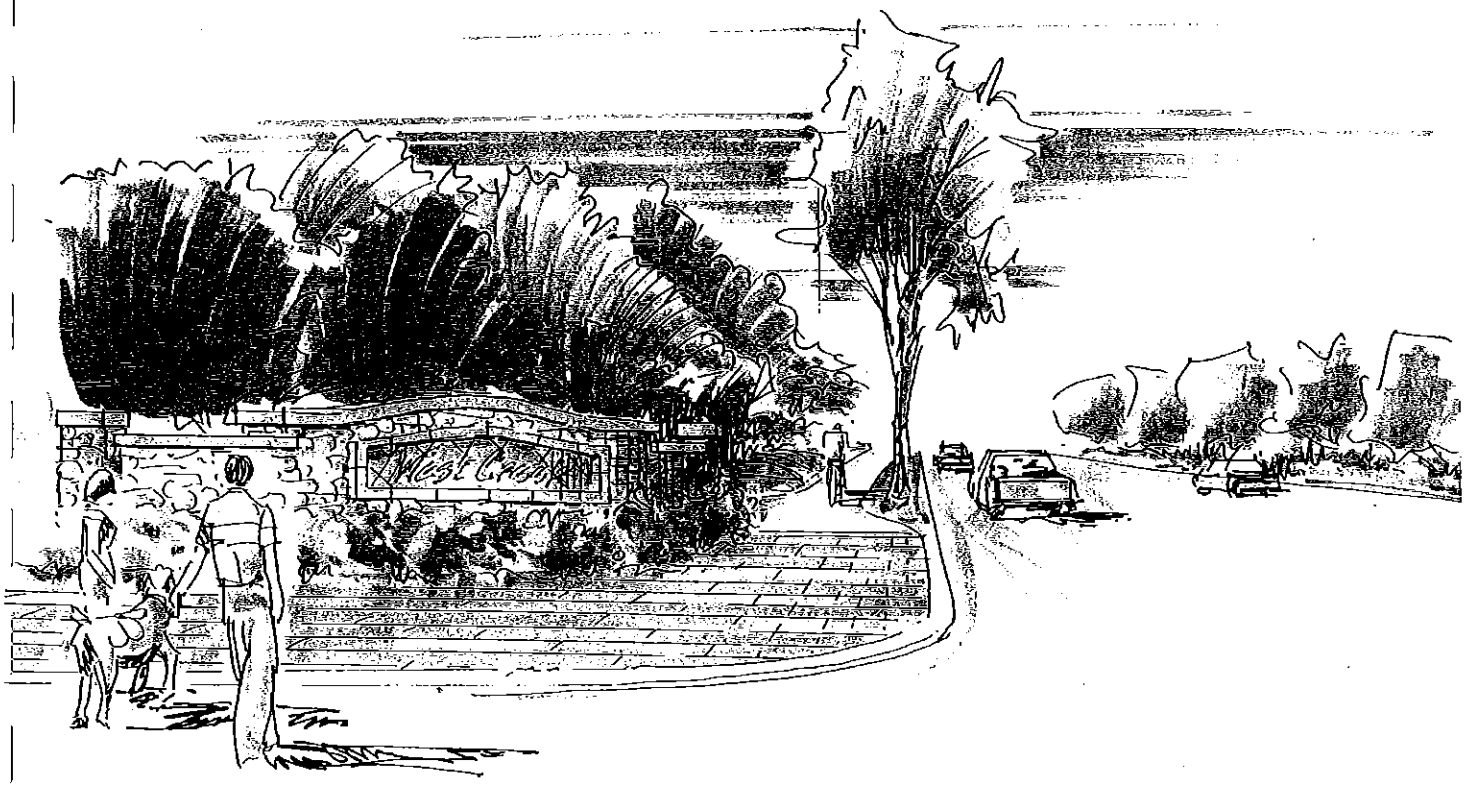
WEST CREEK SPECIFIC PLAN
City of Victorville

Adopted July 6, 2004



SCC Acquisitions, Inc.

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture

Date: July 6, 2004

WEST CREEK
SPECIFIC PLAN

CITY OF VICTORVILLE
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WEST CREEK
SPECIFIC PLAN

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WEST CREEK SPECIFIC PLAN

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INTRODUCTION

I. INTRODUCTION

A. CONTENTS

The West Creek Specific Plan provides land use planning, development standards, design guidelines and implementation procedures for approximately 406 acres located in the City of Victorville. Refer to the Regional and Vicinity Maps, Exhibits 1 and 2, respectively, for the location of the property.

The Plan addresses the growing demand for a variety of housing types in a well designed community setting. The all residential community includes a variety of neighborhoods and a 12 acre elementary school site. Many neighborhoods are interconnected through an extensive open space framework that includes over two miles of paseo's that vary from approximately 80 to over 100 feet in width. A community theme wall, neighborhood entry monuments and enhanced landscape along major arterial roads will add to the overall community character. These community design standards, and others described within the various sections below, assure that West Creek will become a high quality and upscale community within the City of Victorville.

