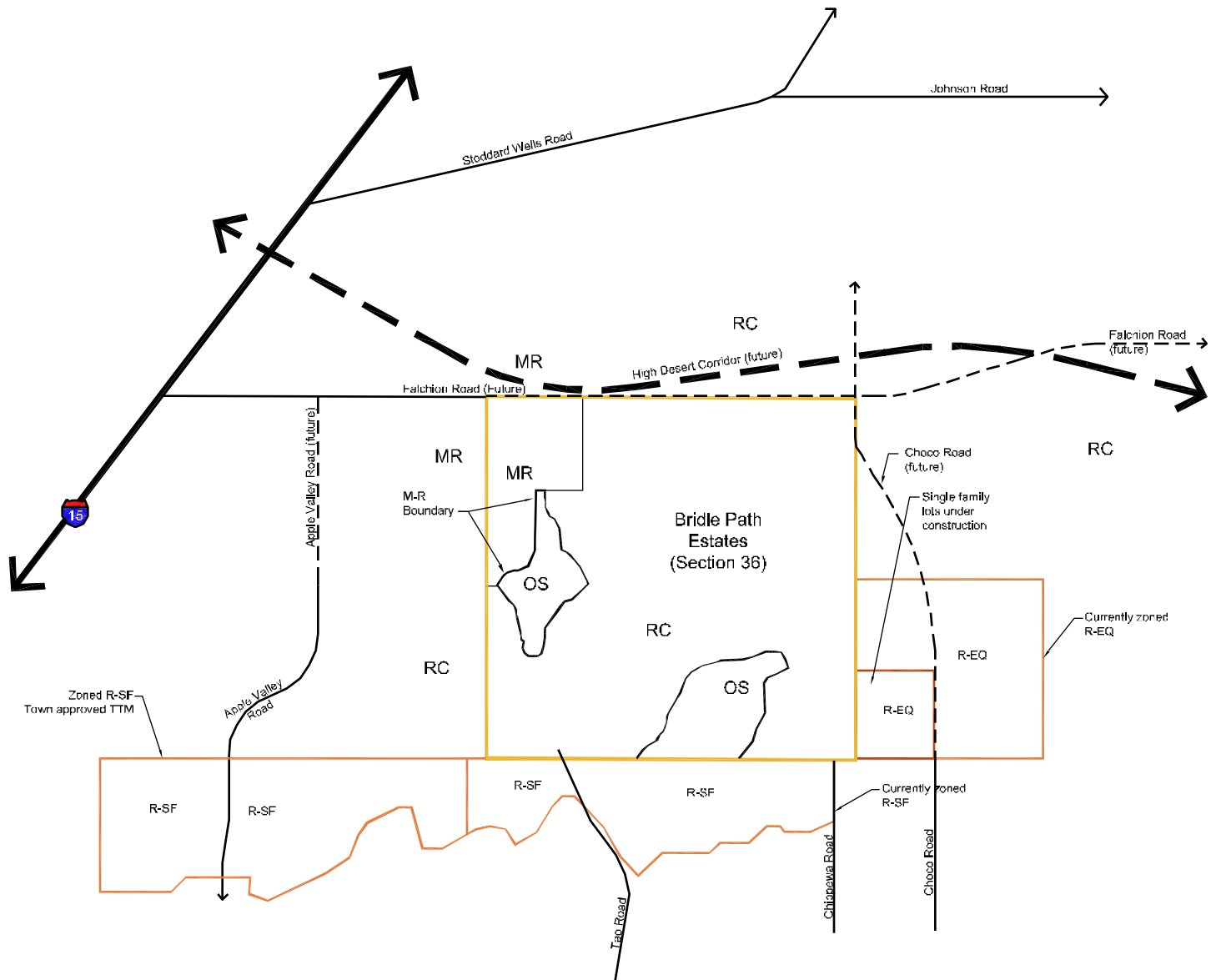
2.5 RELATIONSHIP TO TOWN'S SUBDIVISION ORDINANCE

Subsequent Tentative Tract Maps or Parcel Maps shall be filed following Specific Plan adoption by the Town Council.

Land subdivisions (e.g., Tentative or Final, Tract or Parcel Map) shall be submitted, reviewed and approved in accordance with this Specific Plan, the Town's Subdivision Ordinance, the California Subdivision Map Act, and relevant Initial Study/Mitigated Negative Declaration (MND) mitigation measures.

The Tentative Parcel Map is a final map that allows for the creation of legal lots without authorizing construction. The approval of a Tentative Parcel Map shall not authorize improvements and/or dedications. Each purchaser of a lot under the Tentative Parcel Map must file a final tract map in compliance with the approved Tentative Tract Map and its improvement requirements before construction of any units.

Development Code 9.03.060 E (p.11) states: "To assure that open space is provided within specific plan areas, public and open space sites shall be dedicated in advance of development (prior to issuance of building permits) whenever such dedication is so required, even in those cases when a subdivision map is not required..."



Legend	
Symbol	Description
RC	Community Reserve
MR	Mineral Resource
OS	Open Space
	Specific Plan Boundary

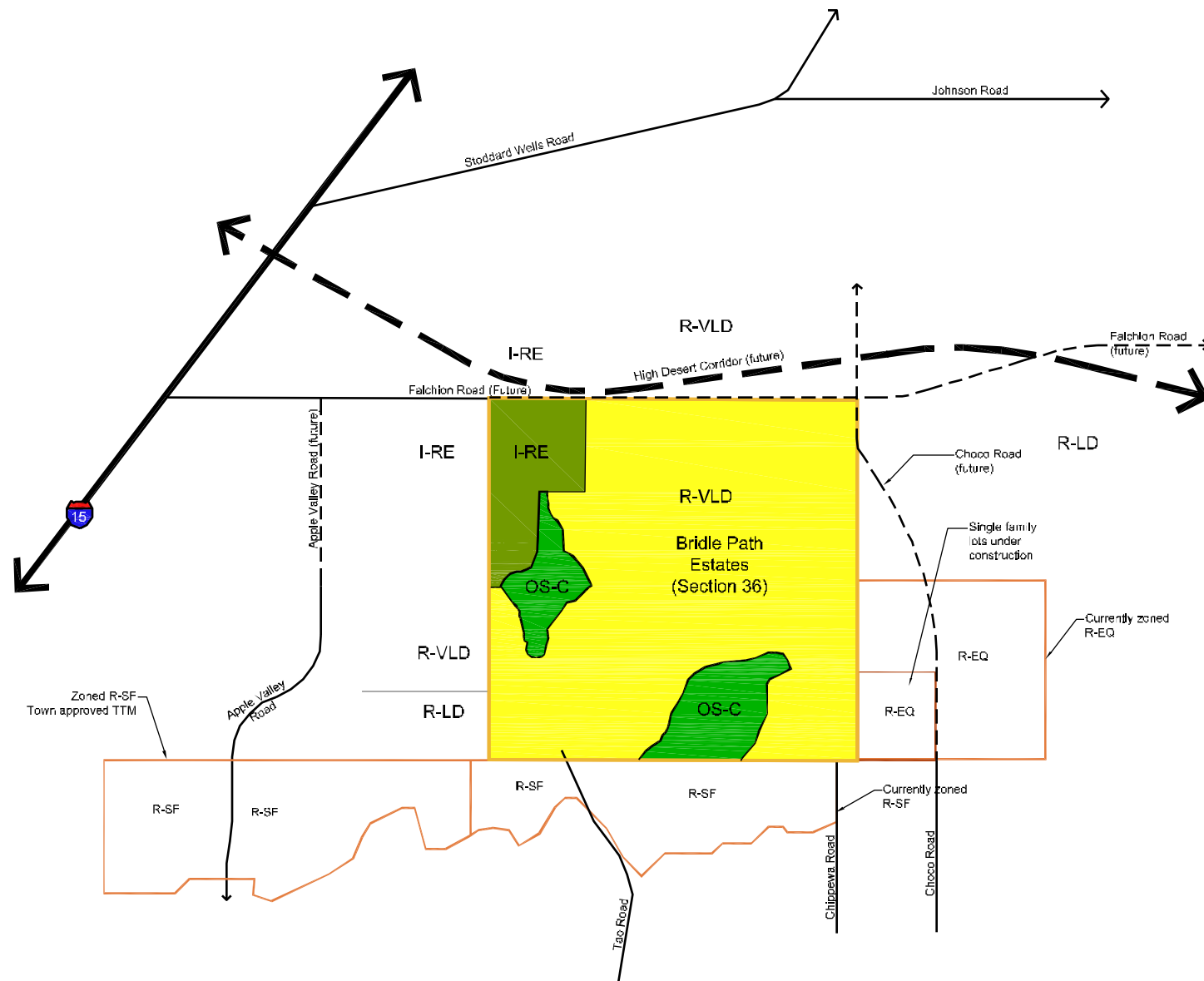
Exhibit 2-1
General Plan

Bridle Path Estates
Bridle Path Estates, L.P.

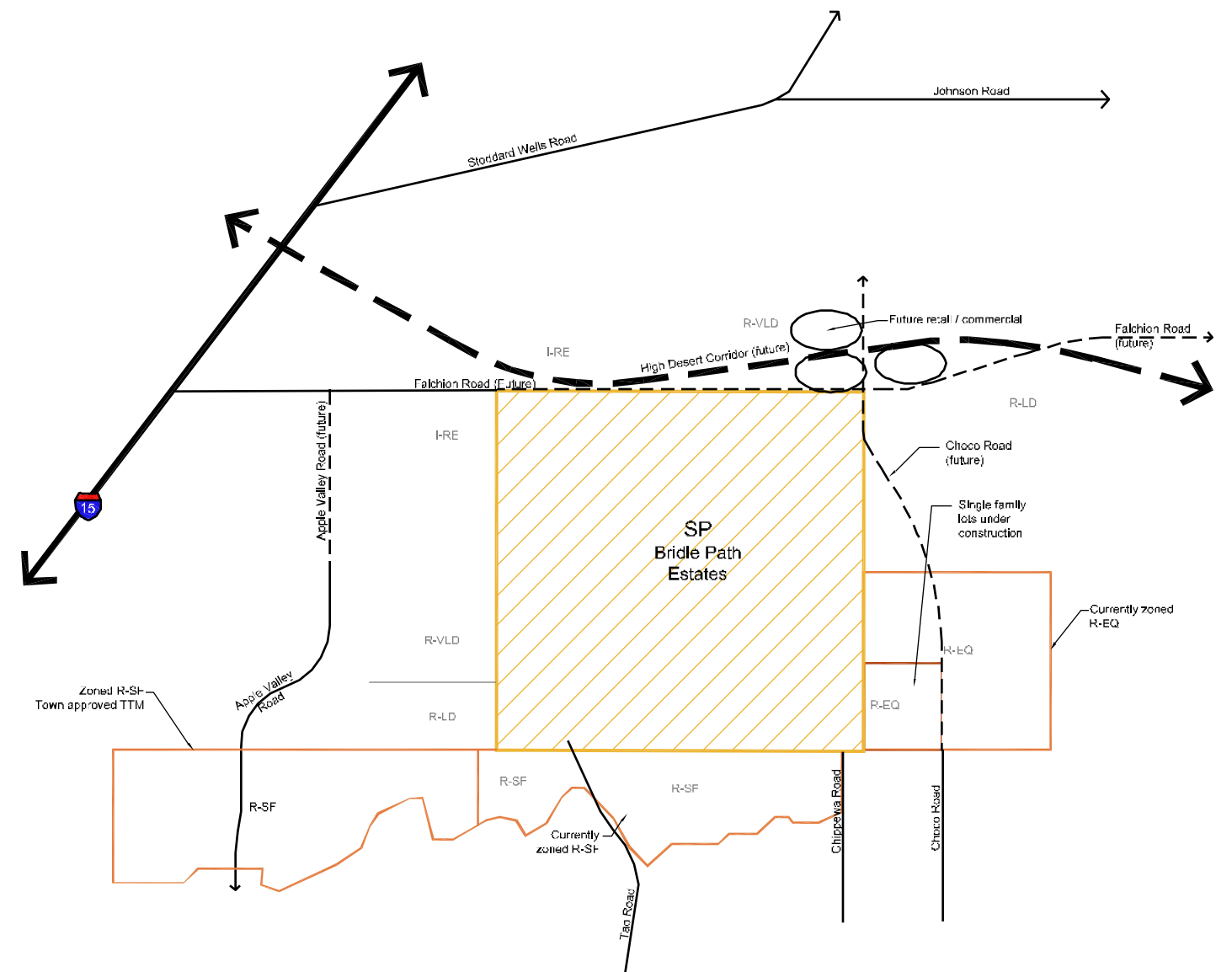
Land Use Designation Map

NOT TO SCALE **FORMA**
May 2006

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Existing Zoning Map



Proposed Zoning Map

Legend	
Symbol	Description
	Specific Plan
R-LD	Residential Low Density
R-VLD	Residential Very Low Density
R-EQ	Residential Equestrian
R-SF	Residential Single Family
I-RE	Resource Extraction
OS-C	Open Space - Conservation
	Specific Plan Boundary

3.1 PROJECT LOCATION AND SETTING

3.1.1 Project Location

The Bridle Path Estates Specific Plan encompasses approximately 664 acres within the Town of Apple Valley (Exhibit 1-1, Regional Location). The Specific Plan Area is primarily located in the northern portion of Apple Valley (Exhibit 1-2, Project Vicinity). The entire Specific Plan Area is Section 36, Township 6 North, Range 4 West of San Bernardino Meridian, generally located south of Falchion Road, east and west of future Tao Road extension, and mostly west of future Chippewa Road extension.

Regional access to the Specific Plan Area is provided by Happy Trails Highway (Highway 18) connecting with Tao Road and Chippewa Road from the south. Local access is provided via Tao Road and Chippewa Road extensions located south of the Specific Plan Area. Future Falchion Road is located along the north boundary of the Specific Plan and will have local access points from future Choco Road to the east and Apple Valley Road to the west. Upon completion of the "High Desert Corridor" (SR220) there will be local access from the proposed "High Desert Corridor"/Choco Road interchange to the project, via Falchion Road and a second access point located in the northeast portion of the Specific Plan Area.

3.1.2 Existing Land Uses

1. Within Specific Plan Area

The Specific Plan area is primarily vacant undeveloped land with a closed rock quarry at the northwest corner of the site and several dirt roads and trails.

2. Adjacent to Specific Plan Area

The abutting land uses to the west, north, and east are primarily vacant and undeveloped; single-family residential uses are located to the south. The southwest portion of the site is adjacent to a new single-family residential subdivision currently under construction. The General Plan Land Use Map designations surrounding the property are Residential Very Low Density (R-VLD) to the north and west, Residential-Low Density (R-LD) and Equestrian-Residential (R-EQ) to the east, Residential Single-Family (R-SF) to the south, and Mineral Resources (MR, approximately fifty-three (53) acres) to the west. Proposed land use and zone designations northeast of Bridle Path Estates are Single-family Residential one (1) dwelling per half (½)-acre lot, and General Commercial (proposed North Pointe project).

Exhibit 3-1, Existing Land Uses, shows the existing land uses for properties within and adjacent to the Specific Plan Area.

3.2 ENVIRONMENTAL SETTING

This section describes the existing Specific Plan Area at the time of adoption of this Specific Plan and related documents.

3.2.1 Topography

Topographically, the property consists of a gently sloping alluvial valley at the central portion of the property with adjacent relatively steep hills bordering the subject area to the west and southeast. The lowest portion of the site is located at the north central property line with an elevation of approximately 3,035 feet Mean Sea Level; the highest portion is located at the top of a ridgeline in the northwestern corner with elevation of approximately 3,370 feet MSL. Refer to Exhibit 3-2, Existing Topography.

3.2.2 Drainage and Watersheds

The proposed Specific Plan area has four (4) identified desert washes on the subject property. These washes are active when it rains and floods. The washes do not provide a consistent source of water or riparian habitat. Exhibit 3-3, Constraints Map, indicates the location of existing natural drainage courses within the Specific Plan Area. These washes must be identified on future tentative Tract Maps and any modifications and/or improvements shall be identified.

3.2.3 Biological Resources

Biological resources have been surveyed within the Specific Plan area. The following sensitive species were identified in the Focused Desert Tortoise, Focused Burrowing Owl and General Biological Survey completed by Tom Dodson and Associates, consulting biologist, on October 2004:

Burrowing Owl (*Athene cunicularia*) – State species of concern (SSC)
Horned Lark (*Eremophila alpestris*) – SSC
Loggerhead Shrike (*Lanis ludovicianus*) – SSC
Sage Sparrow (*Amphispiza belli*) – SSC
Joshua Tree (*Yucca brevifolia*), Mojave yucca (*Yucca schidigera*) – Town regulated
Compass Barrel Cactus (*Ferocactus acanthodes*) – Town regulated

The following sensitive species were not observed on the site, but there is at least a moderate potential for these species to occur on the site.

Mohave ground squirrel (*Spermophilus mohavensis*; MGS) – State-listed Threatened Species (ST)

Le Conte's Thrasher (*Toxostoma lecontei*) – SSC

Bendire's Thrasher (*Toxostoma bendirei*) – SSC

Desert Cymopterus (*Cymopterus deserticola*) – CNPS list 1B

Chuckwalla (*Sauromalus obesus*)

Prairie Falcon (*Falco mexicanus*) – SSC

Desert Tortoise (*Gopherus agassizii*)

The biological survey for this Specific Plan indicates no sign of desert tortoise were observed, although two old burrows were found that may have been dug by tortoise.

Mohave Ground Squirrel (MGS)

The MGS is a California state listed threatened species. The MGS was not identified on site. No focused trapping study for MGS was conducted on the site, and MGS were not observed during the course of the surveys.

Burrowing Owls

Burrowing owls and sign of burrowing owl activity (burrows, pellets, whitewash) were observed on the project site. One active burrowing owl nest was encountered on the project site. Impacts to potential burrows must be avoided until authorization is obtained from the appropriate agencies.

Joshua Trees

Joshua Trees shall be protected in compliance with The Town of Apple Valley 1998 General Plan and applicable Municipal Code.

A Joshua Tree survey was conducted November 7, 2005 by Archie M. Reiser, Sr. Sixty-four (64) Joshua trees were identified; fifty-eight (58) are transplantable, six (6) are not transplantable due to poor health conditions.

The Town of Apple Valley 2000 Development Code Chapter 9.76.040 Joshua Trees ordinance also implements the General Plan policy to protect Joshua Trees. Bridle Path Estates will be required to comply with the Native Plant Ordinance as it pertains to all species and specifically Joshua Trees.

Knoll Protection

According to Exhibit OSC-1 of the Town of Apple Valley General Plan Open Spaces/Conservation Element, the site is not located in an area designated for desert conservation but portions of the site are designated hillside (open space). According to the General Plan, "The designation of an area as an open space/resource area does not preclude all other use of the land. Such a designation, rather, recognized their importance as resources which need to be protected from the over development of urban uses which could upset

the sensitive and potentially unstable nature of the land.” Refer to Chapter 4, Land Use, in this Specific Plan for additional discussion of permanent open space.

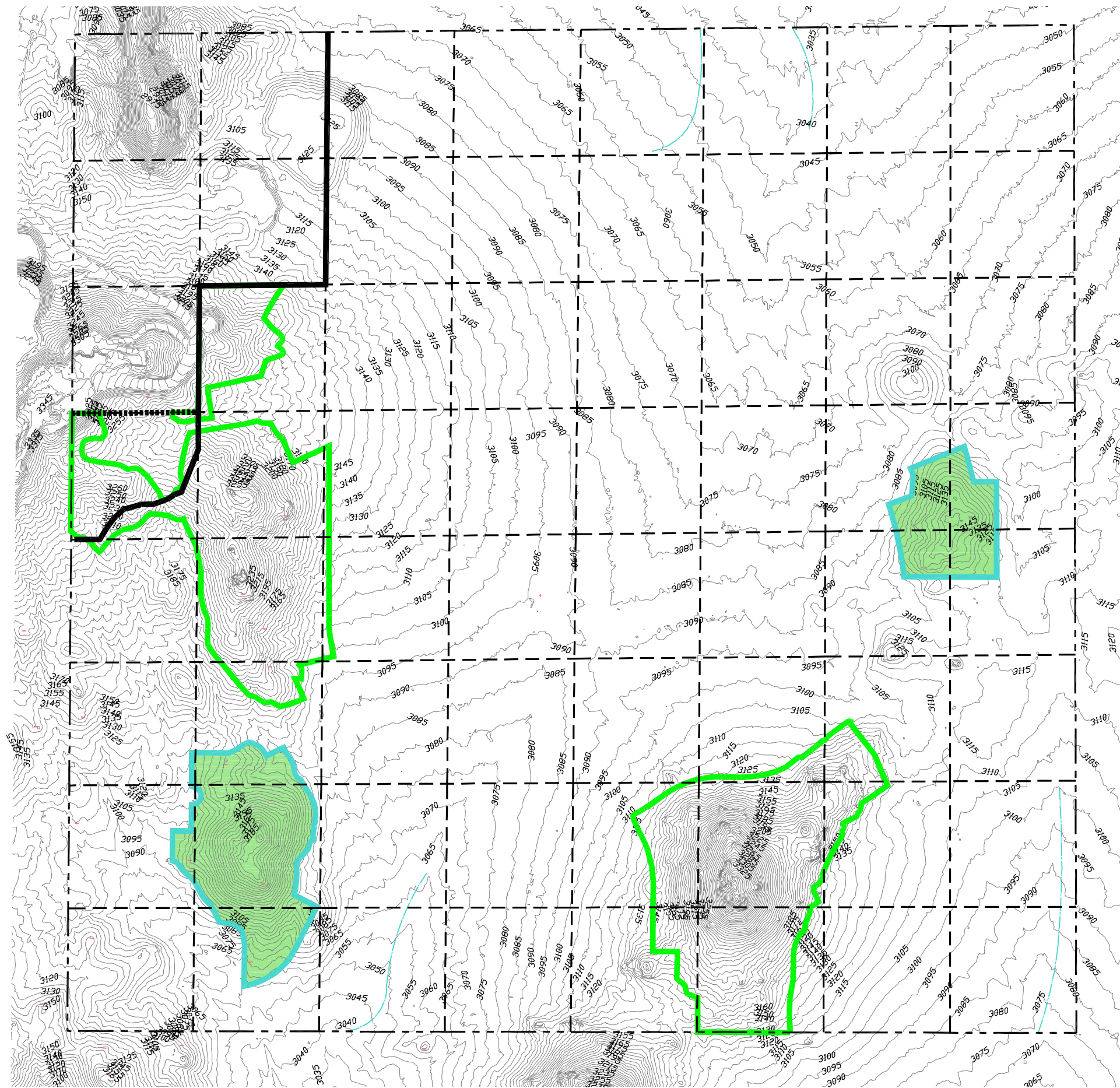
Approximately sixty (60) acres of the development area will remain as permanent open space to protect the knolls. See Exhibit 4-1, Specific Plan Land Use Plan. The Specific Plan complies with the Town of Apple Valley 1998 General Plan by requiring subsequent tentative tract maps to comply with the new designation and protect the significant knolls on-site through design and open space zoning. Significant knolls of greater than fifteen percent (15%) slope within the Open Space – Conservation areas of this Specific Plan will be preserved with no residential development permitted. Significant knolls of greater than percent (15%) slope within R-EQ or R-SF land uses will comply with Chapter 9.71.060, “Hillside Subdivisions” of the Town Development Code 2000. Refer to Exhibit 3-2, Existing Topography.

3.2.4 Easements

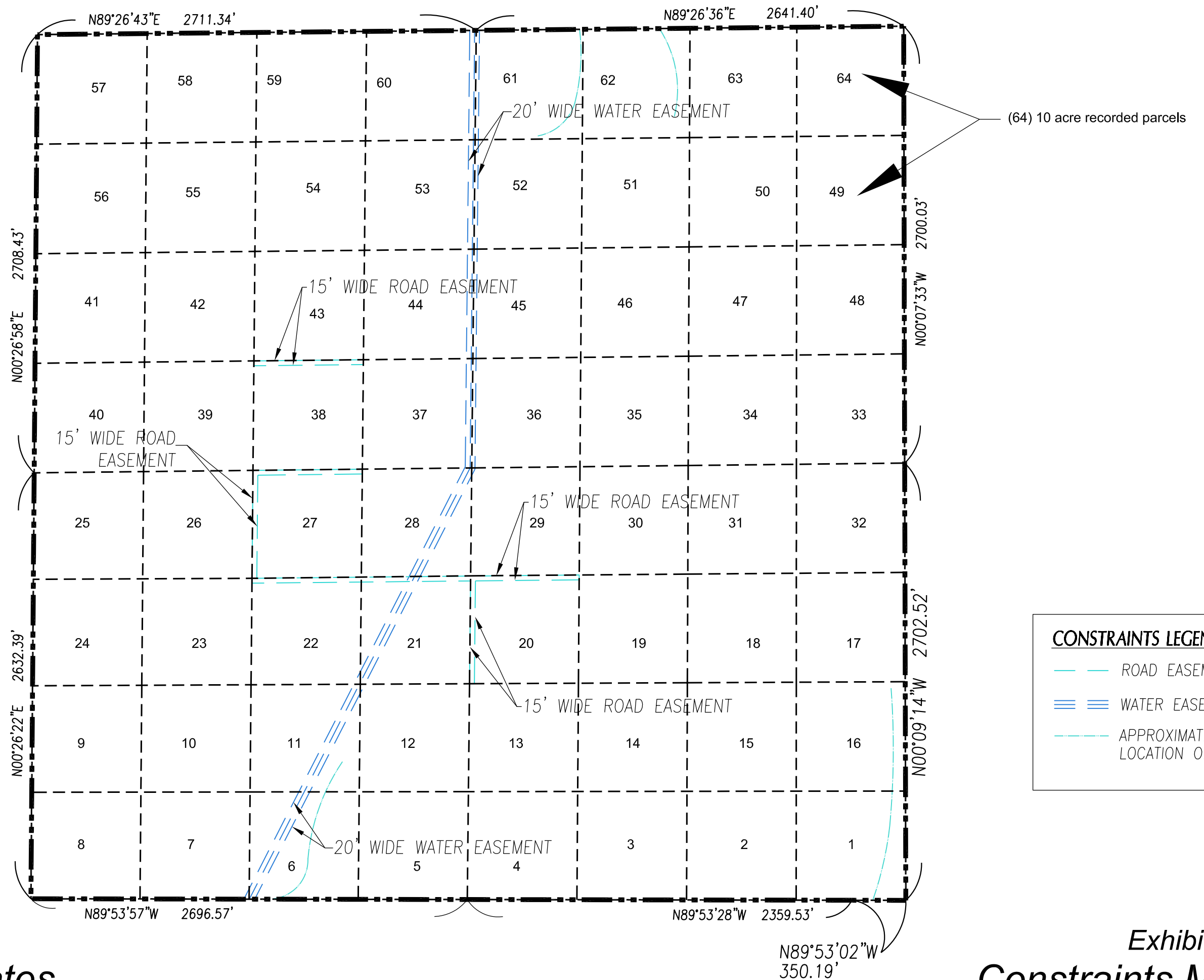
At the time of the Specific Plan preparation, Section 36 (Bridle Path Estates) contains sixty-four (64) recorded parcels, each of approximately ten (10) acres. A number of easements run through the Specific Plan Area, SCE power transmission lines, 14-inch water line, and maintenance access easements. These easements require maintenance in place. Refer to subsequent Tentative Tract Maps for easement location and information and Exhibit 3-3, Constraints Map. In accordance with Development Code Section 9.03.080 all easements including open space shall be dedicated before the issuance of the first building permit or with the previous consent of the Council.