THE SPECIFIC PLAN CONSISTS OF SIX SECTIONS INCLUDING:

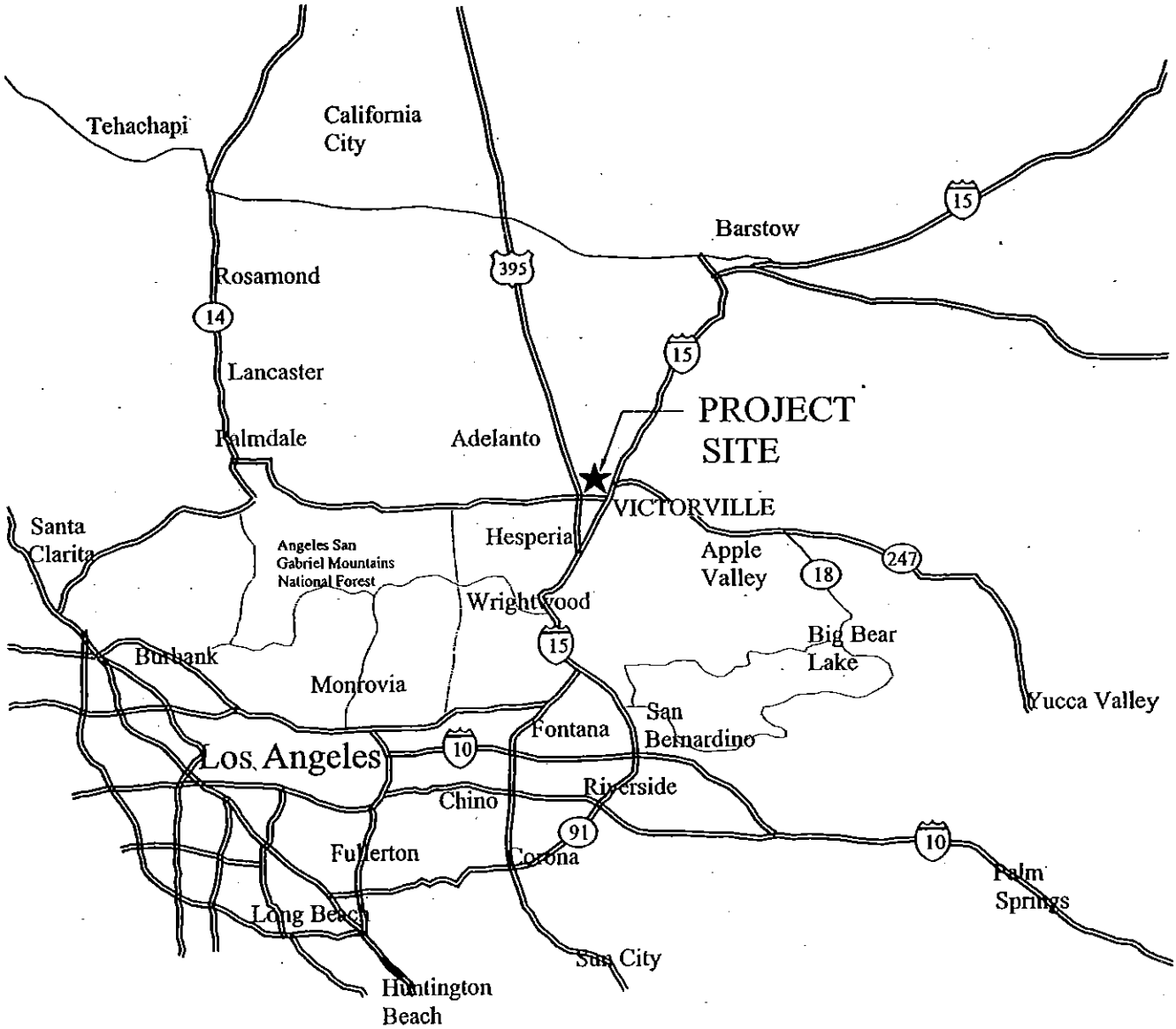
I. **Introduction:**
This section identifies the project, the purpose, and scope of the Specific Plan.

II. **Environmental Background:**
Included in this section is a summary of existing conditions related to the environmental setting of the project area.

III. **General Plan Relationship:**
The City's General Plan outlines a series of goals. This section provides a summary of how the Specific Plan implements these community goals.

IV. **Development Components:**
This section includes descriptions of land use, circulation, infrastructure, and development regulations. In addition, overall community design guidelines are provided.

V. **Development Standards:**
Development standards provide requirements to assure creation of a quality community.



WEST CREEK SPECIFIC PLAN

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EXHIBIT 1

REGIONAL MAP

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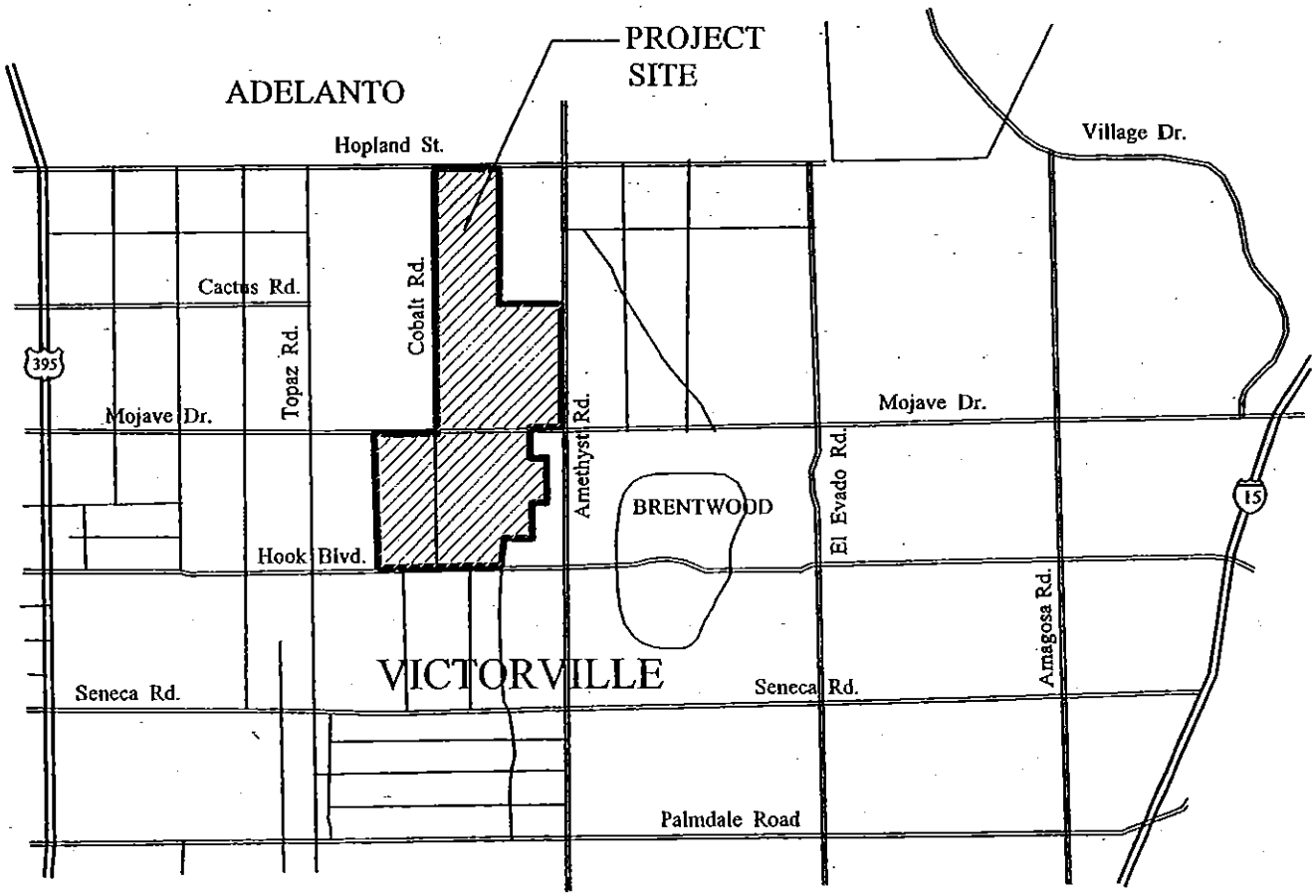

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EXHIBIT 2

VICINITY MAP

Hall & Foreman, Inc.

VI. **Implementation Standards:**
Procedures and submittal/filing requirements for processing development approvals are defined. Community open space and maintenance are also covered.

B. PROJECT LOCATION

West Creek is comprised of approximately 406 acres of undeveloped land located in the western portion of the City of Victorville. The project lies east of Topaz Road, west of Amethyst Road, south of Hopland Street, and north of Hook Boulevard. See Exhibits 1 and 2.

C. PURPOSE AND INTENT

The policies, plans, and programs of the City of Victorville's General Plan establish the basic framework for development of the West Creek Specific Plan. The primary purpose of this Specific Plan is to implement the goals and policies of the City on a specific planning area basis.

When adopted, the Specific Plan will serve both a regulatory and planning function, guiding the necessary community design, infrastructure, and public service requirements.

D. AUTHORITY FOR THE SPECIFIC PLAN

The West Creek Specific Plan is created through the authority granted to the City of Victorville by the California Government Code. The adoption of the Plan by the City of Victorville is authorized by the California Government Code, Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450-65507, under this Code. The Planning Commission must hold a public hearing before the Planning Agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance or resolution. California Government Code Section 375507 provides as follows:

> "When it deems it to be for the public interest, the legislative body may initiate and adopt an ordinance or resolution establishing a Specific Plan or an amendment thereto."