3.2.5 Landslide and Fault Zones

The General Plan indicates that the Specific Plan area is not located within an earthquake fault (Alquist-Priolo) zone. All future construction on subsequent tentative tracts must therefore conform to the requirements of the Uniform Building Code to be seismically designed to mitigate anticipated ground shaking and in accordance of the recommendations provided in the Preliminary Geotechnical Investigation Desert Knolls (Bridle Path Estates) Chippewa Road Apple Valley, California, GEOCON Incorporated, dated October 30, 2003.



Legend	
Symbol	Description
	Contour
	Contour elevation label
	Significant knolls of greater than 15% slope within Open Space- Conservation (OS-C).
	Significant knolls of greater than 15% slope within Residential Districts.
	M-R Boundary
	Specific Plan Boundary
	Approximate Location of Wash



4.1 LAND USE PLAN

This Specific Plan provides for the orderly development of a unique community that continues the historical progression of residential neighborhoods from Highway 18 up to the southern boundary of the Specific Plan while preserving the knolls and hillside areas greater than fifteen (15) percent as natural open space. The Land Use Plan integrates a variety of compatible land uses including a mix of residential types on half (½)-acre minimum lots, natural open space (knolls), recreational open space (neighborhood park and equestrian facilities), and a multi-use trail system (Life Line Equestrian Trail). The location of the development area of the Specific Plan allows for a logical and close extension of the existing street system (Tao and Chippewa Roads) and infrastructure such as sewer lines, water lines, streets and other similar public facilities.

The community concept is designed to achieve the intent and satisfy the goals and objectives of the Specific Plan. The community is intended to be developed with a semi-rural type feeling by developing half (1/2) acre minimum residential lots. The residential development concept consists of Single-Family Residential and Equestrian Residential situated throughout the development area of the Specific Plan. These land uses are separated to allow equestrian and non-equestrian residents to choose neighborhoods that promote their respective lifestyles.

Bridle Path Estates is designed to be equestrian friendly throughout the community. Multi-use trails and a potential arena are proposed within the equestrian neighborhood to provide a variety of equestrian opportunities for future residents of the community.

The Specific Plan Land Use Plan provides a transition from existing residential development to the south that will continue to expand incrementally to the north as part of the Specific Plan. This development pattern also embraces the existing significant knolls and hillsides as a backdrop to the residential neighborhoods. To accomplish this aesthetic transition, the planting concept for the transitional slopes between the residential neighborhoods and the natural open space areas are planned to have plant species that are appropriate to the region in order to complement the existing natural surrounding vegetation and knolls areas.

Another priority of the community is to provide a balance of recreational opportunities that are available through the open space areas, including connection and access via sidewalks and trails connecting existing neighborhoods adjacent to the Specific Plan Area.

Land Use Overlay Districts for General Commercial (C-G) and Single-Family Attached (SFA) are allowed per this Specific Plan as specifically described in Section 4.2.5 and Section 7.2.7 herein. These Overlay Districts that support the Specific Plan's function as a "living" document that permits additional land uses which may be appropriate to ever changing market conditions. These Overlay Districts do not require a Specific Plan Amendment for their implementation, but any proposed projects must be consistent with this Specific Plan and other applicable Town standards.

4.2 SPECIFIC PLAN LAND USE CATEGORIES

The Land Use Plan for the Specific Plan, Exhibit 4-1, Specific Plan Land Use Plan is designed to provide a variety of residential and open space uses within the community while also protecting the existing hillsides and vistas for the general public. The land use categories for the Specific Plan Area include Equestrian Residential with minimum half (1/2)-acre lots (net); Single-Family Residential with minimum half (1/2)-acre lots (net); open space uses including a Neighborhood Park, future equestrian arena, multi-use trail system, and natural open space; and mineral resource. A land use acreage summary providing the acres and percent of total area for the various land use categories within the Specific Plan is included in Table 4-1, Land Use Statistical Summary.

4.2.1 Residential Land Uses

1. Equestrian Residential (R-EQ)

A total of approximately 99 acres of the total approximately 551 residential acres, are provided as Equestrian Residential. These lots shall be at least half (1/2)-acre (net) in size. At least fifty (50) percent of the lots within the Equestrian Residential (R-EQ) area shall be greater than 18,000 square feet net. These lots are generally located on the west portion of the Specific Plan (west of Tao Road) to support a cohesive equestrian environment. Residential characteristics are the same as the Single-Family Residential areas except the equestrian designated areas allow for the boarding of horses. The trail system and abutting land uses enable a mixture of housing types that offer diversity in streetscapes and character, and a transition between the single-family neighborhoods and natural open space, hillsides, and knolls.

Uses permitted within this designation are identified in Chapter 9.28 Residential Districts in the Town of Apple Valley Municipal Code and referenced in Table 4-2 in this chapter. Each Tentative Tract Map within the Equestrian Residential (R-EQ) area shall designate the location of optional corrals in the rear yard of each R-EQ lot.

2. Single-Family Residential (R-SF)

A total of approximately 452 acres of the total approximately 551 residential acres, are provided as single-family residential. These lots are at least half (1/2)-acre (net) in size. These lots are generally located on the north and east of Tao Road. Residential characteristics are the same as the Equestrian Residential areas except this designation does not support the boarding of horses. The trail system and abutting land uses enable a mixture of housing types that offer diversity in streetscapes and character, and a transition between the single-family neighborhoods and natural open space, hillsides, and knolls.

Uses permitted within this designation are identified in Chapter 9.28 Residential Districts in the Town of Apple Valley Municipal Code and referenced in Table 4-2 in this chapter.

4.2.2 Land Uses Allowed Within Residential Districts

As shown in Exhibit 4-1, Specific Plan Land Use Map, residential zones consist of two distinct types. Equestrian Residential (R-EQ) and Single-Family Residential (R-SF). Table 4-2 describes the Permitted Uses allowed within these Residential Districts. The neighborhoods within these districts may or may not be gated, and shall be noted on future tentative tract maps. Gated neighborhoods are permitted only on local and private residential streets, not collector type roads in order to not impede area-wide traffic patterns (i.e. Tao Road, Chippewa Road, Street “A” and Street “B” may not be gated).

Fifty (50) of the first 500 single family lots (within R-SF and/or R-EQ areas) shall be a minimum size of at least one acre.

If it is determined that future supporting market changes occur to provide smaller dwelling types and greater home ownership opportunities, then the SFA overlay district may be applied per the subsequent tentative tract map approval of the Planning Commission. Refer to section 4.2.5, overlay districts, in this Specific Plan.

4.2.3 Open Space – Conservation (OS-C)

This Specific Plan designates the Open Space – Conservation land use in order to protect the significant knolls and hillsides greater than fifteen (15%) percent in slope gradient. Refer to Exhibit 4-1, Land Use Plan.

1. Open Space – Natural

Approximately sixty (60) acres of natural open space are designated throughout the Specific Plan Area. Paths and multi-use trail connections are incorporated that afford public access to the knoll areas and further north through a Town-wide trail system towards Bell Mountain.

Development Code 9.03.060 E (p.11) states: “To assure that open space is provided within specific plan areas, public and open space sites shall be dedicated in advance of development (prior to issuance of building permits) whenever such dedication is so required, even in those cases when a subdivision map is not required...”

4.2.4 Mineral Resource (MR)

A portion of Piercy Quarry was located in the northwestern sector of the site. The quarry has been closed and remediated pursuant to State of California regulations and noted by the Regional Water Quality Control Board, Lahontan Region.

Consistent with General Plan policies, a Specific Plan is required for any development in a Mineral Extraction area except for permitted mining activity. The Bridle Path Estates Specific Plan permits open space conservation related uses and single-family residential uses only as identified on the Specific Plan Land Use Plan, Exhibit 4-1. The R-EQ enclave identified on the Land Use Plan, immediately south of the M-R area is located on a portion of the property that was neither disturbed nor utilized for past resource extraction earthwork activities. Based on topographic analysis and on-site field investigation, this portion of the site provides opportunities for single-family residential uses when developed in accordance with the Town's Hillside Subdivision Ordinance. Single-Family Residential uses are therefore permitted by this Specific Plan when developed under the provisions contained herein and within the Town Development Code.

The approximately fifty-three (53) acre area remaining south of Falchion Road allows for passive open space uses including multiuse trails and vista points. Future Single-Family Residential Uses within the M-R area beyond these areas illustrated on this Specific Plan's Land Use Plan (Exhibit 4-1) would require a Specific Plan Amendment and additional technical studies and permits as required by the Town.

Additional resource extraction within this area may not be conducted without following all requirements of the State of California and Apple Valley Municipal Code Chapter 9.22, Surface Mining and Land Reclamation Permits.

**TABLE 4-1
LAND USE STATISTICAL SUMMARY**

Land Use¹	Gross Acres	Maximum Allowed Units²	Maximum Residential Density
R-EQ (Equestrian Residential) ³	99	194 ⁴	2.0 du/ac. net
R-SF (Single-Family Residential)	452	904	2.0 du/ac. net
OS (Open Space)	60	0	N/A
MR (Mineral Resource)	53	4	N/A
Total:	664	1,102⁵	1.6 Overall⁶

¹ For descriptions of SFA (single family attached) and C-G (General Commercial) Land Use Overlay Districts, refer to Sections 4.2.5 and 7.2.7 herein.

² Maximum allowed units is based on gross developable area.

³ Each Tentative Tract Map within the Equestrian Residential (R-EQ) area shall designate the location of optional corrals in the rear yard of each R-EQ lot.

⁴ At least fifty (50) percent of the lots within the Equestrian Residential (R-EQ) area shall be greater than 18,000 square feet.

⁵ Fifty (50) of the first 500 single family lots (within R-SF and/or R-EQ areas) shall be a minimum size of at least one acre.

⁶ Maximum allowed units divided by Total Gross Acres.

**Table 4-2
PERMITTED USES**

TYPE OF USE	DISTRICT ¹	
	R-EQ	R-SF
A. Residential Uses		
1. Residential care facilities, community care facilities, senior housing, intermediate care facilities 8 or less; of 9 or more	P CUP	P CUP
2. Handicapped residential care facilities	P	P
3. Large family day care homes (9 to 14 children)	P	P
4. Single-family Attached Housing 1 – 20 units 21 or more units	-- --	P CUP
5. Single-family residences	P	P
6. Small-family day care facilities (8 or fewer children)	P	P
B. Agricultural and Animal Uses		
1. 4-H or FFA animal raising and/or keeping	P	P
2. All types of horticulture ²	P	P
3. Keeping of bee hives	--	--
4. Equestrian Stables and Arenas	CUP	--
5. Dogs and Cats as follows: ^{3, 5} Up to 4 dogs Up to 4 cats	P P	P P
6. Exotic Animals	SUP 2 max	-- --
7. Exotic Birds ⁶	SUP 2 max	-- --
8. Farm cattle and other bovine	1 per lot	--
9. Horses and other equine	1 per 9,000 sq. ft.	--
10. Llamas and alpaca	1 per lot	--
11. Kennels, non-commercial	CUP	--
12. Ostriches, emus, rheas, kivis or other ratite	--	--
13. Pigs or other swine	--	--
14. Poultry and other fowl ⁶	5 max + 1 male	5 max + 1 male
15. Rabbits	Total of 6	Total of 6
16. Racing and/or homing pigeons ^{6, 7}	P	P
17. Sale of agricultural products	--	--
18. Sheep, goats and other ovine	2 per lot	--
19. Small domestic animals kept as household pets	P	P

TYPE OF USE	DISTRICT ¹	
	R-EQ	R-SF
<i>C. Public and Semi-Public Uses</i>		
1. Child care centers 15 or greater, other than family day care homes	--	--
2. Churches, convents, convalescent homes and religious institutions	CUP	CUP
3. Educational institutions, private schools	--	--
4. Private recreational facilities, including, but not limited to, country clubs, tennis and swim clubs, golf courses, racquetball and handball facilities, YMCA, YWCA, and limited commercial and food service uses commonly associated with and directly related to these primary uses	CUP	CUP
5. Public Schools	P	P
6. Public services facilities such as libraries, parks, recreation facilities and other civic uses	CUP	CUP
7. Public utility and public service substations, reservoirs, pumping plants; not including utility offices	CUP	CUP
<i>D. Home Occupations</i>		
1. Home occupations ⁸	P	P
<i>E. Other Uses</i>		
1. Cemetery	CUP	CUP
2. Fire or Police station	P	CUP
3. Fraternity & Sorority ⁹	CUP	CUP
4. Interim Recreational Uses	-	-
<i>F. Visitor Accommodations</i>		
1. Bed and breakfast inns with 6 beds or less	SUP	SUP
<i>G. Accessory Uses and Structures</i>		
1. Antennas and satellite dishes	P	P
2. Non-habitable accessory structures	P	P
3. Off campus dormitory	CUP	CUP
4. Private recreational courts with exterior lighting	CUP	CUP
5. Private swimming pools and accessory equipment	P	P
6. Second dwelling units and guest houses	SUP	SUP
7. Water Storage tanks less than 5,000 gallon more than 5,000 gallons	P CUP	P CUP
8. Liquid, petroleum or Gas (LPG) Tanks not exceeding 200 gallons	P	P
9. Unlighted private recreational courts	P	P

TYPE OF USE	DISTRICT ¹	
	R-EQ	R-SF
H. Temporary Uses		
1. Temporary Uses (Chapter 9.23, Temporary Use Permits)	P	P

¹ CUP: Conditional Use Permit

P: Permitted Uses

SUP: Special Use Permit

(-): Denotes uses are prohibited

² These uses are permitted subject to compliance with the provisions of Chapter 9.19, *Home Occupation Permits*, of Town Code.

³ Maximum permitted per unit. Potbelly pigs are not permitted in the RM district.

⁴ Female or neutered male potbelly pigs (not to exceed four {4}) are permitted in accordance with Section 9.29.030 of the Apple Valley Municipal Code.

⁵ Excess of four (4), not to exceed a combined total of eight (8) dogs and cats, requires an Animal Control Permit and that all animals be spayed or neutered.

⁶ Except peafowl are permitted only in R-A.

⁷ Homing and/or racing pigeons are permitted subject to compliance with the provisions of Section 9.29.030 "Animal Keeping and Agricultural Uses in Residential Districts" of Town Code.

⁸ Requires a Home Occupation Permit.

⁹ Only permitted when located within 1/8 mile of the affiliated school.

4.2.5 Overlay Districts

1. Single-Family Attached (SFA)

This land use district provides for medium density, single-family attached housing types including: cluster/courtyard, duplex, townhouse and senior housing developments, but not rental apartments. These overlay districts are permitted in the northern portion of the Specific Plan area as further described below. A maximum density of ten (10) units per acre is permitted. The minimum lot size shall be three (3) net acres. The maximum lot size shall be 20 net acres. The maximum number of units allowed on a subject parcel located in the SFA district shall be calculated by multiplying the total net acres of the lot by ten (10) units per acre.

This overlay district is permitted within Phases II, III, and IV (Refer to Exhibit 7-1, Conceptual Phasing Plan) and only within the R-SF designated areas in this Specific Plan. The maximum SFA dwelling units within the Specific Plan area if the SFA overlay is implemented shall be a maximum of 200 dwelling units. These units shall be contained within no more than two (2) separate SFA developments/subdivisions (e.g. 200 units in one development; 100 units in two separate developments; 50 units in one development and 150 in another development, etc.). Implementation of the SFA overlay district cannot result in the maximum number of dwelling units permitted within the Specific Plan area to exceed two dwelling units per gross acre. Development within this overlay shall be consistent with the Standards and design guidelines of this specific plan and all applicable Town Development Codes. The overlay will abide by a conversion process as outlined in Section 7.2.7, Conversion Process, in this Specific Plan.

Permitted Uses

Permitted uses are outlined in Chapter 9.28.030 Permitted Uses, Table 9.28.030-A Permitted Uses of the Town's Development Code.

2. General Commercial District (C-G)

The C-G district is intended for the development of a full range of retail stores, offices and personal and business services, including one (1) shopping center from 8.1 to 20 acres, along major roadways, consistent with the General Commercial (C-G) land use designation of the General Plan. A maximum floor area ratio (F.A.R.) of 0.5 is permitted in the C-G District.

This overlay district is permitted within the northwest third of the Specific Plan Area; Specifically identified in Exhibit 3-3 Constraints Map, as parcels 41 through 64, or up to 3/8 mile south of the northern boundary. If, and when, market conditions change, then the C-G overlay may convert the R-SF designated properties nearer to Falchion Road and Choco Road to support the Town of Apple Valley economically

at a potentially viable intersection. This overlay would be subject to TIA amendments ensuring that the change in land use does not significantly alter the LOS within the intersections studied. The implementation of this overlay would be subject to review of the TIA and other technical studies, such as air quality and noise, prepared for the Specific Plan; and may be subject to technical study amendments and additional mitigation measures to maintain the acceptable levels of significance identified in the Mitigated Negative Declaration.

Permitted Uses

Permitted uses are outlined in Chapter 9.35, Table 9.35.030-A Permitted Uses of the Town's Development Code. Development standards shall be per Section 9, Appendix D "Design Guidelines" of this Specific Plan and per applicable Design Standards per Section 9.37 of the Town Development Code.

3. Recreation Overlay (OS-R)

A Recreation Overlay district was created to allow a private neighborhood park of approximately five (5) acres within the Single-Family Residential designation. The neighborhood park is to be designed for minimally active uses such as playgrounds, basketball courts, tennis courts, swimming pool, neighborhood clubhouse and open play, not for competitive sporting events such as youth soccer, football, and baseball. Lighted fields are not permitted. This overlay also allows the flexibility for private pocket parks to be constructed, on lots not less than half (1/2)-acre in size within a Single-Family Residential Area.

Permitted Uses within the Recreation Overlay subject to the Town of Apple Valley approval of final site plans are as follows:

Agriculture Uses

Community Gardens

Recreational Uses

Desert Botanical Gardens

Greenbelts

Hiking, biking, and equestrian trails

Natural Environment interpretation facilities and kiosks

Parks, picnic areas, and playgrounds

Swimming pool/spa

Tennis and racquet courts

Community Clubhouse/Meeting Room/Rest Rooms

(A private HOA-maintained Clubhouse may be located on an otherwise primarily residential street if it is also bounded by the neighborhood park on one contiguous side or located directly across a local street from the neighborhood park. In either case, if the clubhouse is located on the same side of the street as

single-family residences, the structure shall be sited on a minimum 18,000 s.f. lot and meet the site development standards per section 9.55.040 “Site Development Standards” of the Town’s Development Code and appropriate design guidelines.

Other Uses

Flood Control Structures and facilities

Utility substations

Water Reservoir

Water Service Facilities

Parking

Accessory Structures

Accessory structures and uses including parking customarily incidental to a permitted use and contained on the same site.

A Conceptual Neighborhood Park Plan is included as Exhibit 6-1 herein to illustrate how the permitted uses may be incorporated. The Recreation Overlay will be located within the Single-Family Residential district. Precise location will be determined during the Tentative Tract Map process.

4. Equestrian Arena Overlay (EA-O)

An Equestrian Arena Overlay was created to allow a private community horse arena in the Equestrian Residential land use designation. The horse arena is to be utilized by Bridle Path Estates residents and their guests. The arena area is not for the boarding of horses but mainly for exercising horses and accessing the trail system.

Permitted Uses

Accessory uses and structures, including parking customarily incidental to a permitted use, and contained on the same site include wash rack, arena, round pen, and loading and unloading of horses.

4.3 RESIDENTIAL DEVELOPMENT STANDARDS

The Specific Plan residential development standards contained in Table 4-3, and illustrated in Exhibit 4-2, have been developed to be generally consistent with the Municipal Code and the Town's Residential Design Guidelines. An alternate set of development standards is permitted within the R-EQ land use district to provide greater flexibility of locations for animal keeping in rear yards and to provide a more walkable traditional neighborhood as experienced from the street. This is accomplished through greater lot depths and narrower lot widths as illustrated in Exhibit 4-2. To utilize the alternate R-EQ standards, they must be applied to both sides of an entire continuous street. In cases where a standard or guideline is not stated in the Specific Plan, the standards contained in the Municipal Code shall apply.

**TABLE 4-3
RESIDENTIAL DEVELOPMENT STANDARDS**

STANDARDS	DISTRICT			
	R-EQ		R-SF	SFA
	Std.	Alt		
1. Minimum lot area (net sf)	18,000	18,000	18,000	3 ac.
a. Maximum lot coverage	40%	30%	40%	50%
b. Minimum dwelling unit size (sf)	1,400	1,400	1,400	1,000
2. Minimum corner lot area (net sf)	20,000.	20,000	20,000.	3 ac.
3. Minimum lot width (ft) ¹	100	75	100	125
4. Minimum corner lot width (ft)	115	90	115	125
5. Minimum lot depth (ft)	150	See note ²	150	250
6. Minimum corner lot depth (ft)	150	See note ²	150	250
7. Minimum site frontage (ft) ³	50	50	50	60
a. Minimum front setback (ft) ⁴	40	30 ⁵	40	45
b. Average front setback (ft) ⁴	45	40	45	50
8. Minimum rear setback ^{4, 6}	25	25	25	30
a. Minimum side setback (ft per side) ⁴	15/10	15/10	15/10	10
b. Minimum street side setback (ft) ^{4, 7}	25	25	25	25
9. Animal keeping structure setback (ft) ^{8, 9}	N/A	50	N/A	N/A
10. Height limitations ¹⁰	35	35	35	35
11. Minimum distance between primary structure and detached accessory structure (ft)	6	6	6	6

¹ Measured from front setback line.

² Minimum lot depth for the R-EQ Alternate Standards shall be a result of the net lot size divided by lot width (for example: 18,000 sf lot divided by 75 ft width = 240 ft minimum depth).

³ As measured from right-of-way line. Site frontage dimensions between 50 ft and 60 ft permitted only at the end of cul-de-sacs and at knuckles for R-EQ and R-SF areas. When minimum site frontage is less than 60 ft, the maximum driveway width at the right-of-way shall be 18 ft. This driveway width may be flared out to accommodate a 3-car garage starting a minimum of 7 ft from right-of-way to allow for landscaped area.

⁴ Setbacks in addition to minimum required setbacks may be required in accordance with mitigations identified/recommended in the required Noise/Vibration Studies for all residential tentative tract maps.

⁵ To achieve a varied street scene, and to avoid monotony, a variety of front yard setbacks shall be used. However, no more than 1 of every 4 contiguous residences shall utilize the minimum setback and the average front setback shall be implemented.

⁶ Reduced rear setbacks are allowed for accessory structures pursuant to Section 9.29.030.B.

⁷ Solid fences in excess of four (4) feet in height are not allowed closer than twelve (12) feet to the right-of-way.

⁸ Setback from habitable structures; animal structures existing prior to development and closer than 50 feet to new construction shall become a legal nonconforming use.

⁹ A 50' setback required from main/primary residential structures of adjacent property and no setback required from habitable second unit on adjacent parcel.

¹⁰ Certain architectural features may exceed height limits by a maximum of fifteen (15) feet pursuant to subsection 9.28.040.E Projections above Height Limits, of the Apple Valley Development Code.

4.4 LANDSCAPE CONCEPT PLAN

The landscape palettes for the Single-Family and Equestrian Residential neighborhoods (Refer to Appendix D, Design Guidelines) are a mix of drought-tolerant plants that provide groundcover for parkways and street trees helping define the various neighborhoods. This landscape treatment helps integrate the Specific Plan Area with existing neighborhoods. Permanent landscape zones within the single-family residential areas shall contain an appropriate combination of California native, desert species, and drought-tolerant ornamental plant species.

The individual landscape area concepts are described below. Please see Exhibit 4-4, Master Landscape Concept Plan, for a depiction of the various landscape areas comprising the Specific Plan Area. The provisions of Chapter 9.75, Water Conservation/Landscaping Regulations of the Town of Apple Valley Development Code shall apply to the Specific Plan Area.

4.4.1 Landscape Areas

The landscape areas are as follows:

1. Natural Landscape;
2. Recreational Open Space;
3. Equestrian Residential;
4. Residential Single-Family; and
5. Community Entry.

The intent of the landscape areas for the Bridle Path Estates Specific Plan Area, shown on Exhibit 4-4, Master Landscape Concept Plan, is described below:

1. Natural Landscape

These areas serve as an open space backdrop to the future Community development. Natural open space areas that are disturbed by grading activity shall be revegetated with only drought-tolerant plant material of California and Mediterranean origin suitable for High Desert climate. The design of this area shall preserve the site's natural character and transition the development with adjacent vegetation and landforms. Candidate Joshua Trees for relocation should be used in this landscape area where appropriate to assist in the sensitive blending of graded and unimproved areas.