The California Government Code provides that a Specific Plan shall include the following elements:

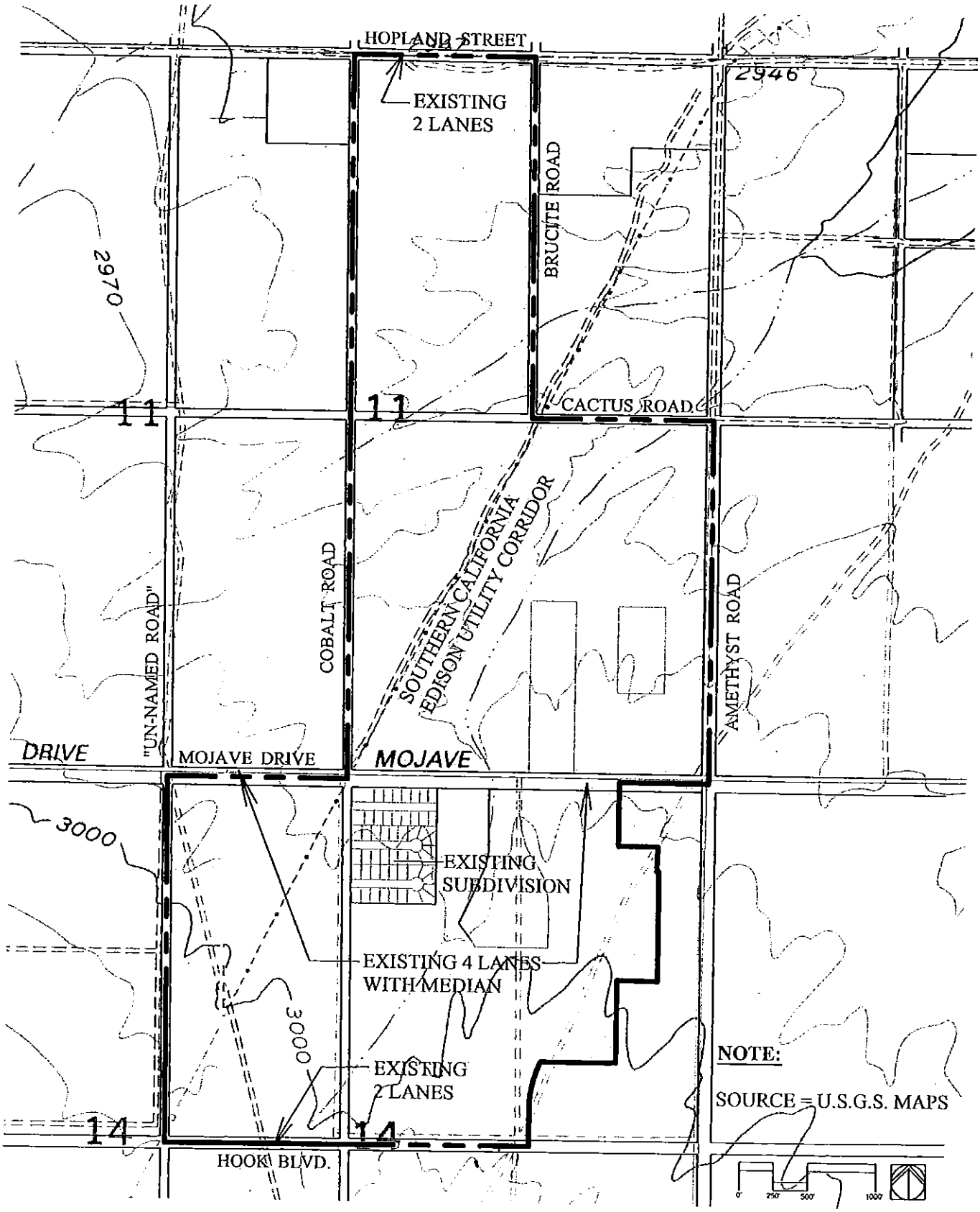

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EXHIBIT 3

EXISTING CONDITIONS

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1. **LAND USE:**

The plan shall include the location of proposed land uses, i.e., housing, business, industry, open space, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, together with regulations establishing height, bulk, and setback lines.

2. **CIRCULATION:**

The plan may include the location of streets, road standards, maintenance provisions, and other transportation needs. The plan may include standards for both private and public facilities.

3. **DENSITY:**

Standards for population density and building density may be included. This may include lot size, permissible types of construction, provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

4. **DESIGN:**

The City, through the specific plan process, may include design criteria for the study area to enhance local image, promote high aesthetic standards and promote the location and development of public focal points.

In order to obtain approval, future development plans, tentative parcel maps, or tract maps submitted within the West Creek Specific Plan area must be consistent with the Specific Plan.

E. APPLICATION

The West Creek Specific Plan applies only to that property known as the West Creek Specific Plan area, as delineated on the land use maps in the body of the text and described in the legal description.

ENVIRONMENTAL BACKGROUND

II. ENVIRONMENTAL BACKGROUND

A. INTRODUCTION

The environmental background, as outlined below, describes the natural setting of the Specific Plan area, as well as the built environment of the surrounding locale. This analysis provides a basis for creating a Plan that is responsive to the existing conditions.

For example, there exist several natural drainage courses that traverse the property. These areas could be eliminated through re-grading of the project and by providing storm drain pipes underground to carry the storm water. Instead, retaining the drainage areas and adding additional landscaped open space alongside with a paseo / trail has developed a more environmentally sensitive response to the site. The paseo / trail can be used by the residents and community at large, creating an open space amenity within the community, as well as an attractive landscaped corridor that links major portions of the community.

When developed in accordance with the Specific Plan, the project area would continue the growth patterns already established in the nearby development of Brentwood. The undeveloped character of the site will convert to a developed condition. The developed condition will enable the growing demand for housing in the region to be met.

In accordance with the City's General Plan goals and objectives, West Creek has been designed as a master-planned community integrating a variety of housing opportunities with quality design and open space amenities. The project will develop in stages as economic and market conditions allow.

B. TOPOGRAPHY

The project site is located on a gently sloping alluvial plain. Three primary drainage washes traverse the site, providing a slight undulation to the site. Generally, the land slopes downhill to the northeast corner of the property at 1-1/2%. Elevations range from approximately 2,900 to 3,000 feet above sea level.

C. GEOLOGY

As a result of the proximity to the San Gabriel and San Bernardino mountains, the surficial geology on site is primarily alluvium. The alluvium consists of sand, well-bedded silts, and sand. In terms of development, the soils will be suitable for structures with proper excavation and compaction as identified in the soils report.

D. GEOLOGIC STRUCTURE

The property is not located near any seismically active fault zones. The Helendale Fault is located to the north; however, it does not have significant earthquake potential relative to other faults in the region.

E. SOIL CHARACTERISTICS

There exist four distinct soil groups within the property. They include Bryman, Cajon, Helendale and Kimberlina soils. These soils are consistent with the overall Mojave Desert alluvial plain areas.

F. HYDROLOGY/SURFACE WATER

The drainage pattern of the site flows gently towards the Mojave River, in a northeasterly direction. No standing surface water occurs within the site. Two to three pronounced drainage courses traverse the site and are incorporated into the master plan as part of a paseo system.

G. GROUNDWATER

Ground water depths vary in the area, increasing in depth as distance from the Mojave River increases. Depth to ground water on the site exceeds over 100 feet.

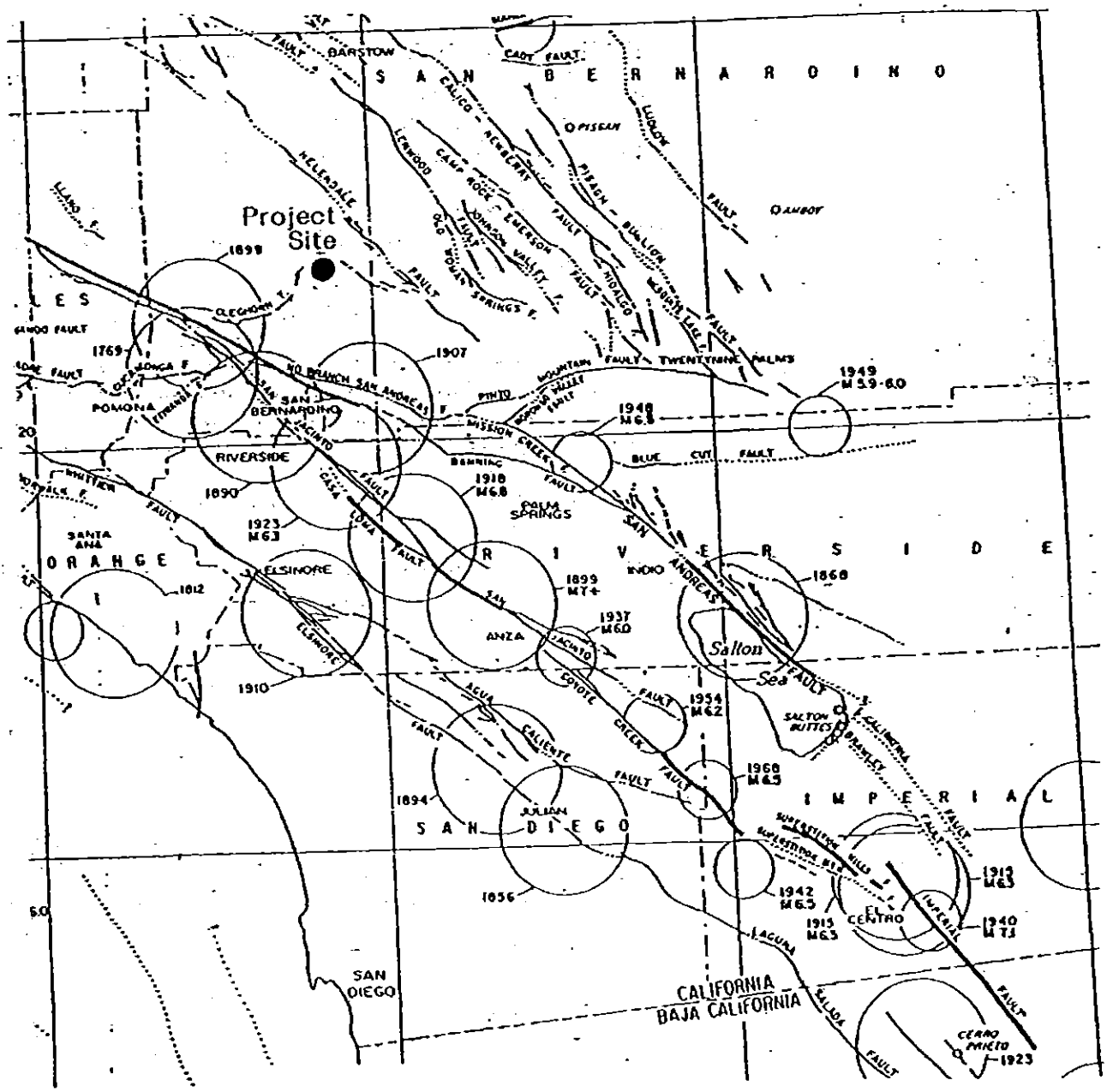
H. WATER QUALITY

The Victor Valley Water District provides service to the site. Water is drawn from a variety of wells in the area with a generally high domestic water quality.