2. Recreational Open Space

The Private Neighborhood Park provides Bridle Path residents and adjacent neighborhoods with passive recreation opportunities. This landscape area may utilize turf grasses to provide adequate open play and picnic areas. Vertical and canopy trees, both native and non-invasive ornamental, shall be located to provide adequate areas of shade for comfort and with accent trees at gathering areas for focal points. The edges and slope areas of the Neighborhood Park shall transition with adjacent uses to strengthen residential or natural character. These transition areas should contain primarily drought-tolerant species to increase the natural character and reduce supplemental water and maintenance requirements.

3. Equestrian Residential

This landscape area differs from other residential single-family area due to their proximity to natural areas. The street tree program may use drought-tolerant and /or native species in an informal pattern or the extension of the street program of adjacent existing neighborhoods along the Project's southern boundary. This emphasizes the desired integration of the new equestrian neighborhood with their existing neighbors. The plant palette also supports the integration of residential properties abutting the open space areas. Refer to Appendix D, Design Guidelines in this Specific Plan.

New streets and parkways that extend adjacent streets into the Specific Plan Area (e.g., Tao Road, Chippewa Road) should use the comprehensive same street tree program as the existing street when applicable.

4. Residential Single-Family

This landscape area consists primarily of conventional half (1/2)-acre (gross) single-family residential lots. A comprehensive street tree program shall unify the various development areas creating a strong sense of neighborhood identity. To create this street tree program (refer to Appendix D Design Guidelines, Section 6, Community Landscape Plan A) Landscape Areas), a maximum of two (2) tree species selected from the Design Guidelines plant palette shall be utilized within the parkways of each contiguous street. A blending of transitional areas knits the residential areas together with the surrounding natural landscape. Refer to Appendix D, Design Guidelines.

New streets and parkways that extend adjacent streets (i.e., Tao Road, Chippewa Road, and Falchion Road) should use the comprehensive same street tree program for collector streets when applicable.

5. Community Entry

These landscape areas are located at the primary and secondary access points to the community at Tao and Chippewa Roads, respectively. These “gateway” areas announce the arrival into the community and are therefore characterized by accent trees and shrubs. To strengthen the concept of neighborhood integration and completion, the plant materials used in these areas should be compatible with adjacent existing neighborhoods’ vegetation. Candidate Joshua Trees for relocation may be used in this landscape area to announce arrival into this community, which is defined by its relationship to natural open space.

4.4.2 Boulder Groupings

Characteristic of Apple Valley landforms, the site contains existing boulder groupings of various sizes and shapes. To promote this aesthetic character within the Bridle Path Estates Community, significant boulder groupings and the native vegetation on or immediately adjacent to them should be preserved. Refer to Section 4.6, Master Grading Plan for additional discussion and requirements.

4.4.3 Residential Wall and Fence Concept

Walls and fencing are prominent visual elements of a community. Special attention to a comprehensive, yet simple program is necessary to achieve a community character that complements the natural open spaces and existing neighborhoods. Given the view potentials from many of the lots, a large number of the residential lots should utilize relatively open view fencing such as split rail or wrought iron. However, no double open character fencing shall be employed along trails and other public areas where equestrian rail type fencing does not provide adequate security to side and rear yards, as deemed by the Economic and Community Development Director. Chainlink fencing shall not be utilized where clearly visible from public rights-of-way. Solid walls are utilized at corner lots for screening or noise mitigation where necessary. No solid fencing shall be allowed on slopes greater than 15%. Refer to Exhibit 4-5 for the Conceptual Perimeter Wall and Fence Plan and Appendix D, Design Guidelines.

The Community Entry Nodes as delineated on Exhibit 4-5 shall incorporate thematic elements consistent with the equestrian, semi-rural theme of the overall Bridle Path Estates community. These elements may include stone pilasters and /or sign monuments, rail fencing, metal sign lettering and other design elements deemed appropriate to the theme and durable by the Economic and Community Development Director during review of Tentative Tract and/or Final Maps.

4.5 CONSERVATION AND PRESERVATION

4.5.1 Open Space Conservation

Of the total 664 acres within the Specific Plan Area, approximately sixty (60) acres are conserved as natural open space (OS-C). This Specific Plan includes a Trail System Plan (Exhibit 5-3, Conceptual Trail System Plan) that provides delineated access to the natural open space for the enjoyment of the existing and future residents of Apple Valley.

4.5.2 Joshua Tree Preservation

Development within Bridle Path Estates shall conform to Section 9.76.040, Joshua Trees, of the Town of Apple Valley Development Code. Relocated candidate Joshua Trees shall be placed at entryways, parks, open space areas, and along the trail system where feasible.

4.5.3 Energy Conservation

The Specific Plan Area is located within the High Desert of San Bernardino County east of the San Bernardino Mountain Range. Summer temperatures often reach over 100 degrees, and overnight winter temperatures can reach below freezing. The need for energy conservation is important in an area with such a diverse seasonal climate. The Specific Plan Area shall comply with Title 24 requirements. Residential and other development within the Specific Plan Area shall incorporate energy saving features and resource conserving fixtures. Solar orientation of residential lots is encouraged whenever feasible. All new development shall incorporate insulated water heaters, energy efficient insulation in walls and ceilings, dual range thermostats, pilotless gas appliances, newer more energy-efficient water and space heaters, and low electrical-usage appliances. Furthermore, trees located adjacent to paved areas provide shade and help mitigate the effects of solar heat absorption. Deciduous trees should be planted adjacent to homes to provide shade from summer sun and allow infiltration of winter sun.

In addition to the foregoing construction-related measures, the Specific Plan encourages the use of alternative modes of transportation for local circulation. These include bikeways along the privacy streets into the Specific Plan Area and connections to the existing pedestrian paths, sidewalks, multi-purpose paths and trails, and transit stop turnouts and shelter as appropriate.

4.5.4 Water Conservation

A number of water-conserving measures can be incorporated into the requirements for subsequent final tract maps, including the use of low-flow showerheads, low-flush toilets, and use of drought-tolerant plant species and sensitive irrigation methods.

The water purveyors serving this Specific Plan Area do not currently provide or anticipate providing facilities for reclaimed water use in landscaped areas. Therefore, this Specific Plan does not incorporate provisions for the installation of dual piping for use of reclaimed water. The revegetation of landscape areas adjacent to natural open space shall utilize a drought-tolerant plant palette. This landscape design feature supports water conservation measures through the reduced need for supplemental irrigation water. Irrigation systems shall utilize subterranean systems and bubblers as the preferred alternative irrigation system.

Parkways shall not be landscaped with turf, but rather shall employ a combination of groundcover, low shrubs and pea gravel.

4.6 MASTER GRADING PLAN

The Master Grading Plan is designed to minimize the aesthetic impacts of graded slope areas adjacent to roads and highly visible locations. Contour grading with variable gradients that undulate with existing topography assist in reducing the visible scarring of the gradual slopes near the base of the nearby hillsides and knolls.

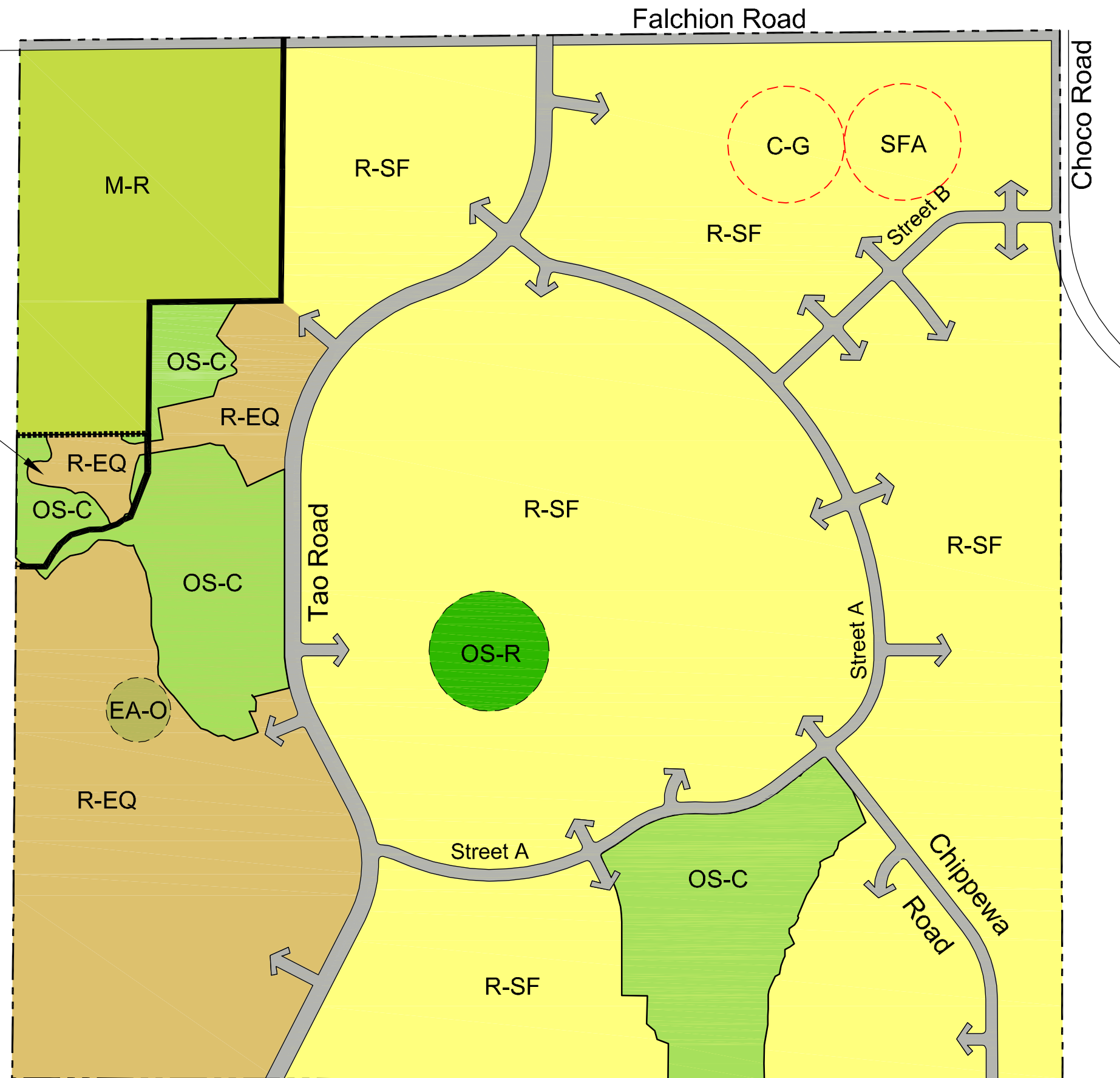
Mass grading of the entire Specific Plan Area is strongly discouraged. To the maximum extent feasible, and as coordinated and approved by the Town Engineer considering drainage constraints, significant boulder groupings should be preserved in place. These boulder groupings would become part of an individual residential lot or assemblage of lots and provide a unique community aesthetic indicative of the northern Apple Valley landscape. Refer to Exhibit 4-6, “Examples of Preserved Boulder Groupings” for similar examples of preserved-in-place groupings. As shown, these groupings may be incorporated as feasible for common areas, slopes, along lot lines and within individual lots.

Significant groupings shall be identified on subsequent Tentative Tract or Final Tract Maps, and noted as “preserved-in-place”, “relocate” or “remove”. Boulder groupings may be relocated or removed if deemed hazardous to public safety and welfare by the Town Engineer, or if a significant grouping exists in the direct route of underground infrastructure systems, and/or public roads as determined by Town Engineer.

For custom and semi-custom development programs within the Specific Plan Area, a Tentative Tract Map shall illustrate “development envelopes.”

For purposes of this Section, “significant groupings” shall be defined as one boulder or intact grouping of individual boulders, which measure a minimum of five (5) feet in vertical height, by eight (8) feet wide at the base.

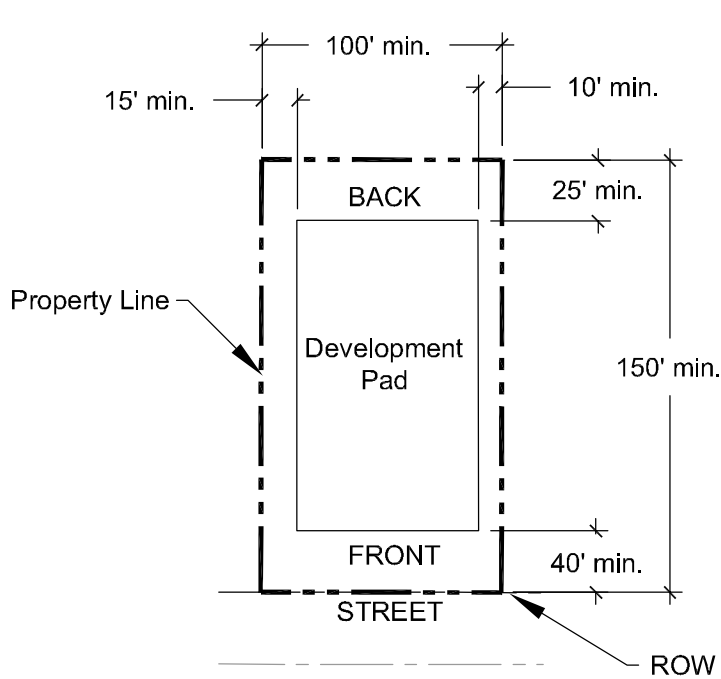
NOTE:
R-EQ and OS-C uses permitted here
only within the M-R land use per
provisions of section 4.2



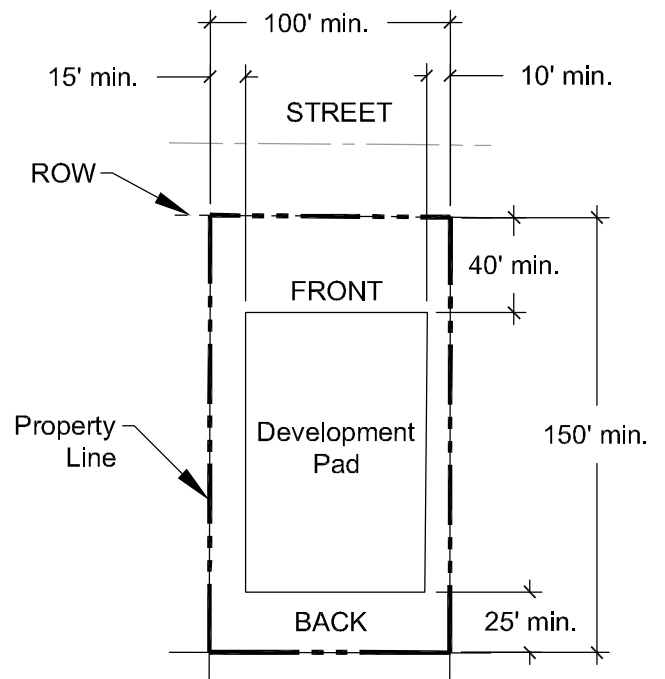
Legend	
Symbol	Description
	Single-Family Residential (R-SF)
	Equestrian Residential (R-EQ)
	Open Space - Conservation (OS-C)
	Mineral Resource (M-R)
	Roadways
	Overlay- Neighborhood Park (OS-R)
	Overlay- Equestrian Arena (EA-O)
	Overlay- General Commercial (C-G)
	Overlay- Single Family Attached (SFA)
	Specific Plan Boundary

Bridle Path Estates
Bridle Path Estates, L.P.

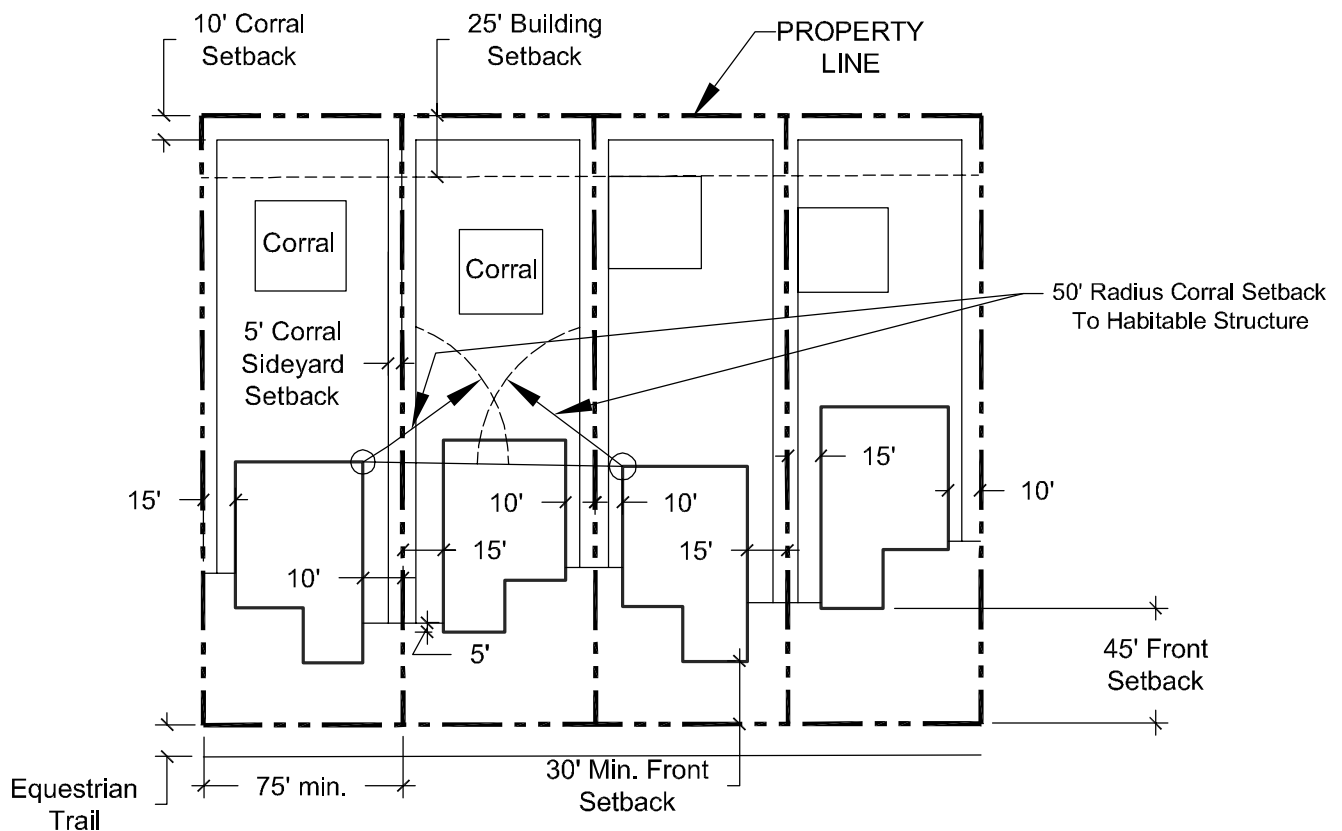
Exhibit 4-1
Specific Plan
Land Use Plan



R-SF Single Family Residential
(minimum lot size- 18,000 s.f.)



R-EQ Equestrian Residential
(minimum lot size- 18,000 s.f.)



R-EQ Equestrian Residential
(minimum lot size- 18,000 s.f.)

Exhibit 4-2

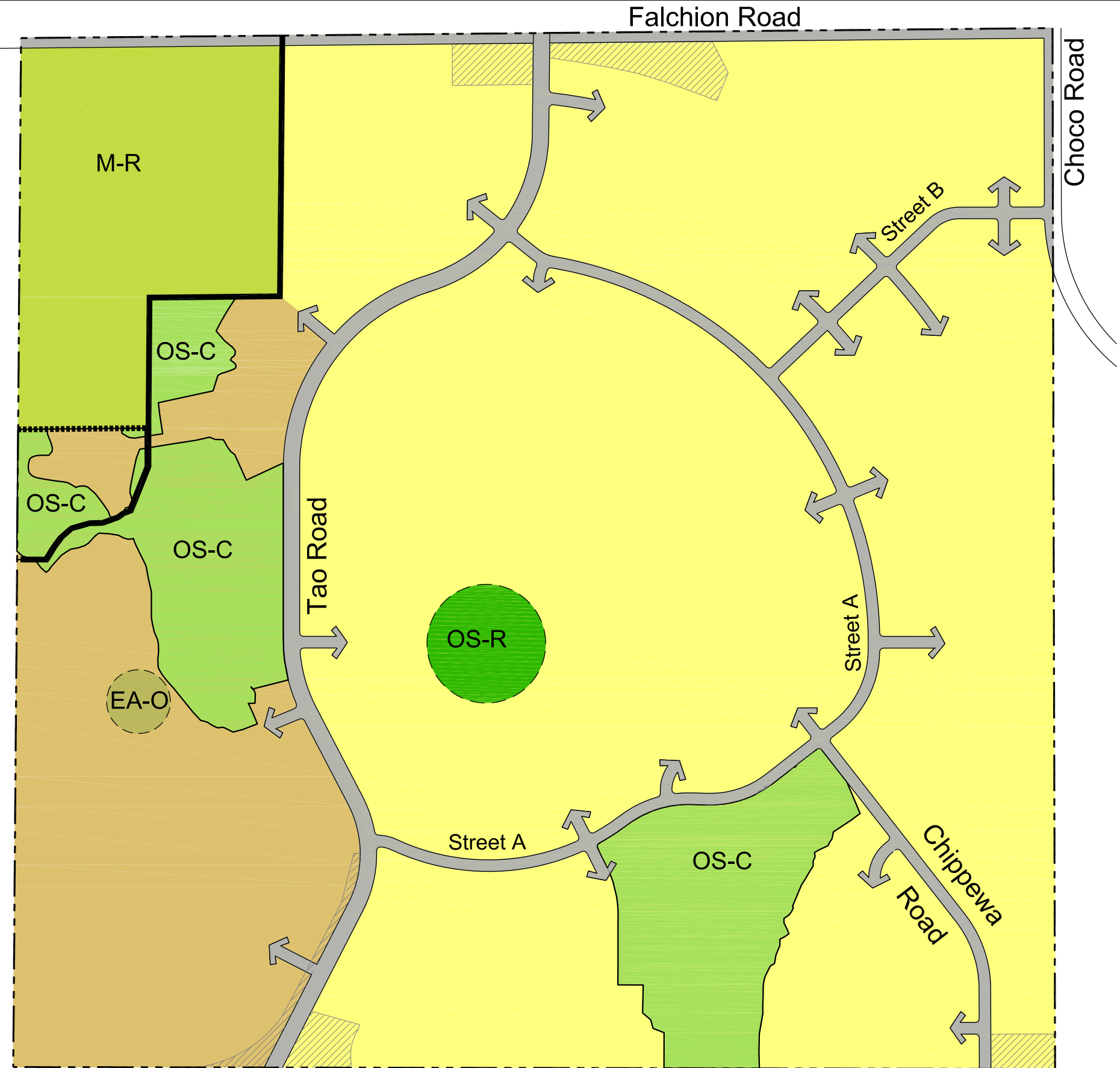
Bridle Path Estates

Typical Lot Standards

Bridle Path Estates, L.P.

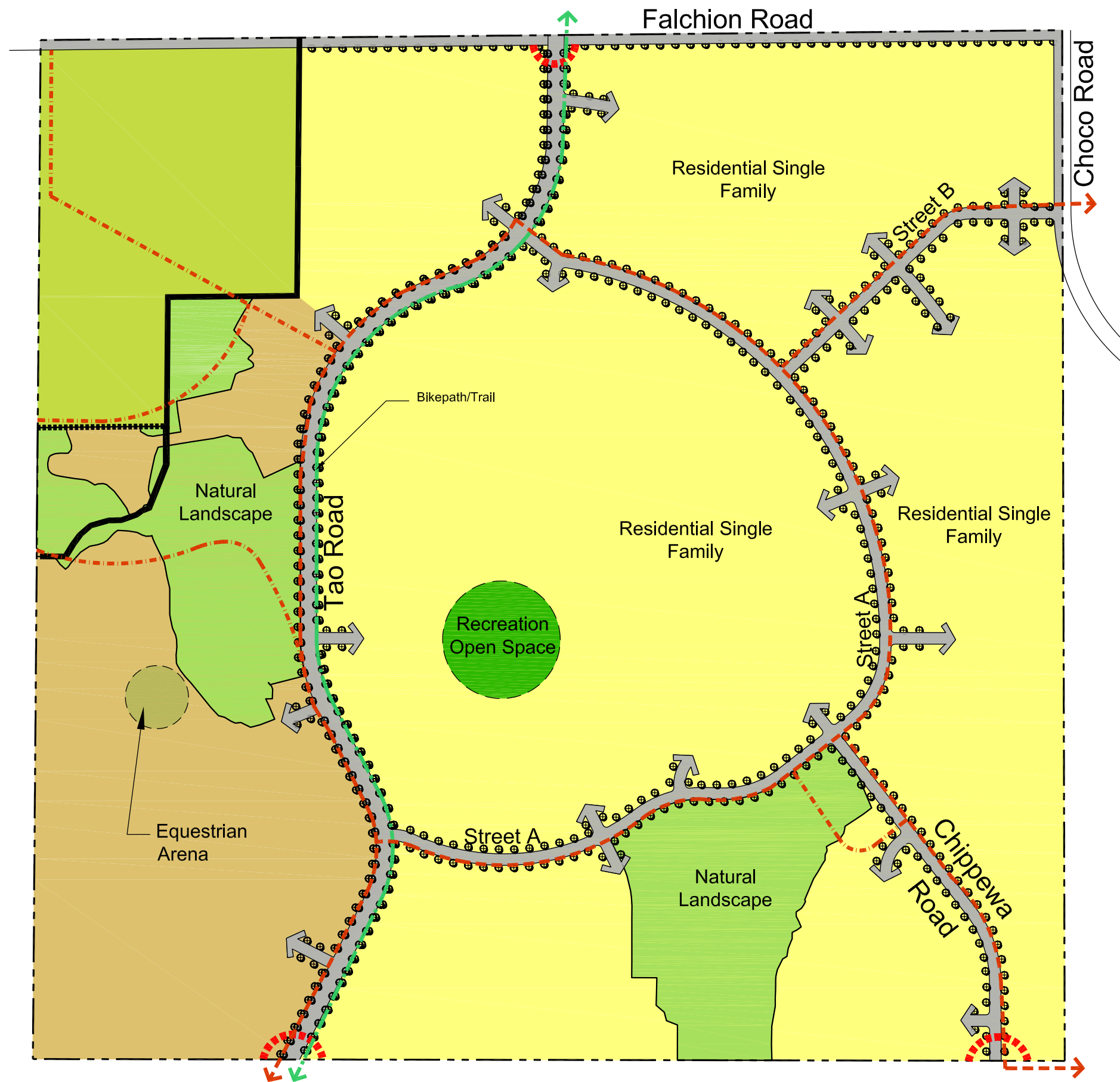
NTS

FORMA
June 08, 2006

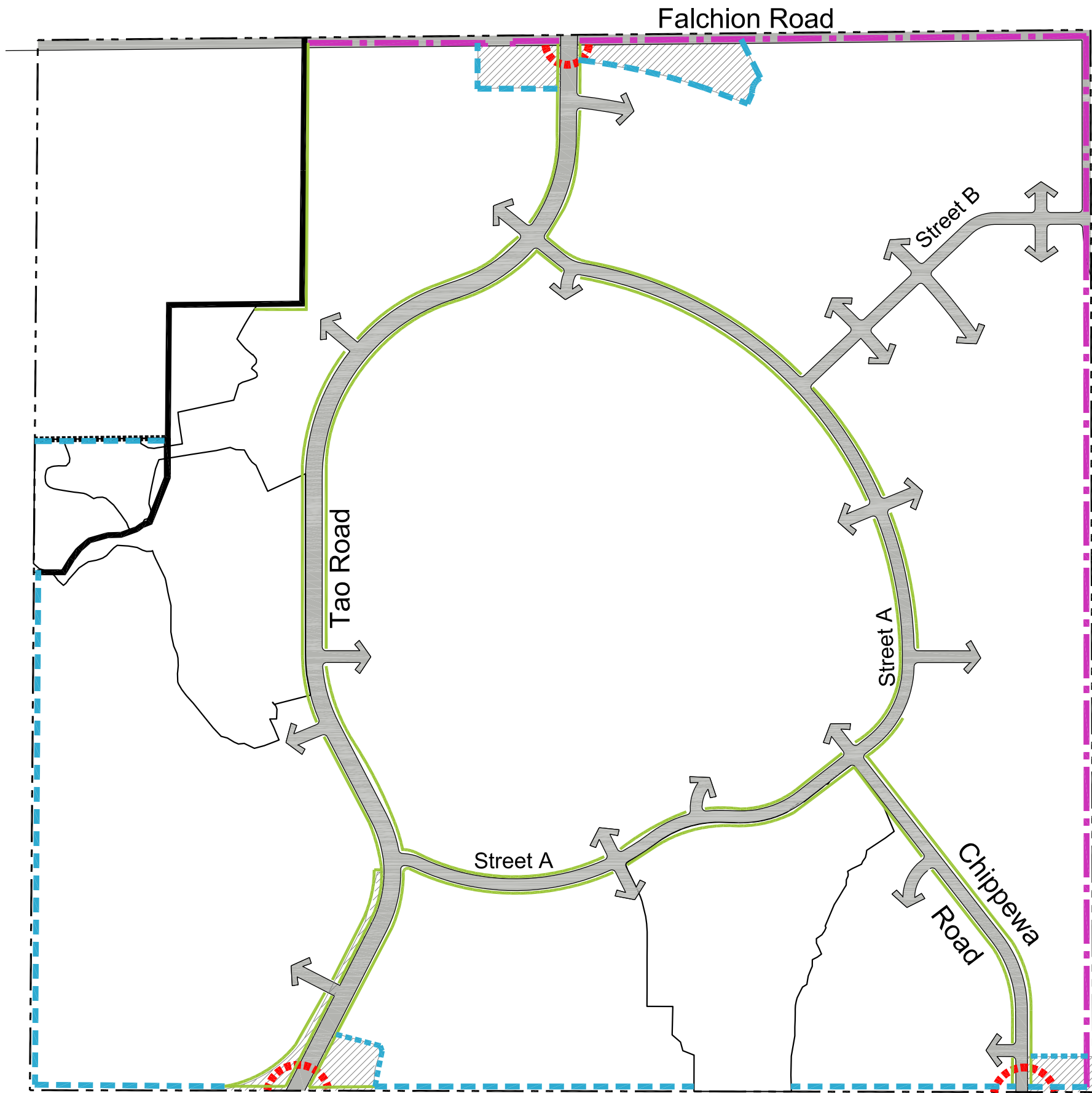


Legend	
Symbol	Description
	Open Space (OS-C)
	Mineral Resource (M-R)
	Proposed Detention Basins
	Overlay- Neighborhood Park (OS-R)
	Overlay- Equestrian Arena (EA-O)
	Roadways
	Specific Plan Boundary

Exhibit 4-3
**Conceptual Open
 Space and Recreation Plan**



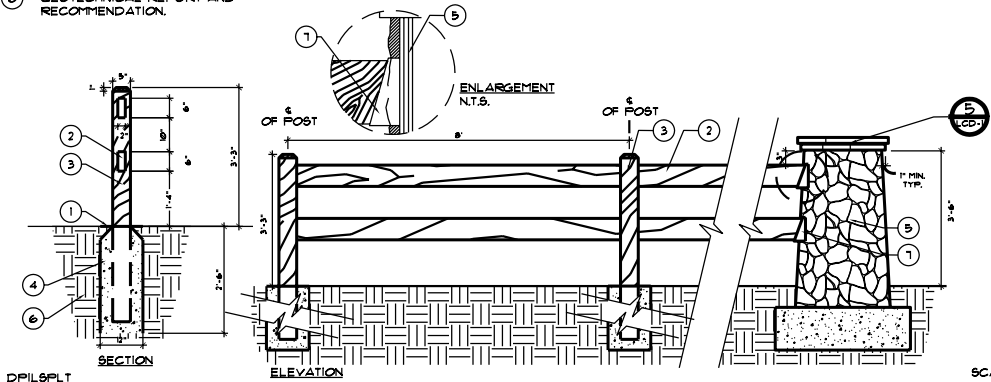
Legend	
SYMBOL	DESCRIPTION
	Community Entry
	Multi-Use Trails
	Bicycling and Hiking Routes
	Equestrian and Hiking Paths
	Specific Plan Boundary



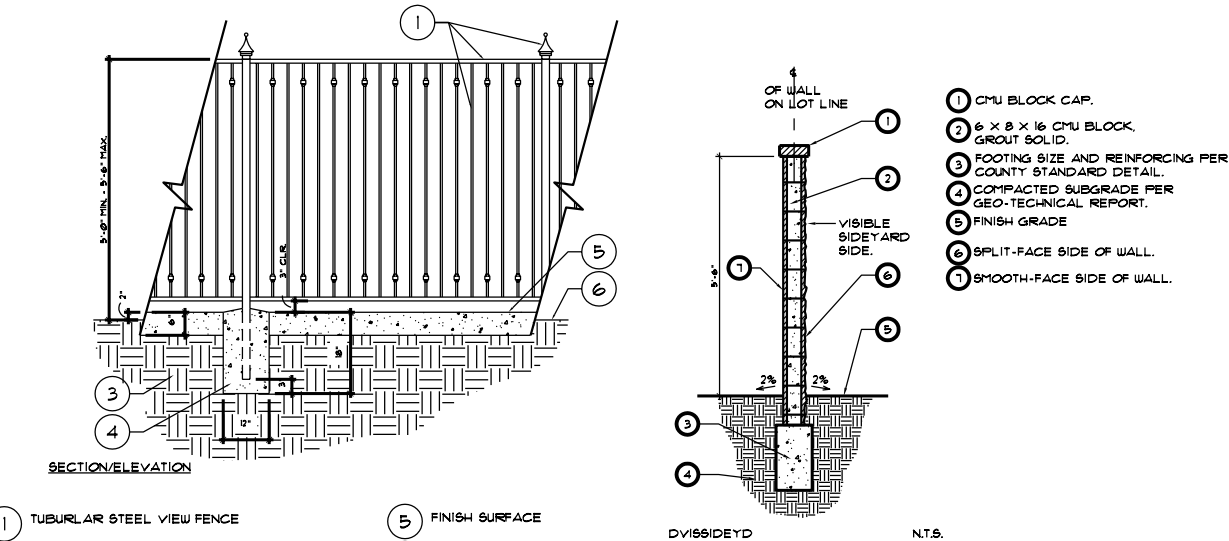
NOTE: WALL/FENCE DETAILS INCLUDED IN TENTATIVE OR FINAL TRACT MKAPS MAY DIFFER FROM THOSE SHOWN HEREIN, PROVIDED CONSISTANT THEME AND FUNCTION IS PROVIDED AS DETERMINED BY THE PLANNING DIRECTOR.

1. FINISH GRADE- REFER TO CIVIL ENGINEERS GRADING PLAN
 2. PREFAB CONCRETE RAIL OR WHITE VINYL.
 3. PREFAB CONCRETE POST (OR WHITE VINYL) WITH 1" CHAMFER AT TOP.
 4. CONCRETE FOOTING AND REINFORCING - PER MANUFACTURER'S SPECIFICATION
 5. BATTERED STONE PILASTER- AT FENCE AND STREET INTERSECTIONS AND AT END OF FENCE
 6. COMPACTED SUBGRADE - PER GEOTECHNICAL REPORT AND RECOMMENDATION.
1. GALVANIZED STEEL ANGLE BRACKET, SIMILAR TO JOIST HANGER, SET IN BLOCK PRIOR TO STONE VENEER APPLICATION. ANGLE BRACKET TO RECEIVE CONCRETE SPLIT RAIL. ATTACH BRACKET TO PILASTER CMU BLOCK PER MANUFACTURER'S SPECIFICATIONS. STONE VENEER CONTRACTOR TO APPLY STONE AROUND ANGLE BRACKET AFTER INSTALLATION. ANGLE BRACKET COLOR TO MATCH SPLIT RAIL FENCE.
- MANUFACTURER'S SPECIFICATIONS AND NOTES**

 1. ALL CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT CODES.
 2. ALL CONCRETE FOOTINGS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI # 28 DAYS. USE TYPE 1 CEMENT.
 3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM # 60, GRADE 60.
 4. ALL PER FOUNDATIONS ARE TO BE LOCATED IN UNDISTURBED SOIL OR FILL COMPACTED FILL.
 5. FENCE WALL STANDARD DESIGN FOR A WIND LOAD OF 70 MPH. IF WIND LOAD EXCEEDS 70 MPH CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT & FENCE MANUFACTURER TO DETERMINE BEST SOLUTION TO SITUATION.
 6. APPROVAL OF THE ENGINEER IS REQUIRED WHEN THE WALL IS TO BE USED UNDER A CONDITION WHERE THE SPECS. ARE DIFFERENT THAN SHOWN.
 7. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE.
 8. PANELS, POSTS AND CAPS ARE MADE OF CONCRETE ATTAINING A MIN. COMPRESSIVE STRENGTH OF 4000 PSI # 28 DAYS AND ARE MANUFACTURED BY A CERTIFIED MANUFACTURER.
 9. A FULLY DENSIFIED PLOT PLAN IS REQUIRED FOR A BUILDING PERMIT.
 10. LOCATION AND FENCE HEIGHT SHALL COMPLY WITH LOCAL AND COUNTY FENCING CODE CURRENT CONDITION.
 11. ALL WORK SHALL COMPLY WITH GRADING ORDINANCES.



Equestrian Fence- Typical



1. TUBULAR STEEL VIEW FENCE
 2. NOT USED
 3. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
 4. CONCRETE FOOTING
 5. FINISH SURFACE
 6. FINISH GRADE
- W-FEN-MTL-05

View Fence- Tubular Steel

NOT TO SCALE

Legend	
Symbol	Description
	Equestrian Fence
	View Fence
	Perimeter Wall
	Community Entry
	Proposed Detention Basins
	Specific Plan Boundary

Perimeter Wall- Precision Block - Typical



Bridle Path Estates
Bridle Path Estates, L.P.

Exhibit 4-6
Examples of Preserved Boulder Groupings

5.1 OFF-SITE CIRCULATION AND ACCESS

Vehicular circulation to the project site will be from the extension of four roadways. Tao Road from the south and Chippewa Road from the southeast will provide north/south access into the Bridle Path Estates community from Highway 18 (Happy Trails Highway). The extension of Falchion Road from the east will be coterminous to the northern property boundary. Falchion Road will connect Outer Highway and Choco Road. Connection of a future community local road in the northeast region of the Specific Plan Area will provide future access to the extension of Choco Road.

Tao Road will be improved off-site from its existing terminus to the southern property line. Tao Road links Highway 18 with Falchion Road that also connects to Choco Road and the future High Desert Corridor (SR 220) providing future and existing residents with an alternative access to north Apple Valley and to the I-15 Freeway. Refer to Exhibit 1-2 Project Vicinity Map and Exhibit 1-3 Aerial Photograph.

5.2 INTERNAL CIRCULATION

The circulation system for the Specific Plan Area provides multi-modal access serving vehicles, bicycles, pedestrians, and equestrians. The components of the Circulation Plan are designed to provide safe and efficient access to the future residential neighborhoods, natural open space, and recreational amenities. Exhibit 5-1, Conceptual Circulation Plan, shows the location of Specific Plan Area streets.

All street and roadway design plans shall incorporate and adhere to the required driver's line of sight safety areas per Town standards at all intersections and driveways.

5.2.1 Roadways

Several classifications of roadways provide service to the community. The roadway classifications are shown in Exhibit 5-2a and 5-2b, Street Sections. The following provides a discussion of the on-site roadways designated within the Specific Plan.

1. Off-Site Streets

a. Falchion Road (104'/80')

Falchion Road (Major Road – 104'/80') will be extended along the northern boundary to provide access to Bridle Path Estates from the east to west direction, as an extension from the "High Desert Corridor" (SR220)/ Choco Road Interchange upon its completion. The Specific Plan applicant and its future builders are responsible for the construction of half of its ultimate width and dedication of necessary rights-of-way.

b. Choco Road (88'/64')

Choco Road is a secondary arterial (88'/64') which will be extended along the northern portion of the Specific Plan Area's eastern boundary. Choco Road will provide a secondary ingress and egress with direct access to the future High Desert Corridor (SR 220)/Choco Road Interchange upon its completion. The Specific Plan applicant/future builders shall dedicate right of way equal to one-half ultimate width along the eastern boundary as conceptually located on Exhibit 5-1, Conceptual Circulation Plan herein.

2. On-Site Streets

a. Tao Road (88'/58')

The extension of Tao Road into the Specific Plan area will run north and terminate at the intersection of Falchion Road providing access to the Outer Highway Road to the west and the future SR 220/Choco Interchange to the east. Tao Road within the Specific Plan represents a modified secondary road with an overall R.O.W. of 88'. The street will provide one lane of travel in each direction and a landscaped median between with turn lanes as needed. A Class I bike lane and Lifeline Multi-Use Trail are located within the R.O.W. and are separated from the vehicle traffic by a landscaped parkway.

b. Chippewa Road and Local Connectors (60'/36')

Chippewa Road exists to the southeast of the Specific Plan area and shall be extended into with a connection to the interior loop street (street 'A') to provide a secondary ingress/egress to the southeast portion of the Specific Plan. Street "B" shall provide secondary ingress/egress from Street "A" to the future Choco Road extension within the northeast portion of the Specific Plan.

c. Local Residential Streets (60/36') (50'/36')

Local Residential streets within the R-SF land uses comprise a 60' overall right of way with 36' of travel lanes. Local Residential rural streets within the R-EQ land uses comprise a 50' overall right of way with 36' of travel lanes, equestrian trail and sidewalk as consistent with the Town's Multi-Use Trail Standards.

3. Road Improvement Phasing

Based on the Traffic Impact Analysis for Bridle Path Estates, (Source: Traffic Impact Analysis Bridle Path Estates Residential Development, LSA Associates Inc., LSA Project No. SQI430, October 3, 2005), the street and road improvements can ultimately be phased incrementally to support development as it progresses north. In addition, phasing can support the needs of the proposed fire station when development for the fire station takes place. Refer to Exhibit 7-1, Conceptual Phasing Plan.

5.2.2 Access Roads

Utility and infrastructure service roads may be necessary to provide access to future facilities that support the Specific Plan Area. These facilities may include, but not be limited to, sewer lift stations, booster pump facilities, water tanks, storm drain systems, or similar.

5.2.3 Construction-Related Traffic

In order to minimize construction-related traffic impacts on adjacent residential neighborhoods, each subsequent Tentative Tract Map shall include a construction-related traffic management plan.

5.3 MULTI-USE TRAILS AND BIKEWAYS

Trails provided within the Specific Plan Area follows the intent of the General Plan Circulation Element and the Life Line Equestrian Trail per the Town's General Plan. This contemplates a coordinated multi-use trail network throughout the Town and the region, including access to Bell Mountain from Happy Trails Highway. Exhibit 5-3, Conceptual Trail System Plan, illustrates the locations of the trail routes. Where appropriate, concrete sidewalks within street rights-of-way provide additional local connectivity to the regional multi-use trail system.

The proposed multi-use trail system will comply with Town of Apple Valley trail standards per the Town Engineer.

5.3.1 Specific Plan Multi-Use Trails

The proposed Conceptual Trail System Plan, Exhibit 5-3, illustrates the trail classifications within Bridle Path Estates.

1. Multi-Use and Equestrian Lifeline Trails

The Multi-Use and Equestrian Lifeline Trail extends north along the western side of Tao Road, where it interfaces with preserved open space/knolls, to the intersection of Street “A”. The Lifeline Trail shown on the previous General Plan exhibit extended to and ran along Falchion Road. The Specific Plan applicant worked with the Town’s Equestrian Advisory Committee, to locate a Committee preferred route which runs along Street “A” to Street “B” then connects to future Choco Road. These revisions were made due to safety concerns of a Lifeline Trail along Falchion Road, a major, higher speed and vehicular volume road.

A Multi-Use trail system is also located along the outside perimeter of Street “A” with connections to Chippewa, the R-EQ neighborhoods and adjacent knolls. Refer to Exhibits 5-2a and 5-2b for typical trail locations within street right of ways.

2. Bicycling and Hiking Routes

The Specific Plan trails provide a linkage between the adjoining neighborhoods, the Neighborhood Park, and the multi-use trail (including the Lifeline Equestrian). These trails are a combination of sidewalks and off-street, Class I bike routes.

3. Equestrian and Hiking Paths

Existing equestrian/foot paths located on-site within the OS-C, R-EQ, and MR land use areas afford other opportunities for additional equestrian and hiking trails of a narrower, less improved character. These routes provide access to the other designated trails systems. These will be designated during subsequent mapping.

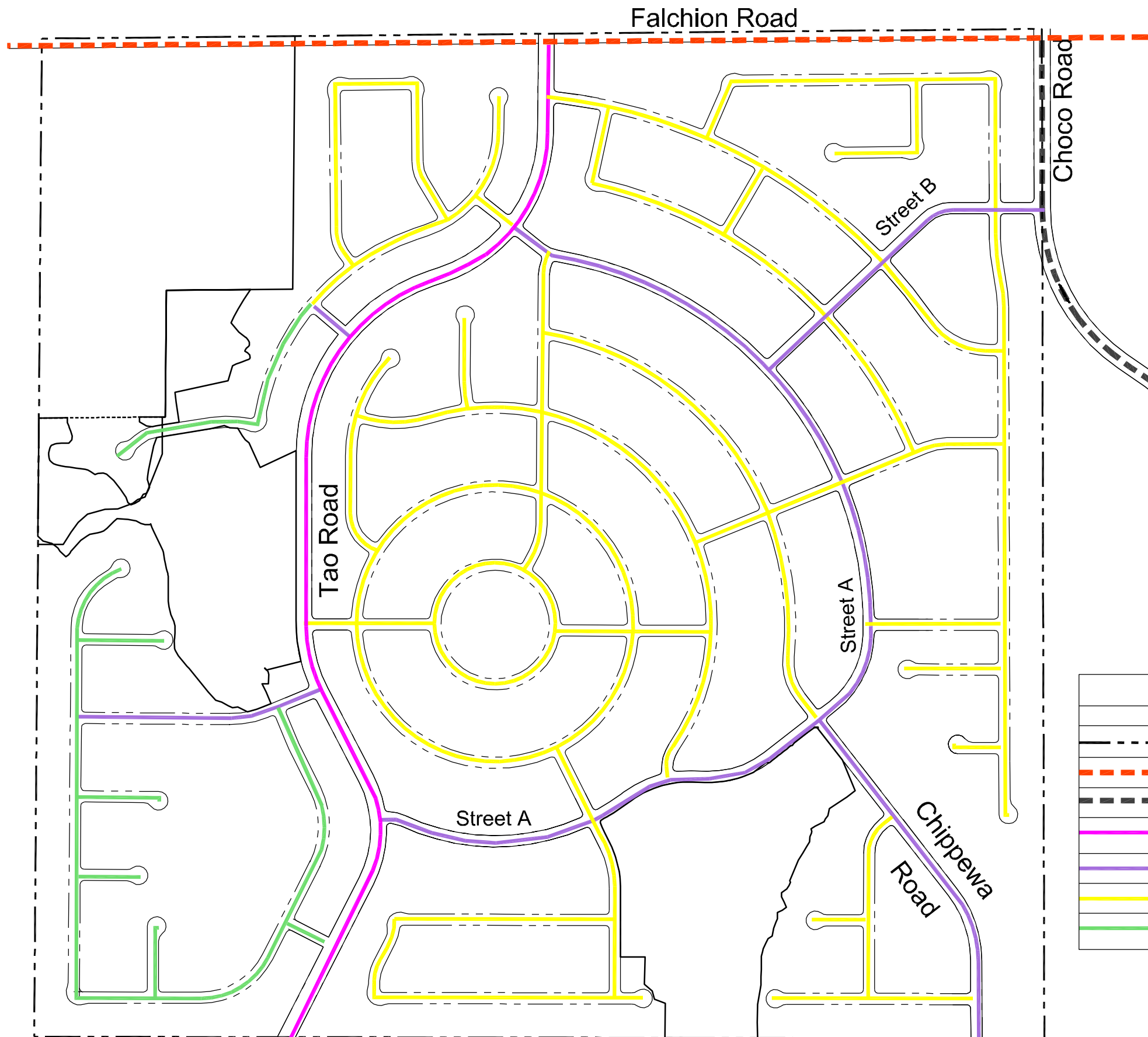
5.3.2 Trailhead

The trailheads will be identified with entry features and signage that support way finding methods to extend the equestrian relevance and the pedestrian access throughout the Specific Plan Area. Equestrian trailheads could originate from the future arena and stable area in the R-EQ designated area. The Master Homeowners Association shall establish a way-finding program and trail maintenance program to support the Specific Plan’s trail system.

5.4 TRANSIT

Victor Valley Transit Authority operates regularly scheduled service (Monday through Saturday) covering portions of the Town of Apple Valley where transit permits with connections to other transit systems and local points of interest (including shopping, schools, parks, public buildings, and others).