I. BIOTA

Native Flora

On-site investigation identifies that vegetation within the site is classified as creosote bush scrub, a vegetation community dominated by creosote bush (Larrea tridentata) with a ground cover predominately consisting of various grasses, mustards, buckwheats, and non-native Russian thistle ("tumbleweed", Salsola iberica). Scattered Joshua trees (Yucca brevifolia) and golden cholla (Opuntia echinocarpa) are scattered throughout the property. A final report of the existing flora prepared by Natural Resource Consultants as a separate document. This report summarizes that anticipated impacts to native plant-life associated with the proposed development are minimal, as there are no State or federally-listed endangered or threatened species on the site. Mitigation measures have been provided for non-listed special status species including the Joshua trees.



Regional Seismicity

NOT TO SCALE

EXHIBIT 4

SEISMICITY

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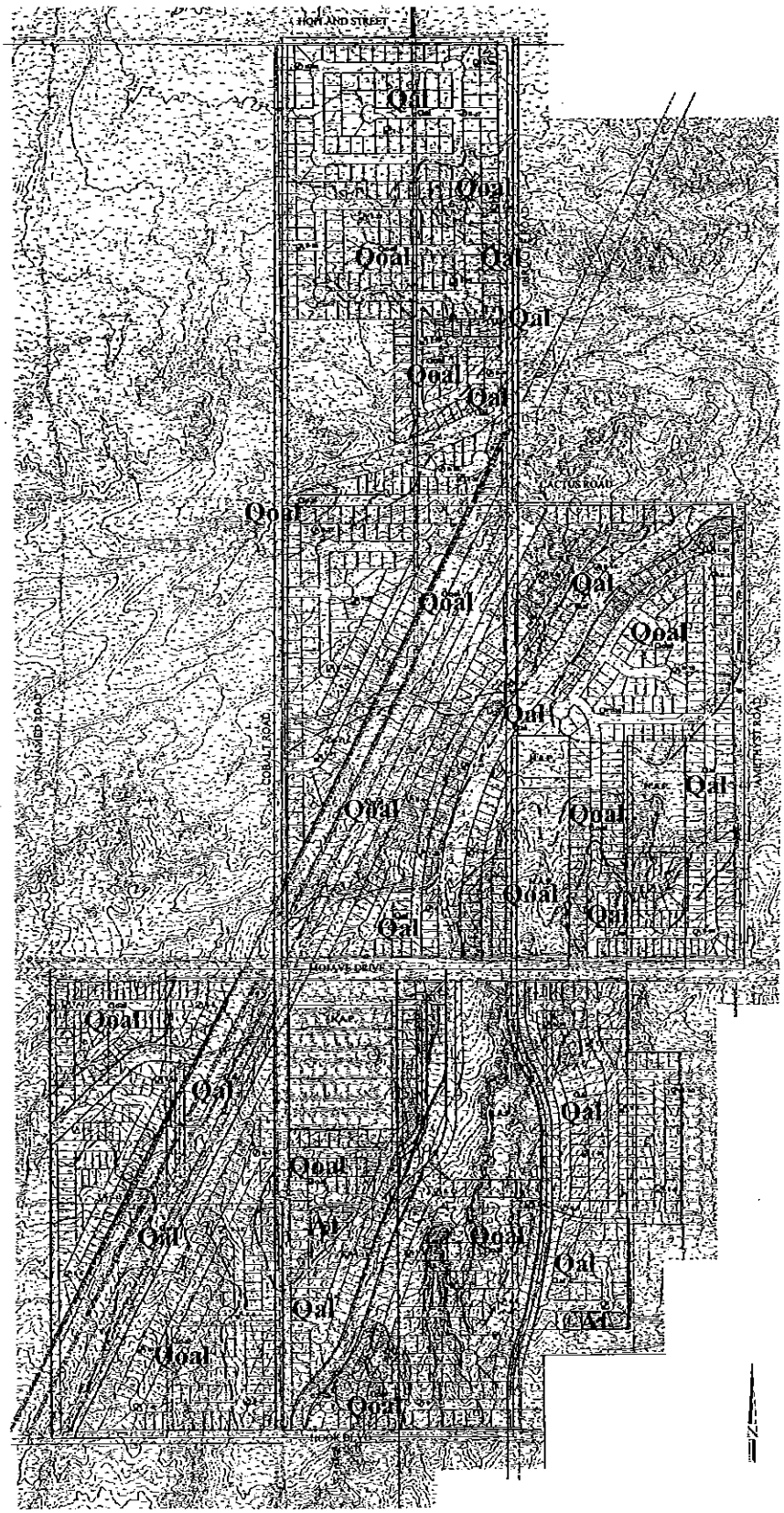

PLATE
Explanation
(Locations Approximate)
Scale: As Shown

Map Units

Af	Artificial Fill
Qal	Younger Alluvium
Qoal	Older Alluvium

Map Symbols

T-35	Exploratory Trench Locations
B-27	Exploratory Boring Locations
— — —	Geologic Contact, dashed where approximate

PROJECT NO.: 31838.1 DATE: February 2004
CLIENT: LB/L SunCal
PROJECT: West Creek Specific Plan, Phases 1 through 3, Victorville, California

LOR Geotechnical Group, Inc.