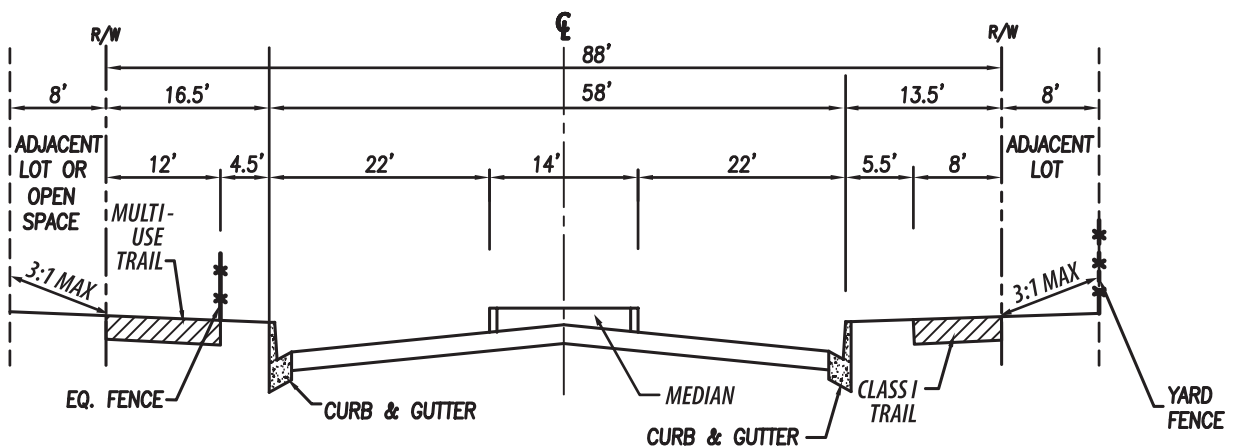
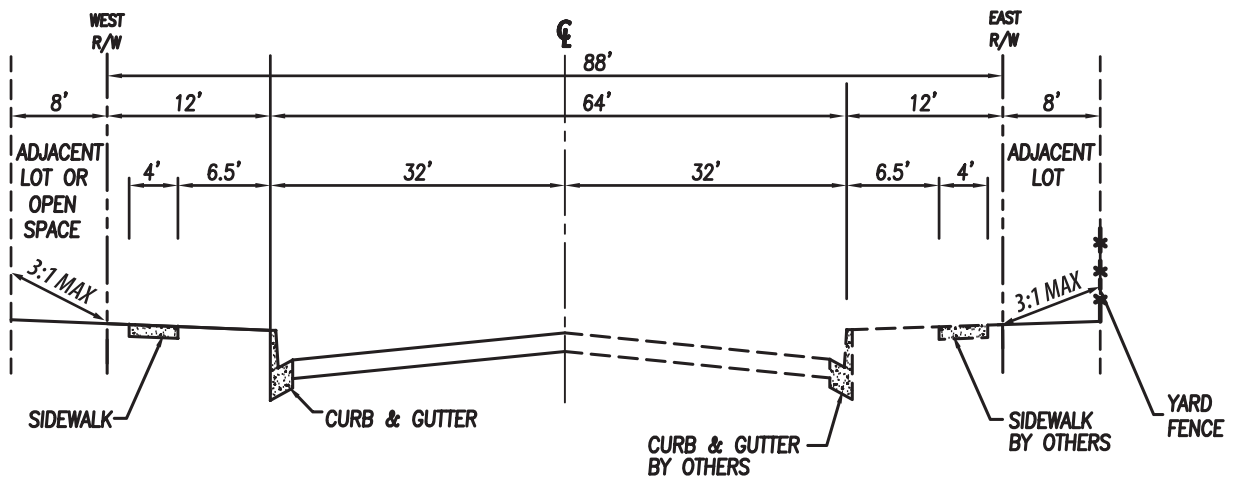
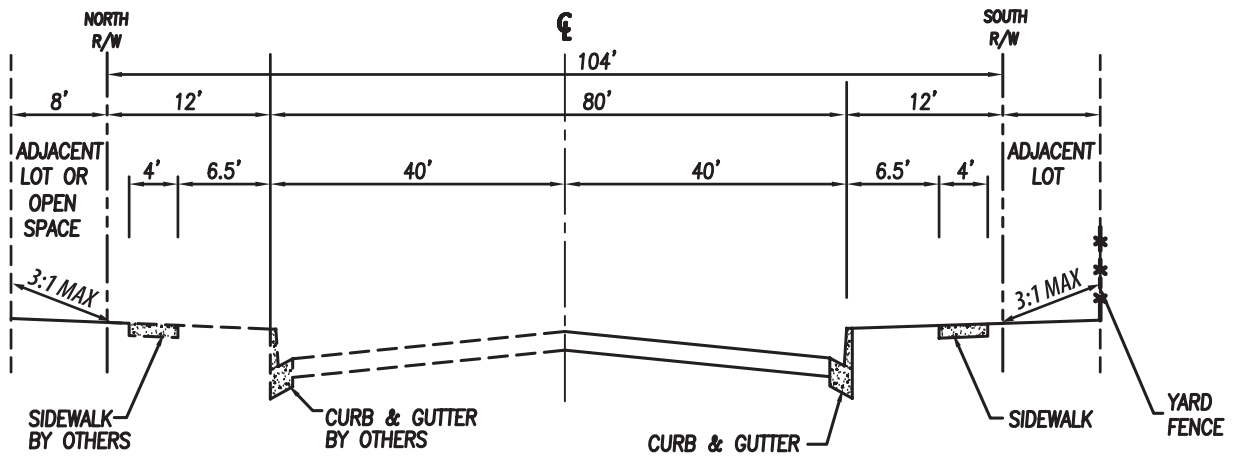
The bus stops nearest to the Specific Plan Area are located near the intersections of Tao Road and Happy Trails Highway. Victor Valley Transit will be contacted regarding the locations of any new bus stops within the Specific Plan Area. The public streets meet Town standards and are thus adequate to handle any future extension of transit service up to and/or into the Specific Plan Area. Bus turnouts and bus shelters would be required at any new bus stop location deemed necessary by Victor Valley Transit. Within the General Commercial (C-G) overlay district, if implemented, one (1) bus turnout with a Town-approved bus shelter is required.

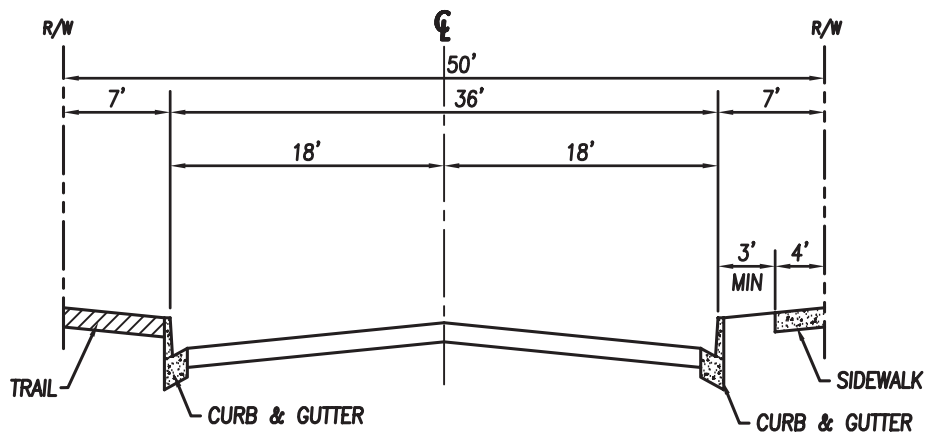
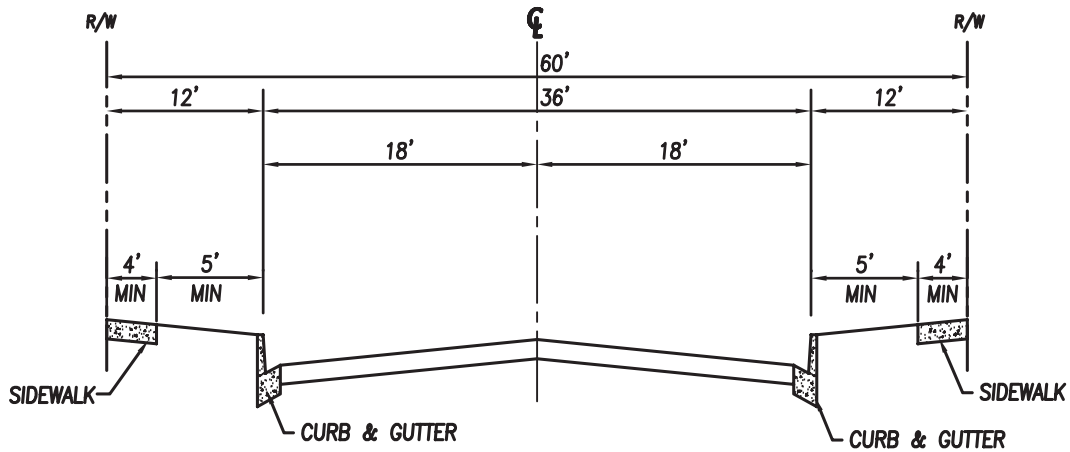
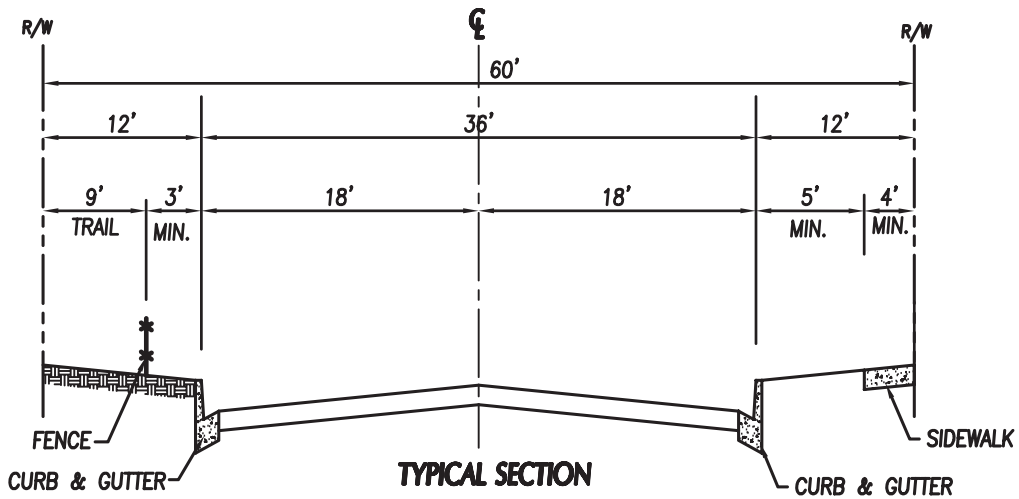


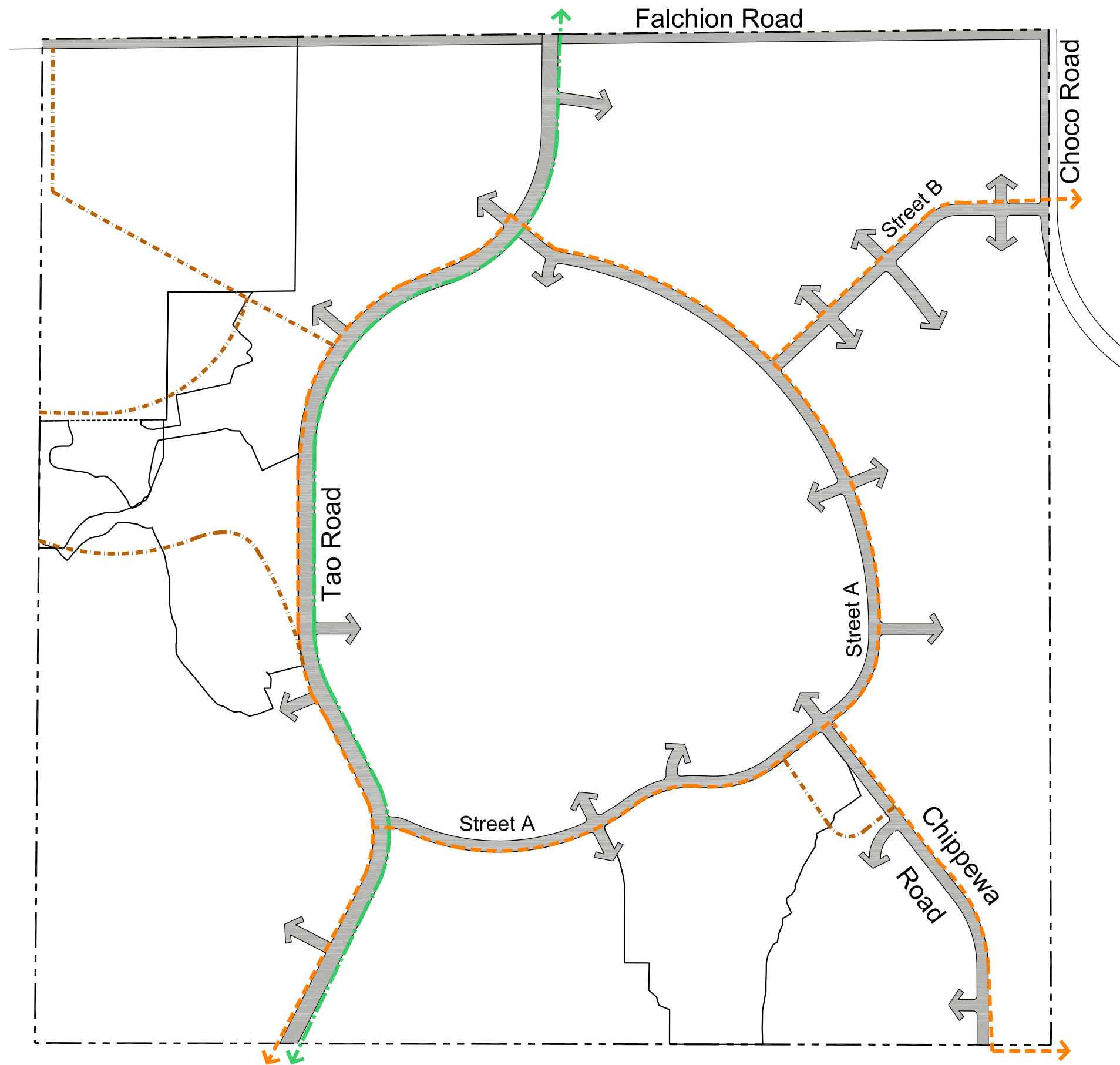
NOTE:

The street locations and configurations shown herein are conceptual and are intended to illustrate the street classification hierarchy. Final street layout and lotting will be finalized during TTM preparation.

Legend	
Symbol	Description
	Specific Plan Boundary
	Falchion Road (Major Road)
	Choco Road (Secondary Arterial)
	Tao Road (Modified Secondary)
	Local Streets with Multi-Use Trail
	Local Street (60' R/W) in R-SF Areas
	Local Rural Street (50' R/W) in R-EQ Areas







EXAMPLE OF MULTI USE TRAILS



EXAMPLE OF BICYCLING and HIKING ROUTES (Class I)



EQUESTRIAN and HIKING PATHS (EXACT LOCATION T.B.D.)

Legend	
SYMBOL	DESCRIPTION
	Multi-Use Trails
	Bicycling and Hiking Routes
	Equestrian and Hiking Paths
	Specific Plan Boundary

Exhibit 5-3
**Conceptual Trail
 System Plan**

6.1 PUBLIC FACILITIES AND SERVICES

The Specific Plan Area is within the jurisdictional boundaries of the Town. Utilities and public services are provided to the Specific Plan Area by the agency/entities indicated in Table 6-1, Public Facilities and Services Providers.

Public services supporting the Bridle Path Estates development proposal will be provided as evidenced by the following “will serve” letters. (Excerpts are included herein.)

- *Apple Valley Ranchos Water Company*, January 24, 2005. “Water Service can be provided at 1 acre foot per single-family lot.”
- *Charter Cable*, October 19, 2005 – Cable Service provisions will be constructed within the street rights-of-way.
- *Southwest Gas*, October 25, 2005 – Gas Service provisions will be constructed within the street rights-of-way.
- *Burrtec Waste Industries*, October 27, 2005
- *Southern California Edison*, November 7, 2005 – Electric Service provisions will be constructed within the street rights-of-way.

The letters provided were based on the service providers’ analysis for providing service to the proposed development area. Individual analysis confirmed that the Bridle Path Estates development area can be provided with appropriate services.

**TABLE 6-1
PUBLIC FACILITIES AND SERVICE PROVIDERS**

PUBLIC UTILITY/SERVICE	AGENCY/ENTITY
Water - infrastructure	Apple Valley Ranchos Water Company (AVRWC)
Water - supply	Apple Valley Ranchos Water Company (AVRWC)
Sewer	Victor Valley Wastewater Reclamation Authority
Storm Drain/Flood Control	Town of Apple Valley
Electricity	Southern California Edison
Gas	Southwest Gas
Cable Television	Charter Cable
Refuse	Burrtec Industries
Police	San Bernardino County Sheriff
Fire	Apple Valley Fire Protection District
Schools	Apple Valley Unified School District
Recreation	Apple Valley Parks and Recreation

6.2 PARKS

6.2.1 Private Neighborhood Park

The Private Neighborhood Park is planned to be the central feature and amenity within the Single-Family Residential area of Bridle Path Estates. It will serve as a community landmark for social gatherings and recreation. The exact size and location of the park will be finalized during Tentative Tract Map preparation. However, the Specific Plan envisions a circular shaped park which is a minimum of five (5) gross acres. A Master HOA will be responsible for the long term maintenance of the Neighborhood Park. The Neighborhood Park will be constructed by the Applicant and/or its designees per the Phasing Concept described in Section 7.3 herein. The determination of required Development Impact Fees for Parks and Recreation (Quimby Fees) and the allowed allocation of credit for private open spaces, per Section 9.71.050 of the Town Development Code, shall be realized during preparation of the Tentative Tract Maps.

Planned recreational amenities in the park include:

- Club house and swimming pool facilities;
- age-separated tot-lot and preteen playground;
- basketball half-court;
- picnic facilities including a shelter and picnic tables;
- open turf areas for informal play;
- walkways which loop around the park and connect into the multi-use trail network;
- restroom building;
- parking lots; and
- safety lighting for the parking lot, walkways, and picnic shelters

The Conceptual Neighborhood Park Plan is illustrated in Exhibit 6-1. The Applicant will be responsible for rough grading of the parksite, utilities, and other required public improvements within the public right-of-way that are contiguous to the parksite.

6.2.2 Equestrian Use Area

An Equestrian Use Area will be located in the Equestrian Residential land use district. This area will be for use by residents of Bridle Path Estates and other nearby areas subject to the Master Home Owners Association. Envisioned within the Equestrian Use Area is a small equestrian arena, round pens and associated support amenities.

6.2.3 Regional Community Park

A future Community Park site of approximately 40 acres is to be located in northern Apple Valley. A number of potential Community Park sites are currently under consideration by the Town within Recreational Service Area #3, of which Bridle Path Estates is a part, as consistent with the Parks and Recreation Master Park Plan. Bridle Path Estates will contribute Development Impact Fees towards the future Community Park within RSA #3 via Quimby Fees. This facility, planned by Apple Valley Parks and Recreation, provides active recreation for youth sports programs such as soccer, baseball, and football. This facility serves the north portion of Apple Valley. The Quimby Act, (Subdivision Map Act, Government Code Section 66477) allows a local jurisdiction to require a developer to dedicate property, dedicate property and contribute in-lieu fees, or contribute in-lieu fees for park and recreation facilities in a development area. The determination of required Quimby Fees allocated for the Community Park, per Section 9.71.050 of the Town Development Code, shall be realized during preparation of Tentative Tract Maps.

6.3 SCHOOLS

The Apple Valley Unified School District (AVUSD) determines school facility needs including location. The Specific Plan will increase the number of households in the northern part of Apple Valley by approximately 1,102 new dwelling units.

AVUSD is not requiring the Bridle Path Estates development to identify a possible future school site within the boundaries of the Specific Plan Area. The Applicant and/or its designees shall contribute School Fees at the rates adopted by the AVUSD Board of Trustees for residential and/or commercial land uses at the time of Tentative Tract Map application(s). These fees will support the District needs for future school expansion per the District's adopted Facilities Needs Assessment.

6.4 FIRE AND EMERGENCY RESPONSE

Fire protection services are provided by Apple Valley Fire Protection District (AVFPD), County of San Bernardino Fire Department, California Department of Forestry and Bureau of Land Management.

Station Number 332 located at 18857 Highway 18 is responsible for providing fire protection and paramedic services to the northwestern portion of Apple Valley. The station is manned by three full-time firefighters and operates on a 24-hour basis. The station is equipped with one Brush Engine and one Type 1 Engine.

The need and location of new fire stations are determined by the AVFPD and are included as part of the fire service master plan update process.

A future fire station site is being considered in the northern portion of Bridle Path Estates along Tao Road. This fire station location will serve the northern part of the Town of Apple Valley, Bridle Path Estates, and the North Pointe Community located north and northeast of Section 36 subject to approvals from the Town of Apple Valley.

Adjacent future development such as the proposed North Pointe development will be subject to contributing its fair share of funds towards the provision of the fire station location in Bridle Path Estates and may be required to participate in a Community Facilities District (CFD).

American Medical Response (AMR), located at 12474 Cottonwood Avenue in Victorville, is a private ambulance service that provides ambulance transportation in the communities of Victorville, Apple Valley, Adelanto, Mountain View, Spring Valley, El Mirage and Baldy Mesa. Additionally, AMR provides services through mutual aid for the communities of Phelan, Wrightwood, Pinon Hills, and Lucerne. Currently, AMR is equipped with nine units and 100 full-time employees in the High Desert region.

The Specific Plan will increase the potential need for public services based on new land use and zone changes for Section 36 that include Single-Family Residential and a proposed fire station site as recommended by the Apple Valley Fire Protection District.

6.5 LAW ENFORCEMENT

Police/Law enforcement services are provided by the Town of Apple Valley Police Department staffed by the County of San Bernardino Sheriff's Department. Bridle Path Estates will be required to pay its fair share for additional police/law enforcement services during subsequent tentative tract map processes. Law enforcement is provided for this Specific Plan Area since it is currently under contract and within the Town's jurisdictional boundary.

6.6 WATER

Based on preliminary modeling and analysis prepared by Apple Valley Ranchos Water Company (AVRWC), the proposed project could have an average water demand of approximately 1.25 million gallons per day (gpd). Average daily demand is 870 gallons per minute (gpm). Maximum daily demand 1,592 gpm and peak hour demand 2,192 gpm. AVRWC recognized that local wells are not adequate to support the area but wells in the Main Pressure Zone could provide service with appropriate waterline extensions and booster pumps. A new well will also be required and located in the southwest portion of Apple Valley to assist in providing water service to the two pressure zones.

In addition to the construction of a well, a new booster pump would be required to extend the service of the Corwin Pressure Zone. Also a new elevated tank and booster pump is required for the project area. The elevated tank should be located at an elevation of 3,335, potentially near the

top of one of the knolls. Visual impacts shall be minimized, particularly for significant view corridors. If this is not feasible then alternative hydro-pneumatic pressure systems can be approved but are not preferred.

Another option is to construct a water tank, between 1 and 3 million gallons, to serve this development and other future developments to the west in order to be more cost effective for the surrounding area. This would also require a booster pump station and emergency generator. Size and capacity requirements would be based on water system design for subsequent tentative tract maps.

The existing Town water line located within the approximate middle of the Specific Plan Area will remain in place except in portions where relocation may be needed due to final road or lot alignments. Any relocation will be coordinated and approved by the Town Engineer and Public Services Director. Future water lines as backbone infrastructure are to be located in Tao Road and the community loop road right-of-way. Subsequent Tentative Tract Maps will connect to this backbone. Refer to Exhibit 6-2, Conceptual Water Plan.

6.7 WASTEWATER

The single-family residential land use will create wastewater that will be carried via sewer lines from the Town of Apple Valley to the Victor Valley wastewater reclamation plant. Sewer line extensions will be necessary to serve the site. This project will meet the adopted wastewater discharge criteria and will not exceed wastewater treatment requirements of the Victor Valley Wastewater Reclamation Authority (VWRA).

The Specific Plan provides minimum half (½)-acre lot single-family residential development, consistent with Measure N. The applicant will be required to extend sewer and wastewater lines to the sewer interceptor that connects to the sewer treatment facility at Victor Valley Wastewater Reclamation Authority. The applicant would also contribute required sewer and connection expansion fees to support the proposed project.

Sewer lines will be located along Tao, Falchion, and Chippewa Roads. These lines will be the backbone infrastructure for subsequent Tentative Tract Maps. Refer to Exhibit 6-3, Conceptual Wastewater Plan

6.8 DRAINAGE

The drainage in this Specific Plan is divided by an existing high point where portions flow south towards the existing residential area and a majority of the area flows north towards the future Falchion Road alignment and storm drain system. Per FEMA's Flood Insurance Rate Maps (FIRM) the Specific Plan Area is not located within a designated 100-year Flood Hazard Area. The Specific Plan Area is located in an undetermined FEMA flood zone; however the property drainage studies do not indicate a need to designate any ~~General~~ Specific Plan Area as a FEMA flood zone.

The subsequent tentative tract maps that support the Specific Plan for Bridle Path Estates will require the construction of new storm water facilities. Subsequent tentative tract maps will alter the existing drainage pattern of the site; however, the erosion control measures identified by Allard Engineering in the "Bridle Path Estates, Preliminary Hydrology Report" (May 26, 2005, Job No. 2060201) will mitigate any potential impacts. If a permanent storm drain system is developed as part of the Town's Master Plan of Drainage, and these detention basins become unnecessary, these areas shall be converted to open space features of a natural character.

To date, no master planned storm drain exists downstream of the site to accommodate the ultimate developed condition runoff. This warrants the implementation of four (4) on-site detention/retention basins, within the tract boundaries, to mitigate increasing flow downstream. The detention/and or, retention basins are intended to mitigate the surplus runoff from the developed condition until such eventual time as a permanent storm drain may replace the need for them.

Environmentally sensitive drainage channels have been suggested by the Town of Apple Valley. This is assumed that drainage ways that are constructed to reduce flood potential would consist of, but not be limited to, the following; a drainage channel that has soft bottom and drought-tolerant landscaped slope banks; a drainage channel that has soft bottom with rip-rap along the slope banks; and/or a drainage channel with soft bottom and a mix of drought tolerant planting and rip-rap on the slope banks. This would be the same case for detention basins, levees, or retention basins. Future drainage designs will be resolved through the subsequent tentative tract map process. This will require further analysis. Refer to Design Guidelines, Appendix D for further design criteria for Bridle Path Estates detention basins and drainage channels. Storm drains and detention basins are planned to be located at the north and south ends of the site to capture natural drainage flows as part of the backbone infrastructure to support future tentative tract maps. Refer to Exhibit 6-4, Conceptual Storm Drain and Basins Plan.

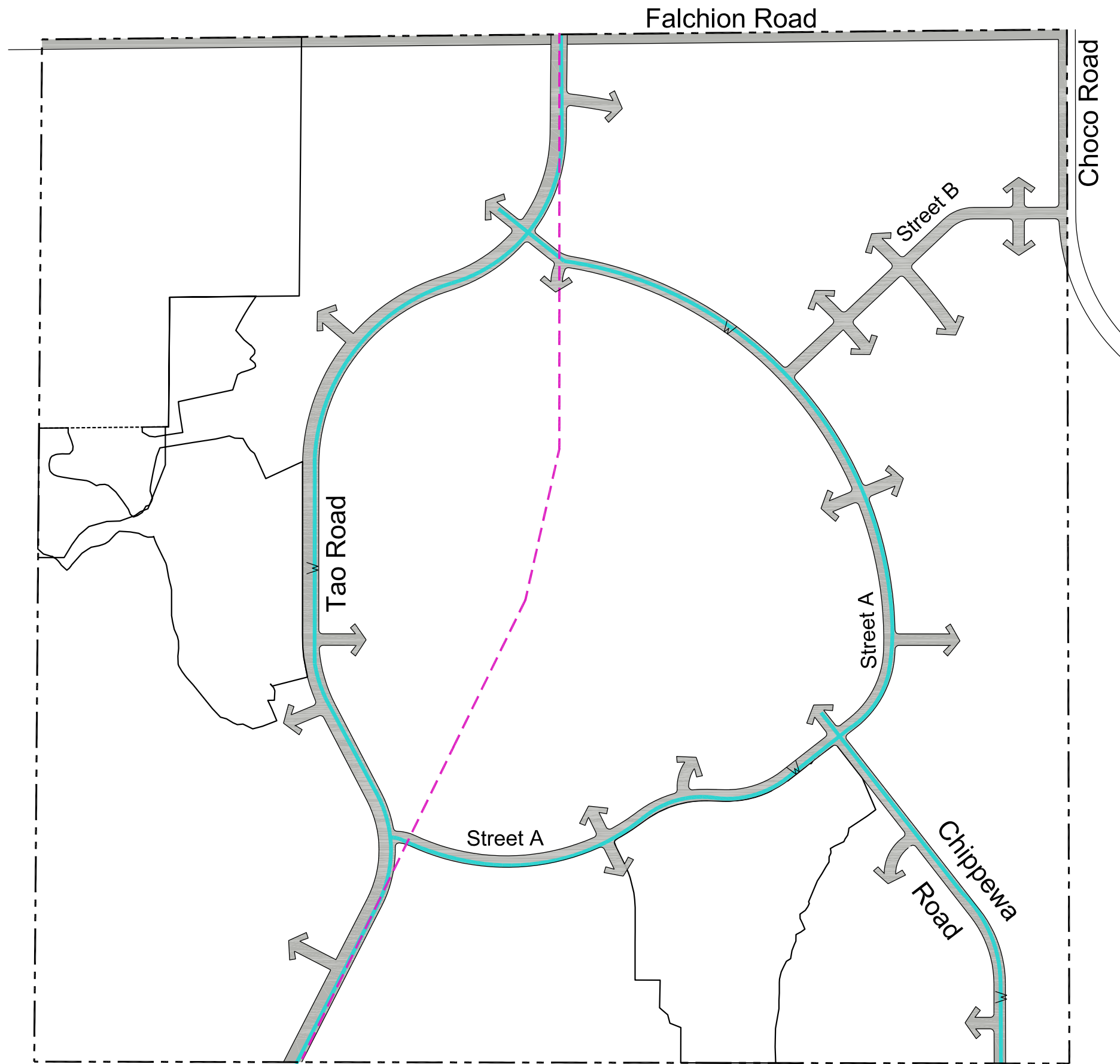
6.9 WASTE MANAGEMENT

Solid waste will be transported to the Victorville Regional or Barstow landfill. Both are going through permit processes to expand their facilities to accommodate the regions waste. The Victorville Regional Landfill will be expanded to accommodate waste up to the year 2065.

6.10 STREET LIGHTING

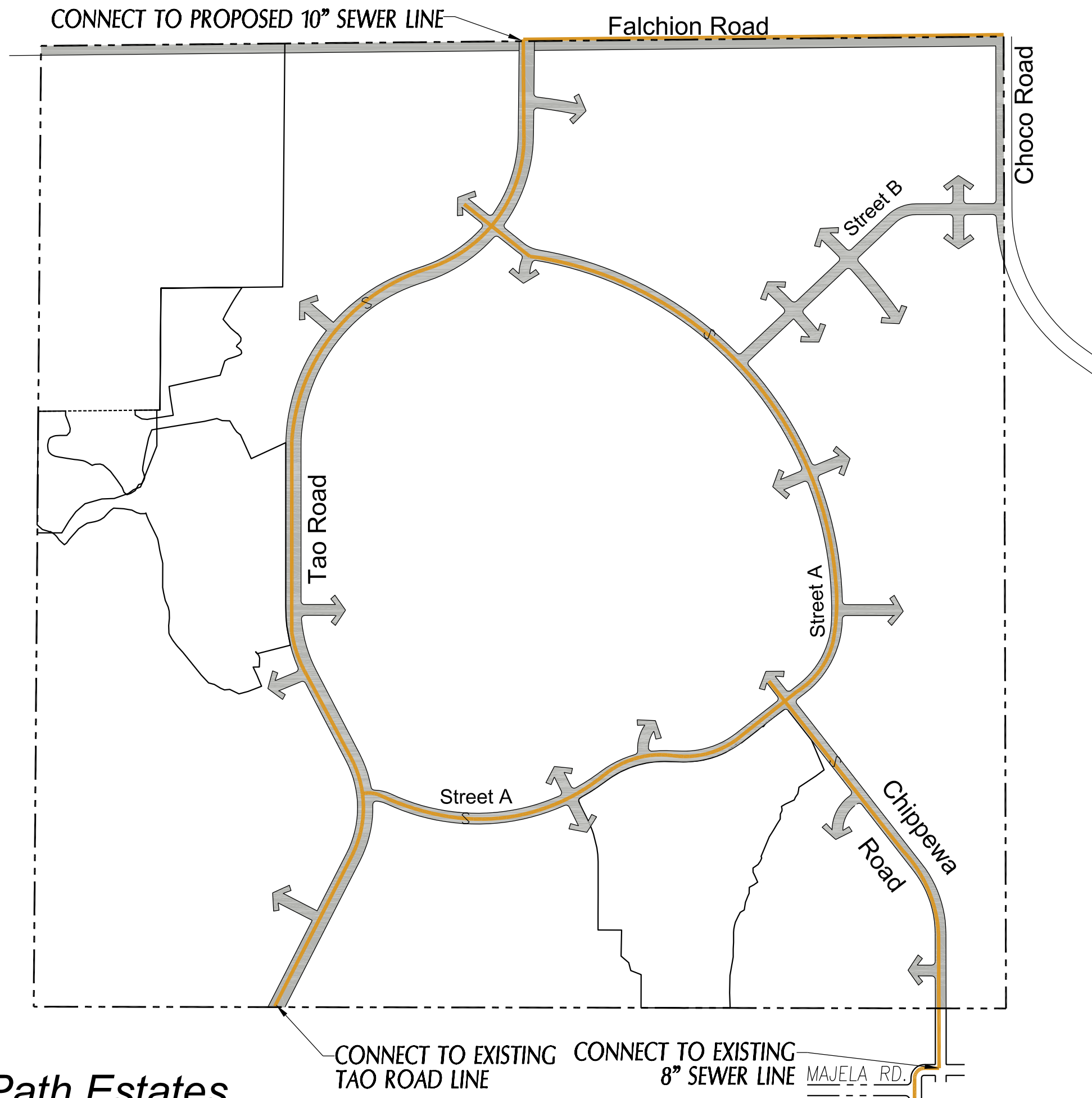
The lighting concept for the Specific Plan is to provide a balance between implementing the General Plan Dark Sky policy and the prevention of light spillage on to adjacent properties and open space areas. Additionally, the location of street lights shall be limited to within the rights of way for Falchion and Tao Roads, with spacing approved by Town Engineer, and at the intersection of all internal project streets. Therefore, fixtures shall be shielded as necessary to direct light below the fixture's horizon, and shall comply with the Town's Dark Sky Policy.





Legend	
SYMBOL	DESCRIPTION
	Proposed 8" Water Main
	Existing 16" Water Main
	Specific Plan Boundary

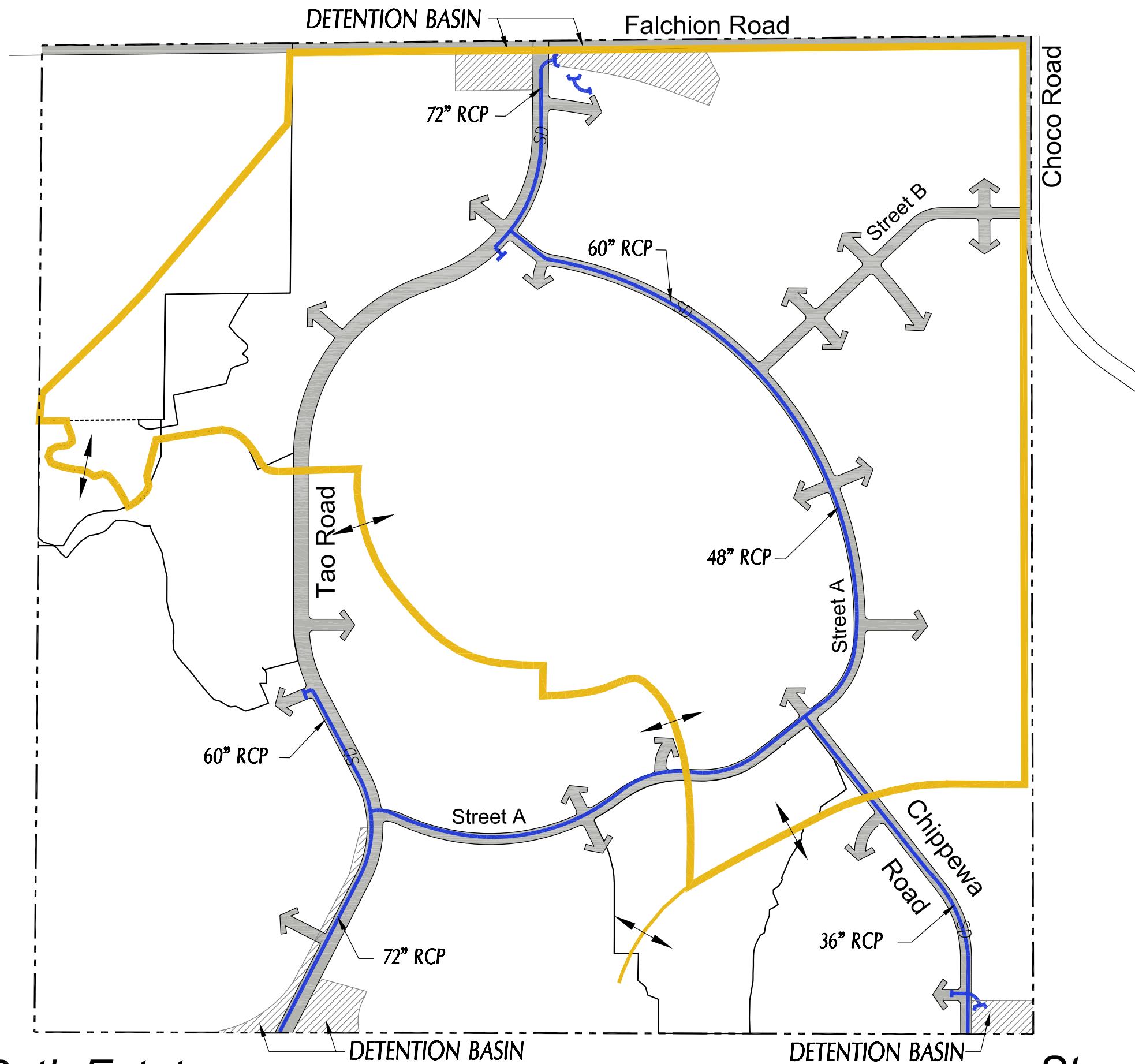
Exhibit 6-2
Conceptual
Water Plan



Legend	
SYMBOL	DESCRIPTION
	Proposed 8" Sewer Line
	Specific Plan Boundary

Bridle Path Estates
Bridle Path Estates, L.P.

Exhibit 6-3
Conceptual
Wastewater Plan



Legend	
SYMBOL	DESCRIPTION
	Drainage Area
	Flow Direction
	Drainage Inlet/Outlet
	Storm Drain
	Detention Basins
	Specific Plan Boundary

Bridle Path Estates
 Bridle Path Estates, L.P.

Exhibit 6-4
Conceptual
Storm Drain and Basins Plan

7.1 PURPOSE AND INTENT

This chapter provides a discussion of the implementation of the Specific Plan. Implementation is carried out through the application and processing of standard Town approvals as set forth in Chapter 9.17, Development Permits, Town of Apple Valley Development Code.

This chapter also provides a discussion of the California Government Code Section 65451 provisions, which govern the modification, and amendment of this Specific Plan. In addition, criteria are included under which the Town Council may approve Amendments to the Specific Plan.

This chapter discusses the development program for implementation of the Specific Plan. It also discusses financing alternatives for implementation of the Specific Plan.

7.2 IMPLEMENTATION PROCEDURES

Implementation of the Specific Plan is carried out through the application and processing of standard Town entitlement procedures. Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in the Development Code shall govern such amendments.

7.2.1 Specific Plan Adoption

This Specific Plan has been prepared, submitted and approved in a manner consistent with California Government Code Section 65451, as well as all pertinent sections of the Development Code. Adoption of this Specific Plan will be by Ordinance of the Town Council, and included in Appendix A of this document.

7.2.2 Severability

If any provision of this Specific Plan or the application thereof to any persons or circumstances is held legally invalid, such invalidity shall not effect other provisions or applications of this Specific Plan, which can be given effect without the invalid provisions or application thereof, and to this end, the provisions of this Specific Plan are severable.

7.2.3 Implementation

All standards and codes of the Town of Apple Valley, with the exception of those development issues and standards contained herein shall apply to this development. In cases where specific development standards are not addressed by this Specific Plan, the development standards contained within appropriate sections of the Development Code shall be followed. When design guidelines are not addressed in Appendix D, Design Guidelines, the guidelines within the Town's Development Code shall apply.

The Tentative Tract Map and Tentative Parcel Map shall comply with the standards outlined within this Specific Plan and associated permits, as well as pertinent portions of the Development Code, State Subdivision Map Act and the California Environmental Quality Act (CEQA). Lot line adjustments shall be undertaken in accordance with the Subdivision Map Act, CEQA, and Development Code.

The grading, street and infrastructure improvements, including underground utility lines, streetlights and parkway landscaping, shall be constructed concurrently with adjacent residential development, and will be offered to the Town (in the case of public street rights-of-way), or easements will be dedicated to the various utility providers as a condition of recordation of any Final Tract Map(s). The Applicant shall construct the various improvements, and the customary performance bonds shall be established pursuant to Town Ordinance to ensure that the improvements are completed in accordance with Town standards.

Any subsequent development or construction shall be reviewed by the Town and in cases where the Development Code requires discretionary and/or Town administrative approval, said approval shall be in accordance with the provisions of the Development Code

7.2.4 Tentative Tract Map

Subsequent Tentative Tract Maps will be submitted based on phased development stages. Tentative Tract Maps may be recorded at various times due to phased development strategies including infrastructure systems and market forces and consistent with conditions of approval and CEQA mitigation measures.

7.2.5 Modifications to the Specific Plan

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, living planning document for the Specific Plan Area. The following changes in the Specific Plan may be made with the approval of the Economic and Community Development Director and do not require an Amendment.

1. The addition of new information to the Specific Plan maps or text for the purpose of clarification that does not change the effect or intent of any regulation.
2. Changes to the project area infrastructure such as drainage systems, roads, water and sewer systems, etc., which do not have the effect of significantly increasing or decreasing capacity in the Project area beyond the specific density range, and do not otherwise change the intent of any provision of this plan.
3. Adjustments in the Land Use Areas, not to exceed an increase or decrease of fifteen percent (15%) of the original size resulting from final road alignments, geotechnical or engineering refinements to the tentative and/or final tract map shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the General Plan and this Specific Plan. Except that an increase to the Single-Family Attached (SFA) land use area and maximum units permitted by this Specific Plan shall not be allowed without a Specific Plan Amendment. Also refer to Section 7.2.7, land use conversion. Boundaries not dimensioned in the Specific Plan are established by the large lot parcel, tentative or final subdivision map.
4. The maximum number of dwelling units for each land use area is established by the Specific Plan Land Use Plan. Maximum density ranges for each residential category are also specified herein. The total number of residential units allowed within each land use area can be modified to reflect an adjustment to Land Use Area boundaries permitted in the previous standard (see #3 above) as long as the cumulative project total does not exceed 1,102 residential units. In addition, development of a lower number of dwelling units, or of a lower density than that specified for a planning area, may occur without requiring an amendment to this Specific Plan.
5. The Specific Plan Design Guidelines are incorporated as Appendix D, Design Guidelines. Minor modifications to portions of the Design Guidelines do not require an Amendment to the Specific Plan if shown consistent with the overall Specific Plan and Design Guidelines as determined by the Economic and Community Development Director.
6. The Economic and Community Development Director shall have the authority to interpret the provisions of this Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person adversely affected by such an interpretation may request that such interpretation be reviewed by the Planning Commission.

7. In approving or conditionally approving a Deviation Permit, the Economic and Community Development Director shall find that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of development standards contained herein deprives such property of privileges enjoyed by other properties in the vicinity. In addition, the Economic and Community Development Director shall find:
 - There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.
 - The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
 - The adjustment is not in conflict with the objectives of the General Plan or the general intent of this Specific Plan.
8. Upon appeal to the Planning Commission of any decision of the Economic and Community Development Director made pursuant to this Section, the Planning Commission shall set the matter for hearing in a manner prescribed in the Apple Valley Development Code.

7.2.6 Amendments to the Specific Plan

Amendments to the Specific Plan will be in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457, and reviewed and approved by the Town Council in accordance with the Development Code. Any change or adjustment to any provision, purpose or standard of the Specific Plan which would significantly alter the basic intent, identity, or concepts of the Specific Plan shall be reviewed and approved in accordance with Development Code Section 9.03.0600.

An amendment to the Specific Plan will be required if any of the following occur:

1. A major change in the intensity or character of development;
2. An increase in the cumulative total number of dwelling units;
3. Per Section 4.2.4 of this Specific Plan, a small portion of the MR Land Use Area may be improved for residential and open space uses as expressly illustrated on the Land Use Plan and described herein. Any additional residential uses other than those permitted herein shall require a Specific Plan Amendment and other technical studies and Town/State permits.
4. Any increase in the maximum number of Single-Family Attached dwelling units permitted by this Specific Plan
5. A change in any other provision, purpose or standard of the Specific Plan which would significantly alter the basic intent, identity, or concepts of the Specific Plan.

Development and construction shall be in accordance with this Specific Plan. Subsequent modifications and/or construction, such as room additions, remodels and construction of accessory structures shall be undertaken in accordance with the Development Code.

7.2.7 Land Use Conversions

1. Conversion of Single-Family Residential Uses to Equestrian Residential

The Northwest R-SF land use area (west of Tao Road) may be converted to R-EQ land use at time of TTM or Final Map preparation based on market conditions to support an expanded equestrian neighborhood within the R-EQ land use area. The conversion may be made at the request of the landowner and shall be considered by the Planning Commission discretionary process during Tentative Tract map processing. A Specific Plan Amendment is not required for this conversion. All R-EQ standards contained herein would apply to the converted land use area.

2. Conversion of Single-Family Residential Uses to Single-Family Attached Residential

The area designated as Single-Family Attached Residential Overlay on the Bridle Path Estates Land Use Plan may be developed as Single-Family Attached Residential (SFA) based on market conditions. The maximum SFA dwelling units within the Specific Plan Area if the SFA overlay is implemented shall be a maximum of 200 dwelling units. These units shall be contained within no more than two (2) separate SFA developments/subdivisions (e.g. 200 units in one development; 100 units in two separate developments; 50 units in one development and 150 in another development, etc.). Implementation of the SFA overlay district cannot result in the maximum number of dwelling units permitted within the Specific Plan Area to exceed two dwelling units per gross acre. The conversion can be initiated at the request of the landowner and shall be considered by the Planning Commission's discretionary process during Tentative Tract Map processing. A Specific Plan Amendment is not required for this conversion. However, a Specific Plan Amendment is required to achieve greater than 200 SFA units within the Specific Plan Area.

3. Conversion of Single-Family Attached Uses to General Commercial

The area designated as General Commercial Overlay on the Bridle Path Estates Land Use Plan may be developed as General Commercial based on market conditions. A maximum of one (1) commercial center ranging in size from 8.1 to 20 acres and a maximum F.A.R. of 0.5 is permitted within the Specific Plan Area. The conversion can be made at the request of the landowner and shall be considered by the Planning Commission discretionary process and during Tentative Tract map

processing. A Specific Plan Amendment is not required for this conversion. The implementation of this overlay would be subject to review of the TIA and other technical studies, such as air quality and noise, prepared for the Specific Plan; and may be subject to technical study amendments and additional mitigation measures to maintain the acceptable thresholds identified in the Mitigated Negative Declaration.

4. Conversion of Equestrian Residential to Single-Family Residential

The conversion of Equestrian Residential land use to Single-Family Residential land use is not permitted without a Specific Plan Amendment.

5. Conversion of Mineral Resources Land Use to Another Land Use.

Except for the Residential Units and Open Space Uses expressly mentioned and permitted within this Specific Plan (refer to Section 4), any conversion of Mineral Resource land use designation to another land use designation shall require a Specific Plan Amendment.

7.2.8 Improvement of Neighborhood Park

It is the intent of this Specific Plan that land within the Specific Plan Area for implementation as Neighborhood Park shall occur concurrently with residential development as conceptually programmed within Section 7.3 herein, as follows:

1. Rough grading of the Neighborhood Park including road and pads shall be completed during the same time frame as the rough grading of the residential lots adjacent to the park; and
2. Construction of infrastructure shall be completed during the same time frame as the infrastructure implementation of the residential lots adjacent to the park.
3. Construction of landscaping, irrigation system and all hardscape, parking, buildings and other structures shall be completed prior to issuance of Certificate of Occupancy of adjacent lots.

7.3 DEVELOPMENT PROGRAM

Applicants for subsequent tentative tract maps shall construct the backbone infrastructure system, including roads and utilities for the Specific Plan Area. The infrastructure necessary for the Specific Plan shall be installed as necessary by subsequent Builders.

7.3.1 Phasing Concept

The following represents a conceptual construction program for the development of the Bridle Path Estates project. Refer to Exhibit 7-1, Conceptual Infrastructure Phasing Plan. Final construction phasing shall be organized using the parcel boundaries of the proposed Tentative Parcel Map.

Grading for the Specific Plan Area will commence with the initial phases of the Project and continue until complete, respective of infrastructure systems and market conditions.

Subsequent tentative tract maps shall be coordinated with neighboring development projects in order to ensure that roads and infrastructure align with adjacent development tentative tract maps. Subsequent tentative tract maps shall be coordinated with the proposed development “North Pointe” to the northeast to ensure that Falchion Road, Choco Road, and associated infrastructure are aligned. Construction and grading permits may be issued subsequent to approved improvement plans as approved by the Town Engineer.

Offsite improvements, including Bridle Path Estates Traffic Impact Analysis recommendations and mitigations, shall be sufficiently in place to support the development.

Each Phase will include a minimum of two (2) separate vehicular access points and will function effectively in case there is a delay in subsequent phases.

A Master Plan of Infrastructure for the entire Specific Plan Area, consistent with the Conceptual Phasing Plan herein, shall be submitted with the first Tentative Tract Map application and approved by Town Engineer and Director of Public Services concurrent with or prior to approval of the first Tentative Tract Map of Phase 1.

1. **Phase 1 – South.** This Phase will begin the incremental development from the adjacent residential neighborhood to the south. It will initiate the extension of Tao Road and Chippewa Road and begin the improvements for the Equestrian Residential and Residential Single-Family lot areas.

2. **Phase 2 – Central.** This Phase supports the Residential Single-Family Designations and the neighborhood park improvements. The private neighborhood park should be improved by the applicant and/or its designees during this phase to support Phase 1 and Phase 2 when completed. If this can not be accomplished then it shall be constructed no later than Phase 3. Phase 2 provides the opportunity to develop the equestrian area for the R-EQ community. This may also occur during Phase 1 and Phase 2.
3. **Phase 3 – North.** This Phase supports the completion of the Residential Single-Family designation. This phase also supports the construction of Tao Road extending to Falchion Road and its connection to Choco Road. Construction of the neighborhood park shall be completed prior to completion of Phase 3 residential lots.
4. **Phase 4 – Northwest.** Residential construction will be completed in this phase. This phase will include the fire station pad. The reclamation of the old quarry area may be initiated at an appropriate time after which a reclamation plan is prepared and finalized for the potential re-use of the property.
5. **Phase 5 – Trail Phasing.** Multi-Use and Equestrian Lifeline Trails within street right-of-ways shall be constructed concurrent with adjacent street and parkway improvements of each subject street per the Conceptual Trail System Plan (Exhibit 5-3) and Conceptual Infrastructure Phasing Plan (Exhibit 7-1).

7.4 FINANCING

The development of public facilities and the provision of public services associated with the Specific Plan could occur through a combination of financing mechanisms. An infrastructure financing program is important to implementation of the Specific Plan. The financing program needs to assure the timely financing of public streets, utilities, and other necessary capital improvements. These mechanisms are described below:

7.4.1 Possible Financing Mechanisms

The primary method of financing will be through Town adopted development impact fees, additionally various techniques are available for financing of the improvements associated with Project development. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for public improvements include, but are not limited to:

- Impact fees;
- Conventional subdivision financing;
- Community Facilities Districts;
- Turn key construction by Project Applicants;
- Land reservation, offers of dedication, fee dedications and/or easements;
- Per unit hook up charges;
- Reimbursement agreements; and
- State and/or Federal grants and loans (e.g., Federal Transportation Funds and various infrastructure financing programs).

7.4.2 Impact Fees

Development within the Specific Plan and the provision of public services will be subject to various adopted impact fees from the Town, special districts, and other governmental agencies. All development fees shall be those in effect at time of map application, unless a subsequent, adopted Development Agreement specifies specific fees, time frames, and/or other fee-related factors.

The Town of Apple Valley and the Applicant mutually agree that a certain percentage, as determined by the Town Engineer, of the Traffic Impact Fee paid at the time a Building Permit is issued to construct a house on a Bridle Path Estates lot, will be set aside to specifically pay for road improvement costs to construct a two (2) lane access road which will connect Bridle Path Estates lots to a northern access route with connection to Outer Highway of I-15. Any improvement required by the TIA shall be completed earlier as warranted and determined by the Town Engineer.

7.5 MAINTENANCE RESPONSIBILITIES

This section describes the various agencies or groups that will be responsible for maintaining the different land uses within the Specific Plan Area. Refer to Exhibit 7-2, Conceptual Maintenance Responsibility Areas, for a graphic depiction of these areas.

7.5.1 Town of Apple Valley

The Town will maintain the public streets and sidewalks.

7.5.2 Master Homeowners Association (HOA)

The Applicant shall establish the Bridle Path Estates HOA for maintenance of all common areas included within the Specific Plan. The HOA shall include representation from all of the land use areas and shall enforce the recorded CC&Rs as prepared by the Applicant. The CC&Rs will implement the development standards, private uses and maintenance program for each land use area within the Specific Plan. The Bridle Path Estates residents will pay a monthly assessment to the HOA, which will pay for the costs of maintaining and operating the common areas.