0 250' 500' 1000'

WEST CREEK SPECIFIC PLAN

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EXHIBIT 5
SOILS

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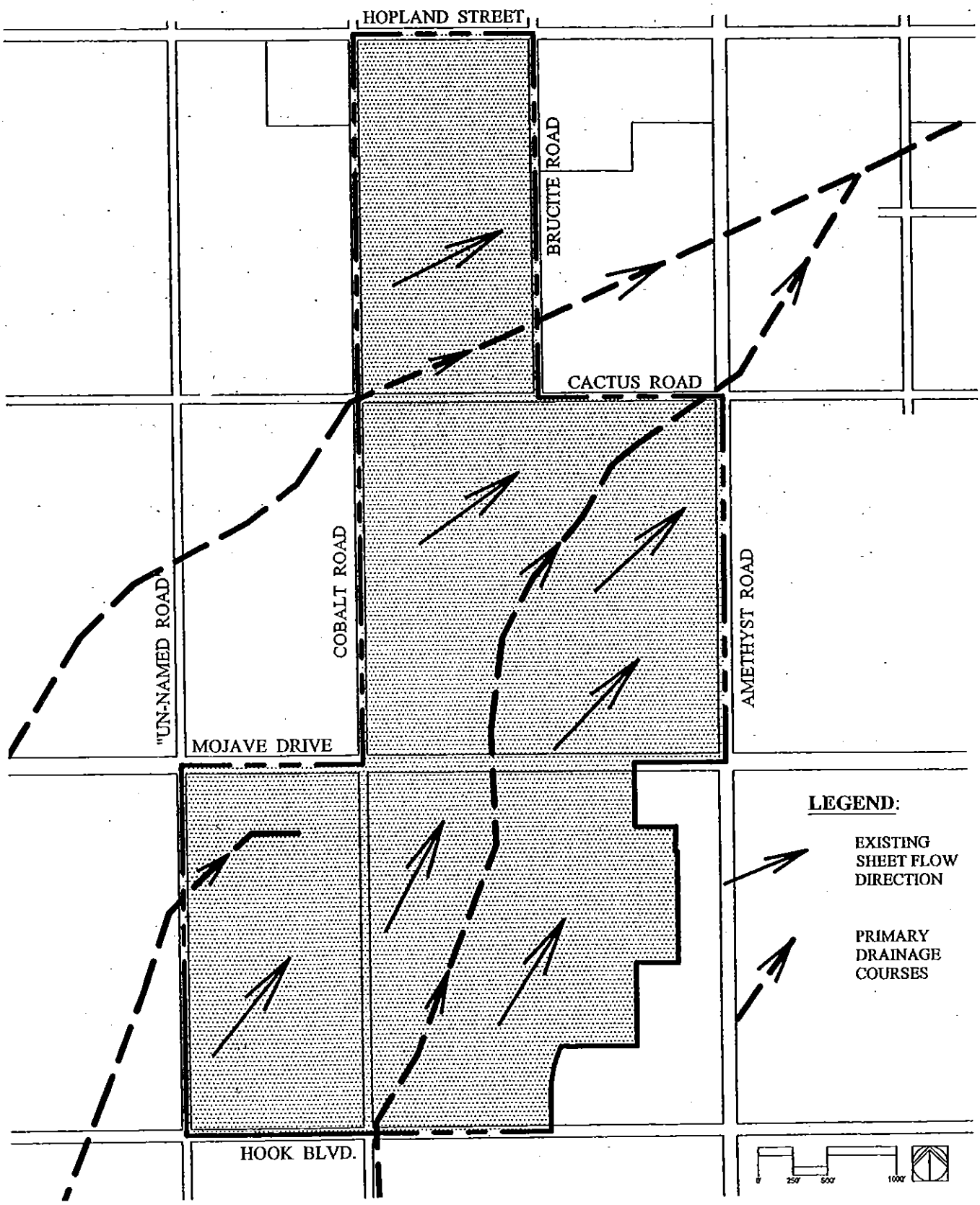

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EXHIBIT 6

HYDROLOGY

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Native Fauna

A complete wildlife assessment report has been prepared by Natural Resource Consultants as a separate document. In general, anticipated impacts to wildlife resources are minimal, as there are no State or federally-listed endangered or threatened species on the site, including the desert tortoise. This report also included surveys for the loggerhead shrike, the California horned lark, Virginia's warbler and Mojave ground squirrel. Mitigation measures have been provided for the non-listed special status species including burrowing owls.

J. CLIMATE AND AIR QUALITY

The continental climate is generally characterized by hot summers, cool winters, infrequent rainfall and low humidity. Temperature ranges from winter means of approximately 43 degrees F to summer means of 80 degrees F. Winds generally develop from the south through the Cajon Pass.