All common areas, as called out on subsequent Tentative Tract Maps, shall be maintained by a HOA. The HOA will be formed to provide for the maintenance of: slope areas not located within individual lots; parkways and median(s); multi-use trails; class I bikeway trail fencing and way finding markers; storm drain facilities that may include surface drains, detention basins, debris basins, stormwater pollution control devices and other appurtenances thereto; neighborhood park, private equestrian facilities, and other landscaping, irrigation, and improvements in designated common areas.

Landscape maintenance may include, but not necessarily be limited to, weeding, removal and replacement of dead or dying plants, pruning, irrigation management, and periodic fertilization. The HOA areas of maintenance responsibility are shown in concept on Exhibit 7-2, Conceptual Maintenance Responsibility Areas. The Applicant shall submit a master maintenance plan showing all areas, within the Specific Plan, for which the HOA is to have maintenance responsibility. The final master maintenance program and plan is to be reviewed and approved by the Public Works Division prior to the approval and the recordation of any Final Tract Map.

7.5.3 Joshua Trees Relocation and Maintenance

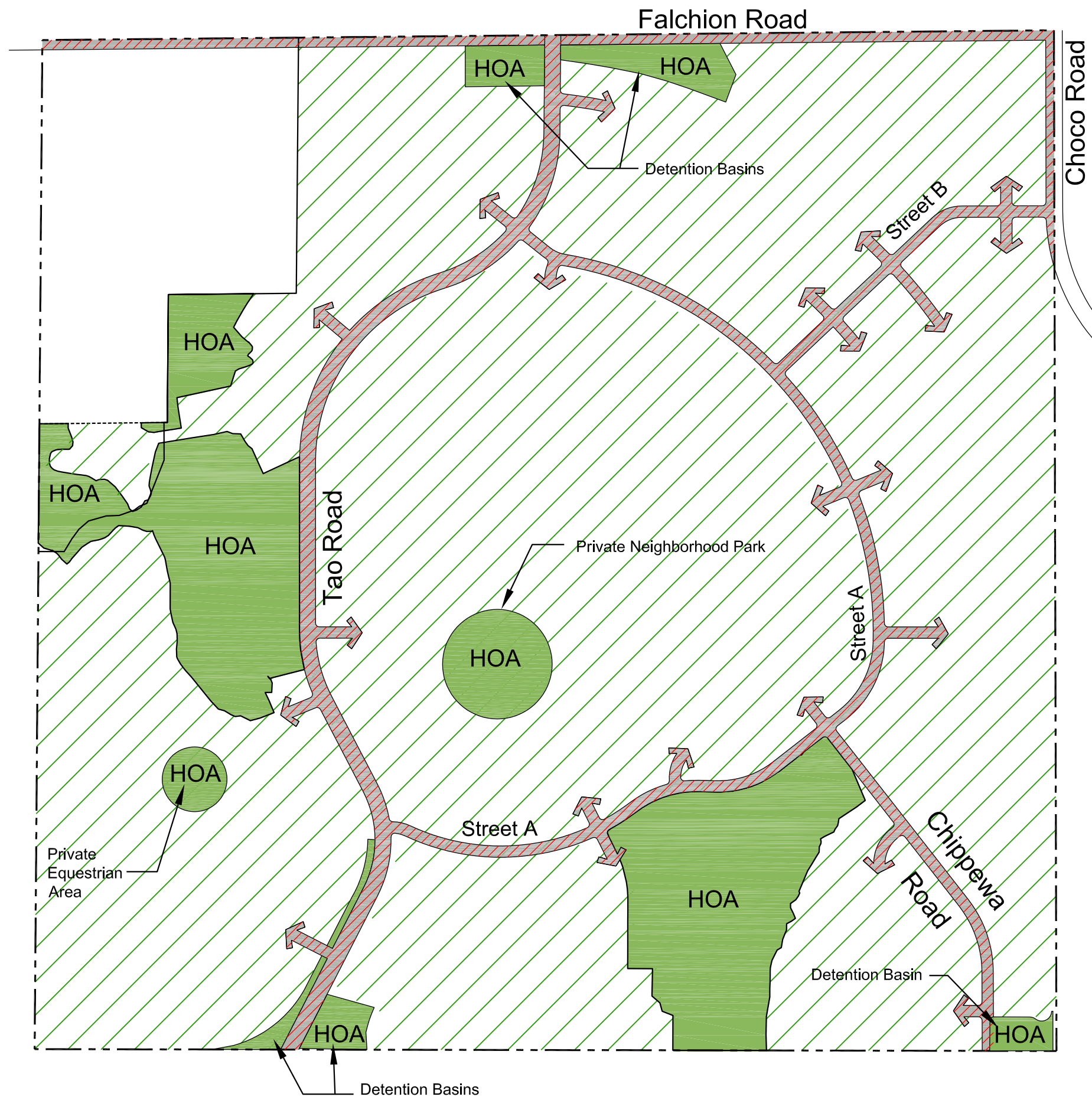
A “Joshua Tree Survey and Site Plan” was prepared by Native Plant Specialist Archie Rieser, on November 7, 2005 for the Bridle Path Estates Specific Plan Area. This survey identified fifty-eight (58) of a total sixty-four (64) on-site Joshua Trees as candidates for relocation if they are in areas disturbed by future grading improvements. All Joshua Trees will be identified on subsequent Tentative Tract Maps and those individual trees

impacted shall be noted and transplanted with a Vermeer tree spade and moved only once, whenever possible. The relocation shall be monitored by a certified native plant expert. The project will be in compliance with Apple Valley plant protection policies (Section 9.76.040 of the Development Code) and development permit conditions of approval.

Candidate Joshua Trees and/or the replacement trees may be planted at neighborhood entries, within an open space conservation area or other common area perpetually maintained by the Master HOA within the Specific Plan Area.

7.6 DISCLOSURE REQUIREMENTS

All proponents of residential development projects within the Specific Plan Area shall provide notice of the existence of the Scheerer Quarry (to the northwest of the project area) to all prospective purchasers of a residential dwelling unit. The notice shall indicate that the subject residence is located in proximity to the Scheerer Quarry, an active mining operation, and shall indicate the location of the Scheerer Quarry in relation to the residential unit in question. This notice requirement shall be a condition of approval of any subdivision map approved for a residential project within the Specific Plan Area.



Legend	
Symbol	Description
	Private Homeowners Responsibility Note: This Symbol Represents Private Property Maintenance On Individual Lots
	Town Of Apple Valley Note: This Area Is Where The Town Of Apple Valley Maintains The Street Right Of Way And Sidewalks
	Homeowners Association (HOA)
	HOA In Town Right Of Way Note: HOA Responsible For Slope Areas Not Located Within Individual Lots, Parkways and Medians, Multi-Use Trails, Class I Bikeway, Trail Fencing, Way Finding Markers, Landscaping, Irrigation, And Improvements In Designated Common Areas.
	Specific Plan Boundary



“To be inserted upon adoption by Town Council.”

Lots 1 through 64, inclusive, as per plat showing subdivision of Section 36, Township 6 north, Range 4 west, San Bernardino Base Meridian, in the County of San Bernardino, State of California, recorded in Book 18, of maps, page 25, Records of said County.

GENERAL PLAN GOAL CONSISTENCY

LAND USE GOALS

GOAL LU-1: The Town will respect the Desert Environment.

Consistency:

The Specific Plan provides direction for subsequent tentative tract maps conditions of approval and their respective land uses in maintaining half (1/2) acre minimum lot sizes.

The citizens' initiative, Measure N, was voted by the Town of Apple Valley's residents to help protect the desert and rural character of the City. The requirement of two (2) dwellings per acre substantiates the future design of single-family residential tract maps by allowing private ownership on smaller properties to preserve the rural characteristics of the area. Subsequent tentative tract maps proposing minimum half (1/2) acre single-family residential lots comply with the Town of Apple Valley General Plan and support the citizens' initiative in protecting the Town's rural character.

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

Consistency:

The Specific Plan manages growth in an orderly manner in compliance with the General Plan Land Use and Public Facilities Elements by phasing development and constructing infrastructure improvements in an orderly manner. The Specific Plan Area is adjacent to existing and approved R-SF development to the south and east.

Subsequent tentative tract maps will comply with the Specific Plan designation by providing adequate infrastructure facilities and services to support the proposed community. This includes sewer, water, roads, and fire station site.

GOAL LU-3: The Town shall promote and provide safe, attractive and well-served residential areas in keeping with the desert environment and its open characteristics.

Consistency:

Subsequent Tentative Tract Maps proposing a maximum density of two (2) per acre and minimum half acre single-family residential lots and consistent with the provisions of this Specific Plan comply with the Town of Apple Valley 1998 General Plan and continue to support Measure N in protecting the rural character through smaller private property ownership.

Subsequent tentative tract maps will also add desert amenities through landscape design as required per Town of Apple Valley 2000 Development Code, Chapter 9.75 Water Conservation/Landscaping, and as further described within this Specific Plan.

HOUSING

GOAL H-1: Encourage a range of housing by location, type, and price to meet the growth needs of the Town.

Consistency:

The Specific Plan for Bridle Path Estates provides residential single-family homes on half (½)-acre lots consistent with the General Plan Community Reserve (R-C) existing land use density, two (2) dwellings per gross acre.

The Town of Apple Valley allows a variety of house sizes to be built. For example a minimum 1,200 square foot home or a 5,000 square foot home could be built on a half (1/2) acre lot. Because of the construction cost difference between the two examples, it demonstrates that a variety of home prices can be established. A smaller house such as 1,200 square feet, in theory, could cost less than to construct a 5,000 square foot home. Land cost is relatively the same but construction cost is the variable in creating a variety of housing stock within this community. Thus, Bridle Path Estates provides an opportunity to create a variety of homes with a broader range of home prices within the development boundary.

GOAL H-3: Preserve and enhance the quality of residential neighborhoods in Apple Valley, and ensure that new housing is sensitive to the existing natural and built environment.

Consistency:

The Specific Plan for Bridle Path Estates provides single-family residential living on half (½) acre lots that provide private ownership of the rural and desert characteristics at a smaller scale. Aesthetics of the subsequent tentative tract maps are subject to design as required here in and in the Town of Apple Valley 2000 Development Code, Chapter 9.75 Water Conservation/Landscaping.

GOAL H-4: Promote equal opportunity for all residents to reside in the housing of their choice.

Consistency:

The Specific Plan for Bridle Path Estates provides single-family residential living on half (½) acre lots.

GOAL H-5: Maintain the Development Code to support Apple Valley housing objectives.

Consistency:

The Specific Plan for Bridle Path Estates support subsequent tentative tract maps to comply with the Town of Apple Valley 2000 Development Code.

GOAL H-6: Encourage home ownership opportunities.

Consistency:

The Specific Plan for Bridle Path Estates supports single-family ownership by providing minimum half (½)-acre lot sizes for single-family residences within northern Apple Valley adjacent to the future High Desert Corridor (E 220) and the opportunities its implementation will bring.

CIRCULATION

GOAL C-1: Provide a balanced transportation system that ensures the safe and efficient movement of people, goods and services throughout the Town, while minimizing the use of land for transportation facilities.

Consistency:

The Specific Plan will ensure that subsequent tentative tract maps provide a balanced street system that includes local street, secondary arterials, and major arterial streets. The proposed Falchion Road alignment and Tao Road alignment will ensure that street systems are extended into the northern portion of the Town of Apple Valley supporting residential and commercial land uses. The High Desert Corridor (E 220), when completed, will service the Specific Plan area.

GOAL C-2: Develop a circulation plan and programs which are financially, technically, and legally implementable, both at the local and regional level.

Consistency:

Subsequent tentative tract maps shall comply with the project's Traffic Impact Analysis (TIA) requirements/Mitigation Measures in order to provide a successful circulation plan and support this Specific Plan.

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

Consistency:

The Specific Plan will provide opportunity to improve the circulation system within the town via the improvement requirements for streets and intersections identified in the TIA. The TIA supports the Town of Apple Valley 1998 General Plan Circulation Element in that Mitigation Measures are required of subsequent tentative tract maps to improve the street and roadway system to serve the proposed Bridle Path Estates and the Town of Apple Valley. Tao and Falchion Road improvements will provide a direct link to Interstate 15 for efficient travel by existing and future residents.

GOAL C-4: Improve public transit services which provide mobility for Town residents as well as providing an alternative to the personal automobile.

Consistency:

Subsequent tentative tract maps shall provide street systems that support transit services provided by Victor Valley Transit Authority. When Victor Valley Transit Authority determines that funding is available for expanded transit service then street systems in Bridle Path Estates will be supportive, thus complying with Town of Apple Valley's 1998 General Plan Circulation Element. Bus turnouts would be required and shelters as necessary at any new bus stop locations.

OPEN SPACE / CONSERVATION

GOAL OSC 2: The Town will endeavor to preserve significant mature native trees, native vegetation, landforms and wildlife habitat within the planning area.

Consistency:

This Specific Plan complies with the Town of Apple Valley's Development Code 2000 Chapter 9.76.040 Joshua Tree ordinance in the relocation and protection of Joshua Trees. Subsequent Tentative Tract Maps shall comply prior to grading permit issuance.

GOAL OSC 8: The Town will promote land use decisions which ensure, to the greatest extent possible, compatibility between mineral resource extraction and adjacent land uses.

Consistency:

Consistent with General Plan policies, a Specific Plan is required for any development in a Mineral Extraction area except for permitted mining activity. The Bridle Path Estates Specific Plan permits open space conservation related uses and single-family residential uses only as identified on the Specific Plan Land Use Plan, Exhibit 4-1. The R-EQ enclave identified on the Land Use Plan, immediately south of the M-R area is located on a portion of the property that was neither disturbed nor utilized for past resource extraction earthwork activities. Based on topographic analysis and on-site field investigation, this portion of the site provides opportunities for single-family residential uses when developed in accordance with the Town's Hillside Subdivision Ordinance. Single Family Residential uses are therefore permitted by this Specific Plan when developed under the provisions contained herein and within the Town Development Code.

Additional resource extraction within this area may not be conducted without following all requirements of the State of California and Apple Valley Municipal Code Chapter 9.22, Surface Mining and Land Reclamation Permits.

GOAL OSC 11: Maintain the rural, open space atmosphere of the Town of Apple Valley.

Consistency:

This Specific Plan ensures compliance with the minimum half (1/2) acre lot requirement for all residential development in the Specific Plan area boundary. The Specific Plan also designates the significant knolls and rock outcroppings as open space and will comply with the Hillside Subdivision Ordinance.

GOAL OSC 12: Provide park and recreational facilities to adequately serve the residents of the Town of Apple Valley.

Consistency:

This Specific Plan provides a location for a future private neighborhood park site, it provides an arena area for equestrian users, it provides expansion of the Multi-Use and Equestrian Life Line Trail system, and will contribute park development towards the construction of a future Community Park of approximately Forty (40) acres located in North Apple Valley as consistent with the Town's Parks and Recreation Master Plan

GOAL OSC 13: Maintain a quiet and serene atmosphere in the Town.

Consistency:

This Specific Plan complies with the Town's Noise Standards. Subsequent tentative tract maps will be required to conduct noise studies when adjacent to specified roads to ensure that noise intrusion does not occur.

GOAL OSC 14: Maintain the Town's Dark Sky Policy.

Consistency:

This Specific Plan supports the Town's Dark Sky Policy in that future development plans will be required to implement glare reducing lighting fixtures for future parking lots, street lighting, and park facility lighting.

GOAL OSC 17: Develop and maintain pedestrian/bicycle/equestrian trails which provide connections with major activity area.

Consistency:

This Specific Plan supports trails that connect to the Multi-use and Equestrian Life Line trails. The trail connections will link the residential neighborhoods to the future neighborhood park site and the future area and stable area. This network of trails will also connect to the trail system that traverses to Bell Mountain.

GOAL OSC 18: Develop new parks in areas which are inadequately served relative to current standards.

Consistency:

This Specific Plan supports a new private neighborhood park where a Homeowners Association will ensure its maintenance and up keep. Also, park development fees will be contributed towards the construction of a new approximate Forty (40) acre park site offsite to the northeast.

GOAL OSC 23: Provide park and recreational facilities which are designed, landscaped and maintained to promote a high quality of recreational experience.

Consistency:

This Specific Plan will have a Homeowners Association that will ensure the maintenance of its private neighborhood park. It will also support the proposed trail system throughout the community area. Park development fees for an approximate Forty (40) acre community park site will be contributed towards its development.

GOAL OSC 25: Protect the hiking, biking, jogging and horseback riding interests and needs in the Town by maintaining existing trails and by promoting the development and expansion of the Town's trail systems for the purpose of providing a safe and viable form of recreation and circulation.

Consistency:

This Specific Plan will extend the Multi-Use and Equestrian Life Line Trail along Tao Road through its site to support the Town's trail system. It will also provide an arena to support the equestrian community's desire for additional equestrian facilities. Class I bike trails will also be designated along Tao Road.

SAFETY

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

Consistency:

This Specific Plan supports a future fire station location within its community area. The final location will be determined between negotiations with the master planner and the Apple Valley Fire Protection District. The fire station location in the Specific Plan area supports a reduced response time to the properties in the north Apple Valley supporting the efforts of responding to emergency situations more quickly.

PUBLIC FACILITIES

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

Consistency:

This Specific Plan provides phased direction for incremental development from the south boundary to the north boundary of Falchion Road. Development phased will support tentative tract map stages as buildings are constructed. Coordination of this construction and phased development will occur subject to the Town Engineers approvals.

NOISE

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

Consistency:

Subsequent tentative tract maps will be subject to Chapter 9.73 Noise Control in the Town of Apple Valley Development Code 2000 and will comply with the Town's General Plan policies and the Mitigation Measures identified within the Mitigated Negative Declaration prepared for the Specific Plan project.



1. PURPOSE AND INTENT

These Design Guidelines have been created in order to assure that “Bridle Path Estates at Apple Valley” will be developed as a high quality and cohesive residential community and will be an asset to the Town. These Guidelines shall apply to all development within the Specific Plan Area.

The guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, changes in buyer preferences, the market, and design trends. Creativity and innovation as well as consistent quality are encouraged in the implementation of these guidelines.

This section of the Specific Plan includes architectural, landscape, and community-wide guidelines and standards to promote diversity and harmony in the architecture and landscape within the project area. These guidelines are intended to set a direction for distinctive, high-quality residential, commercial and community facility development. Nevertheless, the guidelines are general enough in nature to allow the developer and/or builder some flexibility to respond to changing consumer tastes and market conditions.

The Design Guidelines will ensure that the Specific Plan community is an environment that reflects the vision embodied in the following concepts:

- ☐ Develop a high quality, cohesive design concept to create a desirable community design image for the Specific Plan community.
- ☐ Establish development standards that ensure lasting value for the residential neighborhoods and activity centers.
- ☐ Materials and methods of construction should be specific to the region and/or climatic zone, exhibiting continuity of history, culture and compatibility of local character, as well as community identity.

2. ARCHITECTURAL GUIDELINES

a. Architectural Style

The following architectural styles shall be utilized in the development of Bridle Path Estates:

1) Monterey

The Monterey style is a free revival of the Anglo- influenced Spanish Colonial houses of northern California. This style combines the pitched-roof Spanish adobe construction with the massed-plan English shapes brought to California from New England. Thus, the Monterey style became a mixture of the Spanish Eclectic and the Colonial Revival. Early examples of this style (1925-1940) favored Spanish elements, and later example (1940-1960) highlights Colonial details.

The use of low-pitched gabled roofs, second story balconies, French doors and full- length windows open onto the front balcony, diverse first and second materials, shuttered windows and an asymmetrical facade add to the characteristics of this style.



Present Day Adaptation of Historic Style



2) Prairie

Frank Lloyd Wright synthesized influences of the American Shingle style and the British Arts and Crafts designs in his Prairie-style homes.

The Prairie style of architecture is founded on the principle that a building should appear to grow organically from the site upon which it sits. Largely popular in the Midwest region in the early 20th century, Prairie is one of the few truly American architectural styles. Since its early heyday, it has continued to influence generations of suburban house designs, with its horizontal outline and innate textures, accented by spreading terraces and expansive, hovering roof planes.



Present Day Adaptation of Historic Style



3) Spanish Eclectic

By the 1920's, the Mission architectural style was increasingly replaced by the Spanish Colonial Revival style, which was historically accurate. True to the fact that many architects sought precedents for this style in Spain rather than in Spanish colonies, it is often merely called Spanish Eclectic.

The use of stucco walls, low-pitched tile roofs, minimal overhang, asymmetrical façade, highlighted ornamental ironwork and heavily textured wooden doors adds to the distinction of this style.



Present Day Adaptation of Historic Style



4) American Farm House

The American Farmhouse style traces its roots back to the Cape Cod and Colonial styles found in early New England. When American settlers headed west, the lack of available materials as well as technological advancements changed these into the practical American Farmhouse style we know today.



Distinctive features of this style include large wrapping porches featuring simple wooden columns and railings. Hipped Roofs with split-wood shingles and hipped roof dormers add interest to the two-story horizontal wooden frames. These picturesque country homes feature characteristic detailing such as cupolas, projecting eaves, stucco chimneys, and weathervanes.



Present Day Adaptation of Historic Style

5) California Ranch

The ranch house was perhaps the definitive symbol of the post war American dream: a safe, reasonably priced home promising efficiency and informal living. This style was created in the 1930's by several imaginative California architects. This architectural style is loosely based on early Spanish Colonial modified by Craftsman and Prairie modernisms. This style is typically one-story and exhibits an asymmetrical, horizontal silhouette and a low-pitched roof. This style is comprised of deep roof overhangs, intersecting gables, concrete chimneys, and exposed rafters. Modest bits of traditional detailing are often derived from Rustic, Spanish, French, or Colonial styles. Ornamental wooden porch supports and recessed windows are common.

The floorplan is typically designed to “connect” with the exterior either through a U-shaped plan embracing a patio or through the use of large windows and front porches.



Present Day Adaptation of Historic Style



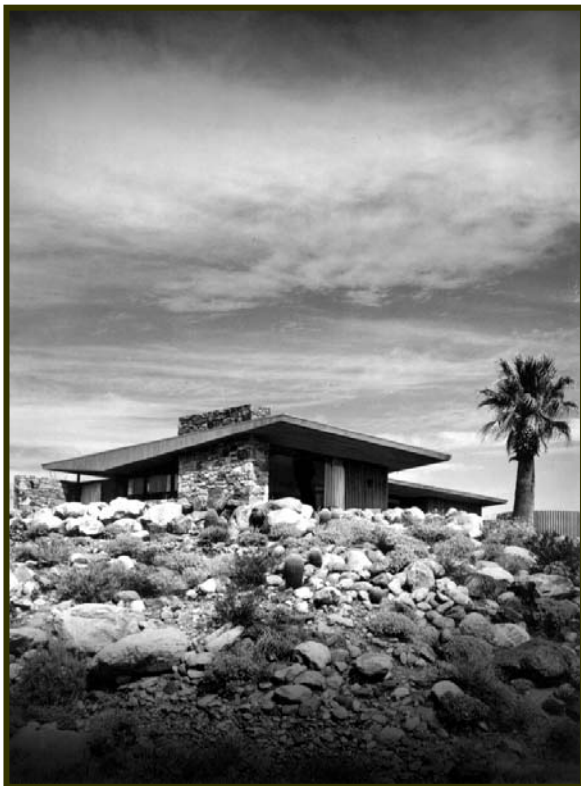
6) Mid-Century Modern

The Modernistic styles were most popular from about 1920 to 1940. The earlier form was the Art Deco, which was common in public and commercial buildings in the 1920s and early 1930s. After about 1930, Art Moderne became the prevalent Modernistic form. Although never common, many houses were built in the style; scattered examples can be found throughout the country.



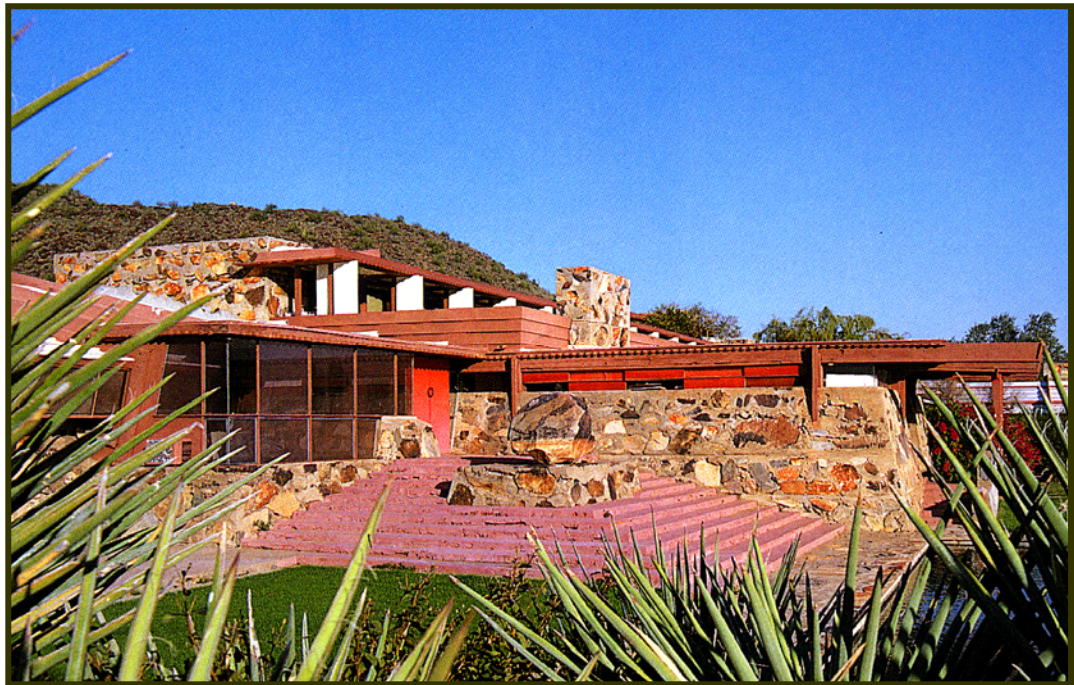
The Newton Bass house (known locally as the Hilltop House) was built in the late 1950's. Before it burned in 1967, it was a model of this architectural style.

Also, the Apple Valley Inn, built in the late 1940's incorporates many characteristics of mid-century modern adopted for the desert landscape through appropriate use of colors and materials indicative of the High Desert and Apple Valley knolls.



Identifying features include smooth wall surface, usually of stucco; flat roof, usually with ledge (coping) at roof line; horizontal grooves or lines in walls and horizontal balustrade elements give a horizontal emphasis; façade usually asymmetrical.

Note: Due to the unique characteristics of this style, it may only be employed in semi-custom neighborhoods where it comprises no more than ten percent (10%) of homes within an individual Tentative Tract Map.



b. Building Materials

- 1) All street elevations shall be architecturally treated.
- 2) Metal or aluminum siding and roofs, reflective materials and finishes, and unfinished concrete block shall be avoided unless they are necessary as a part of an established or common architectural style. Stone, brick, masonry, stucco, adobe and smooth plasters are strongly encouraged.

c. Building Articulation

- 1) Recessed windows and doors are encouraged to add articulation to the wall surface. Particular attention should be given to the shading of windows with southern and southwestern exposure.
- 2) A variety of heights, setbacks, roof shapes, trim, and sizes should be used to create visual complexity along a street scene within a cohesive design.
- 3) Broad roof overhangs, when architecturally authentic, are recommended to produce interest and to respond to climatic conditions, especially when used in combination with courtyards, porch enclosures, balconies and recesses.

d. Front Privacy Walls/Recessed Entryways

Front privacy walls a maximum of 4 feet high and finished to match or stylistically compliment the primary residence are allowed. These walls may be located a maximum of 10 feet closer to the front property line than the minimum structural front setback line per Table 4-3 herein. Such privacy walls can be utilized to define private space and act as a border between the natural desert landscape and intense use areas. Recessed entryways and other shade and wind mitigating devices (arbors, patio covers, courtyards, porches) which shelter the user from the natural elements are also encouraged.

3. LOT DEVELOPMENT GUIDELINES

The following Lot Development guidelines are intended to enhance variety along the neighborhood streetscene.

a. Setbacks

- 1) As a rule, front yard setbacks on adjacent lots should vary by an average of five feet and a diversity of setbacks along a neighborhood street is encouraged.
- 2) Each group of four adjacent houses is encouraged to have at least one house whose front yard setback differs from those of its neighbors by a minimum of 5 feet.

b. Height

- 1) A minimum of 35% of the overall community will be one story (maximum height of 18 feet not including style-appropriate architectural features) to maintain the semi-rural character of Apple Valley and to integrate the Bridle Path Estates community with the existing neighborhoods to the south and minimize visual impacts to topographic features.
- 2) Corner lots are typically larger and wider lots, and are encouraged to utilize one-story houses. This helps to lessen the apparent mass of the block's streetscape.

c. Garages and Driveways

- 1) Where ample room exists, circular driveway entries are encouraged and are compatible with the character of many existing homes within Apple Valley. Such driveways allow motorists to enter and exit the property in a forward motion. In addition:
 - (a) Garages may be detached and connected to the residence by a breezeway.
 - (b) Angled and/or side-loaded garages are encouraged to improve the streetscape by breaking up the monotony of all garage doors being parallel to the street.
 - (c) Utilize varied driveway locations and garage orientations to break up repetitive curb cuts and yard patterns.
- 2) Driveways on adjacent lots shall be separated by a minimum landscape area of ten (10) feet.

d. Cul-de-Sacs

- 1) Cul-de-sacs are recognized as an excellent opportunity to enhance the privacy and safety of residents, especially children. Cul-de-sac designs are strongly encouraged subject to the following:
 - (a) Length shall not exceed one thousand (1000) feet without secondary access turnaround or approved by Town Fire Protection District.
 - (b) To avoid confusion for emergency services personnel, cul-de-sac names shall not be derived from other nearby streets (e.g., Cactus Circle may not be adjacent to Cactus Road).

e. Energy Efficiency

- 1) Architectural planning and design should take full advantage of energy efficiency, when feasible, (e.g., natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities).

f. Open Space Accessory Structures

- 1) No permanent structures shall be located within designated open space areas with the exception of structures necessary for park improvements, habitat restoration, fire prevention and necessary infrastructure.

g. Walls and Fences

- 1) All subdivision perimeter walls parallel to rights-of-way shall be consistent with the design standards of subsection 9.31.030.C, Walls and Fences, of Apple Valley Development Code.

h. Landscape

- 1) Tract areas which back onto rights-of-way shall be landscaped as required by subsection 9.75.040.E, Landscape Improvement Requirements, of the Apple Valley Development Code.
- 2) Perpetual maintenance agreements for maintenance responsibility to be provided by the Master HOA of all common areas are subject to approval by the Town Engineer and the Economic and Community Development Director.

i. Trails

- 1) Bike paths and equestrian/multi-use trails shall be provided as required by the General Plan and specified in this Specific Plan.

4. GRADING GUIDELINES

The intent of this section is to ensure that the grading concept is responsive to the physical character, location, and type of land use, as well as the visual and environmental qualities of the site. The conceptual grading design is intended to achieve several project objectives, including:

- Create a scenic living environment for residents;
- Be responsive to the natural land forms both on- and off-site;
- Ease the visual impacts of grading; and
- Stabilize manufactured slopes.

The following guidelines encourage a best-practices implementation of the grading concept plan and a preservation of natural landscape by orienting structures so they blend with the natural topography. Refer to Section 4.6 of this Specific Plan for further Grading provisions.

- a. Grading shall comply with the Town's Grading and Subdivision Ordinances and Section 4.6 of this Specific Plan.
- b. Cut and fill earthwork should be balanced within each project phase to the maximum extent feasible.
- c. Natural vegetation should be retained and incorporated into the project whenever feasible.
- d. Development Envelopes" (i.e. graded areas within individual lots for the purpose of residential pads and accessory uses only) should be incorporated into subsequent tentative tract maps where feasible and are strongly encouraged in project areas with great variation in topography/land forms and adjacent natural vegetation.
- e. If berms are required, they shall be shown on grading plans.
- f. Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as preserved on-site features where feasible as described in Section 4.4 and 4.6 of this Specific Plan.
- g. Contour grading with variable gradients should be employed where feasible to simulate the natural terrain, lessen the visual impact of large slopes, and to mitigate long major uniform slopes.
- h. Manufactured slopes should be located behind buildings, landscape, or natural topographic features for screening purposes from public rights-of-way to the maximum extent feasible
- i. Routing of utilities must be coordinated during site design.
- j. Intense grading should be limited to areas of building construction or building envelope, and placement of landscape structures and driveways.
- k. No more than two retaining walls shall be used in succession.

- l. Retaining walls shall be no closer than 4 feet to another retaining wall or building wall and be limited in height.
- m. All site drainage shall be directed away from structures.
- n. Landscaped areas adjacent to structures shall be graded to direct drainage away from structures.

5. EROSION CONTROL MEASURES

The following Erosion Control measures shall be utilized within the Bridle Path Estates community on slopes subject to wind and/or water erosion due to soil or micro-climate character:

- a. All new development area slopes at least 4 feet in vertical height and 2:1 or greater slope shall provide permanent erosion control and irrigation with an automated water-conserving system.
- b. Planting design for erosion control should provide both short- and long-term slope stability through a plant palette that includes short lived; fast growing slope stabilizing groundcover, long lived groundcover, shrubs, and long lived trees. This mix of drought tolerant plant material will provide the necessary slope stability and attractive appearance.
- c. In addition to hydroseeding or groundcover, all development area slopes at least 4 feet in vertical height and 2:1 or greater slope shall be planted with at least one tree (15-gallon min.) or one shrub (5-gallon min.) for every 200 square feet of surface area. The plant species shall be selected from the Specific Plan Plant Palette within these Design Guidelines.
- d. Mulch, gravel (2-inch minimum depth), or soil stabilizer additives shall be used in all permanently landscaped common areas to improve the water holding capacity of the soil by reducing evaporation and the impacts of wind.
- e. Natural vegetation should be retained and incorporated into the project whenever possible.
- f. Any temporary or permanent disturbance to slopes shall be treated with erosion control measures within one month of completion.
- g. During the rainy season (October through March), slopes should be treated for erosion control immediately.
- h. After construction of tract improvements and until construction of individual homes, exposed areas shall be stabilized to prevent wind and water erosion.

6. COMMUNITY LANDSCAPE

The landscape architecture design concept for Bridle Path Estates draws upon elements of the existing natural landscape forms and vegetation. Refer to Section 4 of this Specific Plan for additional Landscape Provisions. The Community Landscape Concept Plan has three (3) basic objectives:

- ***Preserve and Integrate the Natural Landscape***

Natural open space will play a significant role in establishing the landscape character of the community. Special care must be given to select plant material, which will not cross-pollinate and disrupt preservation and/or re-vegetation efforts.

- ***Provide a Safe, Water-Sensitive “Sustainable” Landscape***

Planting of trees, shrubs, and groundcovers, which are native or drought-tolerant and are compatible with the natural surroundings and the community’s architectural theme is encouraged. Plant species will be grouped by water and solar orientation needs as much as possible.

- ***Create a Sense of Place that Fits Well with Nearby Neighborhoods***

A landscape theme that unifies the neighborhoods of the Bridle Path Estates Community is desirable. Specific landscape and hardscape materials such as a particular stone veneer, monументation, dominant tree, or a limited palette of trees should be used to provide an identifiable community fabric.

a. Landscaped Areas

1) Re-establish Natural Landscape

All primary streets shall be a minimum 24-inch box size with a combination of 24-inch box and 48-inch box container sizes at an approximate planted ratio of 50/50. Species selection shall be per the Specific Plan Plant Palette within these Design Guidelines, and spacing shall be per Town Development Code.

Areas that border the existing native or open space areas that are disturbed by grading activity should be revegetated with a mix of native or drought tolerant plant material (consistent with slope planting requirements for erosion control and fuel modification standards) that seamlessly blends the edges of development with the site’s natural condition. The design of this area preserves the site’s natural character and transitions the development with adjacent vegetation and land forms. These open space areas may also be used for the transplanting of candidate Joshua Trees from other areas.

2) Primary Streets

Tao Road, Chippewa Road, the internal “loop road,” and Falchion Road act as primary streets and provide connection with existing residents and the northern boundary of the Specific Plan Area.

All primary street trees shall be a minimum 24-inch box size to provide adequate screening and shall comply with the Town’s street tree program. Xeriscape landscaping techniques shall be used in all parkway areas in accordance with Chapter 9.75, Water Conservation/Landscaping Regulations, of the Apple Valley Development Code.

3) Neighborhood Streets

Landscape design for the neighborhood local streets is intended to create an aesthetically cohesive street scene throughout the community. This scene establishes continuity for all of the neighborhoods. All neighborhood street trees shall be a minimum 15-gallon container size.

4) Community and Neighborhood Entry Areas

Neighborhood entries provide residents and visitors with an announcement to the arrival at the overall community and distinct neighborhoods. The trees selected for community neighborhood entries provide accent through color, texture, and form. Community / Neighborhood Entry trees may be a combination of container sizes for landscape design / scale / aesthetic reasons. However, the minimum container size shall be 24-inch box and at least 50% of the trees within the entry area shall be 48-inch box size.

5) Drainage Channels and Detention Basins

Retained desert washes / natural drainage courses and newly constructed drainage channels shall maintain a “natural” desert character where possible in accordance with Town Engineering requirements. This character may be achieved though the design and implementation of desert rock placement, native and/or drought tolerant plants, and preservation of existing natural features.

Highly visible detention basins if located adjacent to Tao Rd., Falchion Rd., Choco Rd., or Chippewa Rd. shall incorporate a “natural” desert character where possible in accordance with Town Engineering requirements. This character may be achieved though the design and implementation of desert rock/gravel placement, native and/or drought tolerant plants, and preservation of existing natural features. Terracing, berming and contouring are strongly encouraged to enhance the aesthetics of the basins.

b. Plant Palette

Tree species for Bridle Path Estates were selected based on these criteria: 1) drought tolerance; 2) appropriate to high desert climate; and 3) relation to community characteristics. The following plant palettes shall be utilized in the development areas of Bridle Path Estates.

Collector Streets (Tao Road/Community Loop Road) Tree Palette

BOTANICAL NAME	COMMON NAME
<i>Casuarina stricta</i>	She-Oak
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Fraxinus velutina</i>	Arizona Ash
<i>Fraxinus velutina</i>	Modesto Ash
<i>Gledistia triacanthus</i>	Honey Locust
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Magnolia grandiflora</i>	Southern Magnolia varieties
<i>Melia azedarach</i>	Chinaberry
<i>Parkinsonia aculata</i>	Mexican Palo Verde
<i>Pinus halepensis</i>	Allepo Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

Community/Neighborhood Entry Areas Tree Palette

BOTANICAL NAME	COMMON NAME
<i>Albizia julibrissia</i>	Silk Tree
<i>Casuarina stricta</i>	She-Oak
<i>Cedrus deodora</i>	Deodar Cedar
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercis occidentalis</i>	Western Redbud
<i>Cotinus coggygria</i>	Smoke Tree
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Olea europaea</i>	Olive
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Platanus acerifolia</i>	London Plane Tree
<i>Prosopis glandulosa</i>	Texas Mesquite
<i>Robina pseudoacacia</i>	Idaho Locust
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Yucca brevifolia</i>	Joshua Trees (relocated on-site)

Neighborhood Streets and Front Yard Tree Palette

BOTANICAL NAME	COMMON NAME
<i>Albizia julibrissin</i>	Silk Tree
<i>Arbutus unedo</i>	Strawberry Tree
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Fraxinus oxycarpa</i>	Raywood Ash
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Magnolia grandiflora</i> *	Southern Magnolia varieties
<i>Pinus eldarica</i>	NCN
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Rhus lancea</i>	African Sumac
<i>Ulmus parvifolia</i>	Chinese Evergreen Elm
<i>Washingtonia filifera</i>	California Fan Palm

*For use in Front Yard areas only; not for use on Neighborhood Streets

c. Development Areas Shrub and Groundcover Palette

Shrubs and groundcovers for the development areas of Bridle Path Estates were selected based on two criteria: 1) drought tolerance; and 2) appropriateness to high desert climate.

Botanical Name	Common Name
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Achillea species</i>	Yarrow
<i>Agave species</i>	Agave
<i>Aloe species</i>	Aloe
<i>Arbutus unedo</i>	Strawberry Tree
<i>Artemisia californica</i>	Sagebrush
<i>Baccharis pilularis</i>	Coyote Bush
<i>Bougainvillea species</i>	Bougainvillea
<i>Caesalpinia gilliesii</i>	Bird of Paradise Bush
<i>Centurea cineraria</i>	Dusty Miller
<i>Cercocarpus betuloides</i>	Mountain Mahogany
<i>Chamaerapis humilis</i>	Mediterranean Fan Palm
<i>Cistus hybridus</i>	White Rockrose
<i>Cistus purpureus</i>	Orchid Rockrose
<i>Coreopsis lanceolata</i>	Coreopsis
<i>Cotoneaster species</i>	Cotoneaster
<i>Dietes vegeta</i>	Fortnight Lily
<i>Eschscholzia californica</i>	California Poppy
<i>Festuca ovina glauca</i>	Blue Fescue
<i>Fremontodendron californicum</i>	Flannel Bush
<i>Grevillea 'Noellii'</i>	NCN
<i>Grevillea lanigera</i>	Wooly Grevillea
<i>Hemerocallis (evergreen hybrids)</i>	Evergreen Daylilies
<i>Juniperus species</i>	Juniper
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Lavandula dentata</i>	French Lavender
<i>Lavatera bicolor</i>	Tree Mallow
<i>Leonotis leonurus</i>	Lion's Tail
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Myrtus communis</i>	True Myrtle
<i>Nerium oleander 'Petite'</i>	Dwarf Oleander
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Opuntia species</i>	Prickly Pear
<i>Phormium tenax species</i>	New Zealand Flax species
<i>Punica granatum 'Nana'</i>	Dwarf Pomegranate
<i>Rhamnus californica</i>	Coffeeberry
<i>Raphiolepis indica species</i>	India Hawthorn species
<i>Rhus ovata</i>	Sugar Bush
<i>Romneya coulteri</i>	Matilija Poppy
<i>Rosa banksiae</i>	Banks Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia species</i>	Sage
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Verbena peruviana</i>	Verbena
<i>Vinca major</i>	Periwinkle
<i>Yucca Species</i>	Yucca

d. Irrigation

The following Irrigation Guidelines shall be utilized in the development of Bridle Path Estates. Water resources for the public right-of-way shall be from reclaimed water lines if readily available.

- 1) All permanent landscape areas shall include automatic water-conserving irrigation to ensure proper plant health and water-conservation.
- 2) Rain shutoff devices shall be installed to prevent unnecessary irrigation. Training and advice in how to properly use these systems should be provided by the Town and HOA.
- 3) Private irrigation systems shall be designed to apply water slowly allowing plants to be deep soaked and reduce runoff. Drip systems are encouraged in all areas needing irrigation except turf irrigation and turf should be limited whenever feasible.
- 4) Irrigation systems for slope areas shall not apply water at a precipitation rate over the water absorption capacity of the soil.
- 5) Turf irrigation may incorporate subterranean soaker hoses and other water efficient systems as an alternate to spray irrigation.
- 6) All irrigation systems shall separate turf areas from shrub and groundcover areas, as well as separate planting according to orientation, exposure, slope, and watering requirements.
- 7) Separate landscaping water meters shall be installed for public parks and parkways.
- 8) All irrigation shall include backflow prevention that meets local code requirements.
- 9) Irrigation scheduling should be adjusted quarterly to meet seasonal plant requirements.
- 10) The irrigation clock shall be programmed to operate during low water demand periods of the day, such as early morning hours.
- 11) Pop-up irrigation heads or drip systems should be incorporated along walks and hardscapes.

7. LIGHTING

Community-wide lighting design includes street lighting and entry lighting. The goal of the lighting concept is embodied below:

- Provide a safe level of illumination for both motorists and pedestrians, while minimizing glare that obstructs views of the dark desert sky.
- Relate the scale of lighting to the human scale, especially in pedestrian areas, with a maximum height as deemed appropriate by Public Works.
- Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All lighting programs shall conform to the following guidelines:

a. Street Lighting

- 1) Streetlights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into the residential or open space areas.
- 2) Minimal street lighting is desired to conform to Town of Apple Valley's semi-rural character. Street lighting shall be limited to road intersections and areas and areas where public safety demands it such as along Tao Road, Falchion Road and Choco Road.
- 3) All street lighting shall conform to the Town's standards as approved by Public Works and shall comply with the Town's Dark Sky Ordinance.

b. Neighborhood Entry and Landscape Lighting

- 1) Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting, create visual hot spots, or glare, etcetera.
- 2) Entry lighting shall create a visual gateway and have a softened illumination. This will be accomplished by low-level, high intensity indirect illumination. The high intensity lighting will not include visual hot spots, glare, etc., which would be distracting. After passing through the entry, the lighting character will become less intense. Uplighting of focal trees will also be used to further illuminate the entries. Glare and spillover onto adjacent areas or homes shall be avoided.
- 3) Light should be used to accent focal points or provide safe paths of travel; use of "flood" lights to light an entire structure or yard is prohibited.
- 4) Colored lights in common areas are prohibited.

- 5) Low voltage lighting is encouraged to conserve energy.
- 6) Exterior night lighting installed on the project will be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels.

8. SINGLE-FAMILY ATTACHED RESIDENTIAL GUIDELINES

a. Purpose and Intent

These Design Guidelines apply to the Single-Family Attached (SFA) Residential Land Use as permitted within this Specific Plan. All applicable site design, architectural, and landscape Design Guidelines contained in Subsections 1 through 7 above apply to the Single-Family Residential, Equestrian Residential and SFA Residential land use designations unless otherwise noted herein. These SFA Design Guidelines are also intended to supplement applicable standards of Sections 9.31.040 and 9.31.050, Residential Design Standards, of the Town Development Code. The adopted standards contained within these Town Code sections shall apply to the SFA land use unless a standard or guideline is otherwise specifically addressed in these Specific Plan Design Guidelines.

b. Architectural Style

To maintain consistency of character and quality with the Specific Plan Area, the following architectural styles shall be utilized in the SFA development of Bridle Path Estates at Apple Valley:

- ☐ Monterey
- ☐ Prairie
- ☐ Spanish Eclectic
- ☐ American Farm House
- ☐ California Ranch

Refer to Section 2 of these Design Guidelines for explanation and graphic examples of these permitted styles.



***Present Day Adaptation of
Historic Style for Single-
Family Attached***

c. Architectural Design Standards

SFA developments within Bridle Path Estates shall consider and implement all applicable architectural design standards contained in Section 9.31 “Residential Design Standards” of the Town Development Code 2000. In addition to these standards, attached units should respect the predominate scale of the surrounding single-family neighborhoods by designing buildings that provide both one and two story units which would create a gradual transition from the building edge to the center, scaling down the height of the building down from the center to the edge.



Articulated building form (e.g., change in roof plane, horizontal offsets, balconies and patios)

d. Site Planning Design Standards

SFA developments within Bridle Path Estates shall consider and implement all applicable site planning design standards contained in Section 9.31.040 of the Town Development Code 2000.



Cluster buildings to provide views and pedestrian access to natural features and landscape open space.

9. GENERAL COMMERCIAL GUIDELINES

a. Purpose and Intent

These Design Guidelines apply to the General Commercial (C-G) Land Use as permitted within this Specific Plan which is intended for a Neighborhood Commercial Center to service Bridle Path Estates residents and future residents of North Apple Valley located south of the future High Desert Corridor (SR 220). These C-G Design Guidelines are intended to supplement applicable standards of Commercial District Sections 9.35, 9.36 and 9.37 of the Town Development Code 2000. The adopted standards contained within these Town Code sections shall apply to the Bridle Path Estates C-G land use unless a standard or guideline is otherwise specifically addressed in these Specific Plan Design Guidelines.

b. Site Development Standards

C-G developments within Bridle Path Estates shall comply with the standards identified within Table 9.35.040-A, “Site Development Standards” of the Town Development Code 2000.

c. Architectural Style

To maintain consistency of character and quality with the Specific Plan Area, the following architectural styles shall be utilized in the C-G development of Bridle Path Estates at Apple Valley:

- ☐ Monterey
- ☐ Prairie
- ☐ Spanish Eclectic
- ☐ American Farm House
- ☐ California Ranch

Refer to Section 2 of these Design Guidelines for explanation and graphic examples of these permitted styles.

d. Architectural Design Standards

C-G developments within Bridle Path Estates shall consider and implement all applicable architectural design standards contained in Section 9.37 “Commercial and Office District Design Standards” of the Town Development Code 2000.

In addition to those Standards within Section 9.37.080 of the Town Development Code, the following architectural design principles shall also be required:

- 1) Avoid monotonous front and side elevations by using a variety of building forms, placement, color and materials as consistent with the chosen architectural style(s).
- 2) Avoid monotony of uniform stucco massing by incorporating style-appropriate accent materials, such as wood, iron work, different stucco textures, stone, etc. in a manner which is apparent from the relative scales of both the adjacent street and the pedestrian user / shopper.
- 3) Include a variety of rooflines and heights to create structural variety.



Include variety of rooflines, heights and offsets to create structural variety and pedestrian relief.

- 4) Relate buildings to each other through the implementation of massing, proportion and materials authentic to the chosen architectural style(s), but do not make buildings identical.

- 5) Offsets, pop-outs, overhangs and recesses all may be used to produce shadow interest and pedestrian relief from solar and wind elements.
- 6) Window placement and proportions shall be true to the chosen architectural style(s); however windows located flush to the building plane are discouraged.
- 7) Rear elevations not subject to view from major and secondary streets do not need be a detailed as front elevation, but must incorporate primary forms and theme.
- 8) Colors shall be true to the chosen architectural style(s). The overall values shall remain light, although darker or lighter accents are encouraged to highlight building forms, character and appropriate details.
- 9) Colors shall not be reflective, metallic or otherwise visually out of character with the natural setting and surrounding development. Additionally, garish colors such as bright pink, bright purple and bright pastels should be avoided.

- 10) Plazas or courtyards, visible to the public eye for safety and shielded (e.g. canopies, roof overhangs, and orientation/ placement) from solar and wind elements for comfort are strongly encouraged.



Include courtyards for pedestrian comfort and social gathering.

- 11) Commercial development should respect the predominant scale of development in the surrounding area by designing with elements of a similar scale and providing a gradual transition to any larger scaled masses proposed.
- 12) Taller buildings or taller portions of building should be located internally to a site with buildings stepping down in height as they reach the edges of the site that are adjoined by smaller scaled development.
- 13) Repetitive design of units should be avoided that will produce monotonous elevations and street scene by using a variety of building forms. A variation in building footprints should be incorporated through cut outs, pop-outs, and the positioning of buildings.
- 14) Structures should possess articulated facades including recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades, and architectural projections to provide depth and contrast and avoid flat unarticulated building facades.

e. Site Planning Design Standards

C-G developments within Bridle Path Estates shall consider and implement all applicable site planning design standards contained in Section 9.37 of the Town Development Code 2000.

f. Signage Guidelines

All signs within the Bridle Path Estates Neighborhood Commercial Center (C-G District) shall comply with all applicable standards of Section 9.74, Signs and Advertising Displays, of the Town Development Code 2000.

In addition to those Standards within Section 9.74 f the Town Development Code, the following signage guidelines shall also be required:

- 1) The use of an overall thematic logo or graphic incorporated into project monument signs and directional signs are strongly encouraged.
- 2) The number and location of signs shall be limited to identifying the overall Neighborhood Center, specific building or building occupants. Overuse of signs is confusing to drivers/shoppers and creates a visual clutter which should be avoided.



Monument and directional signs should incorporate an overall logo and colors shall compliment buildings.

- 3) Signs may be attached to a building wall, hung from a roof overhang or be freestanding.
- 4) When an architectural projection, such as a style-appropriate cupola, belltower or other thematic form is utilized, individual business tenant names shall not appear on this element. However, the overall Commercial Center name or logo may be located on this element.
- 5) Sign materials and colors shall complement the building color schemes.

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