The Victorville area, similar to much of southern California, is identified as a non attainment area in terms of air quality. Since much of the air quality is the result of winds transporting poor air quality from the San Bernardino and Riverside County areas, inland valleys such as Victorville are limited in their overall impact.

K. ARCHAEOLOGY/PALEONTOLOGY

An archeological and paleontological analysis by Chambers Group has been conducted and a report has been prepared, as a separate document. Based on this report, the results of the record search indicate that one prehistoric archaeological site, one historic-period road segment, and two historic-period power line segments have been identified within the project area. However, the prehistoric site was found to have been destroyed; the road segment is not recommended eligible for CRHR listing due to loss of integrity; and the two power lines will not be affected by the proposed project.

L. AESTHETICS

The site is a gently sloping plain to the northeast. Views of the Quartzite Mountains to the east create an attractive backdrop to the site. A major transmission corridor traverses the site in a northeast to southwest direction. A Landscape Master Plan, included in the body of this Specific Plan, will provide major visual enhancements to the site such as trees, shrubs and ground covers along all major roadways, monuments at neighborhood and major entries and trails within naturalized washes and the utility corridor.

M. NOISE

The majority of the site is located adjacent to undeveloped property and therefore has minimal existing noise impacts. Mojave Drive, a super arterial highway constructed to four lanes, is the major existing street that crosses through the property and has the greatest noise impact. The primary noise in the future will be associated with newly constructed or expanded roadways. In general, in order to mitigate current and future noise levels a standard of 65 CNEL exterior and 45 interior CNEL level will be maintained at all residential buildings.

N. LAND USE

The majority of property in the project vicinity is undeveloped. The Brentwood residential community to the southeast represents the largest nearby development. There exist several smaller existing and proposed residential projects near or adjacent to the property. West Creek, as an all residential community with one elementary school, will therefore be compatible with existing development.

O. GENERAL PLAN/ZONING

The City of Victorville General Plan and Zoning identifies the surrounding area adjacent to the West Creek property principally as residential use. As an all residential community with one planned elementary school site, West Creek will be compatible with existing and future surrounding uses.

P. TRAFFIC/ CIRCULATION

A complete traffic study has been prepared by Urban Crossroads for the project as a separate document. Other than the existing divided four lane Mojave Drive, all major streets required to serve the project will be newly constructed. These streets include the following arterials and major arterials: Amethyst Road, a north-south major arterial on the eastern boundary; Hook Boulevard, an east-west arterial on the southern boundary; and Hopland Street, an east-west arterial on the northern boundary. These streets also include the following collector roads: Cactus Road, Brucite Road, Cobalt Road and an "un-named road" (located on the western boundary). All street sections will be in conformance with the City General Plan and Circulation Element.

Q. PUBLIC SERVICES

Schools

The entire property is located within the Adelanto School District for elementary and intermediate school age children and the Victor Valley Union High School District for high school age students. At the request of the Adelanto School

District, a 12-acre elementary school site has been included within the Specific Plan. Elementary school students will initially attend the Morgan Kincaid Preparatory School of Integrated Studies; middle school students will attend Mesa Linda Middle School; and high school students will attend Silverado High School.

Police

Police services will be provided by San Bernardino County Sheriff's Department from their Victorville facility at 14200 Amargosa Road, near City Hall.

Fire

Fire services will be provided by the City of Victorville Fire Department. Currently, there is one fire station within the city limits located at 16200 Desert Knolls Drive; this station has an approximate response time of 7 to 10 minutes to the Specific Plan area. The Fire Department is scheduled to build a new fire station facility on El Evado Road, just south of Mojave Drive. It is planned to be completed in 2005 and will have an approximate response time of 3 to 5 minutes to the Specific Plan area.

R. RECREATION AND PARKS

Park services are provided by the City of Victorville Parks Department. Park needs for West Creek will be met off-site. Park fees, paid at building permit for each housing unit, will be utilized to improve and expand existing park facilities within the City. Refer to the City Master Plan for Parks and Facilities for proposed park facilities. The nearest existing neighborhood park is Brentwood Park, approximately one-half mile from the West Creek Specific Plan. In the Specific Plan area, approximately 66 acres of open space is provided for walking and biking trails / paseos within naturalized washes and the utility corridor.

S. PUBLIC UTILITIES/PUBLIC WORKS

Public works and utilities, including water, wastewater, electricity, gas, telephone, and solid waste are all available to the property. Specific utility providers are provided in the Infrastructure section of the Specific Plan.

GENERAL PLAN RELATIONSHIP

III. GENERAL PLAN RELATIONSHIP

A. INTRODUCTION

The City of Victorville's General Plan outlines a series of goals, policies and objectives for future development within the City. This Section describes how the West Creek Specific Plan compliments, reinforces and promotes these goals, policies and objectives.

The General Plan includes eight key elements. Six of these elements: Land Use, Circulation, Housing, Noise, Safety, and Resources are discussed below. Two Elements, the Southern California Logistics Airport Community Plan Element and the Old Town Community Plan Element are not directly relevant to this Specific Plan and have therefore not been included.

B. LAND USE

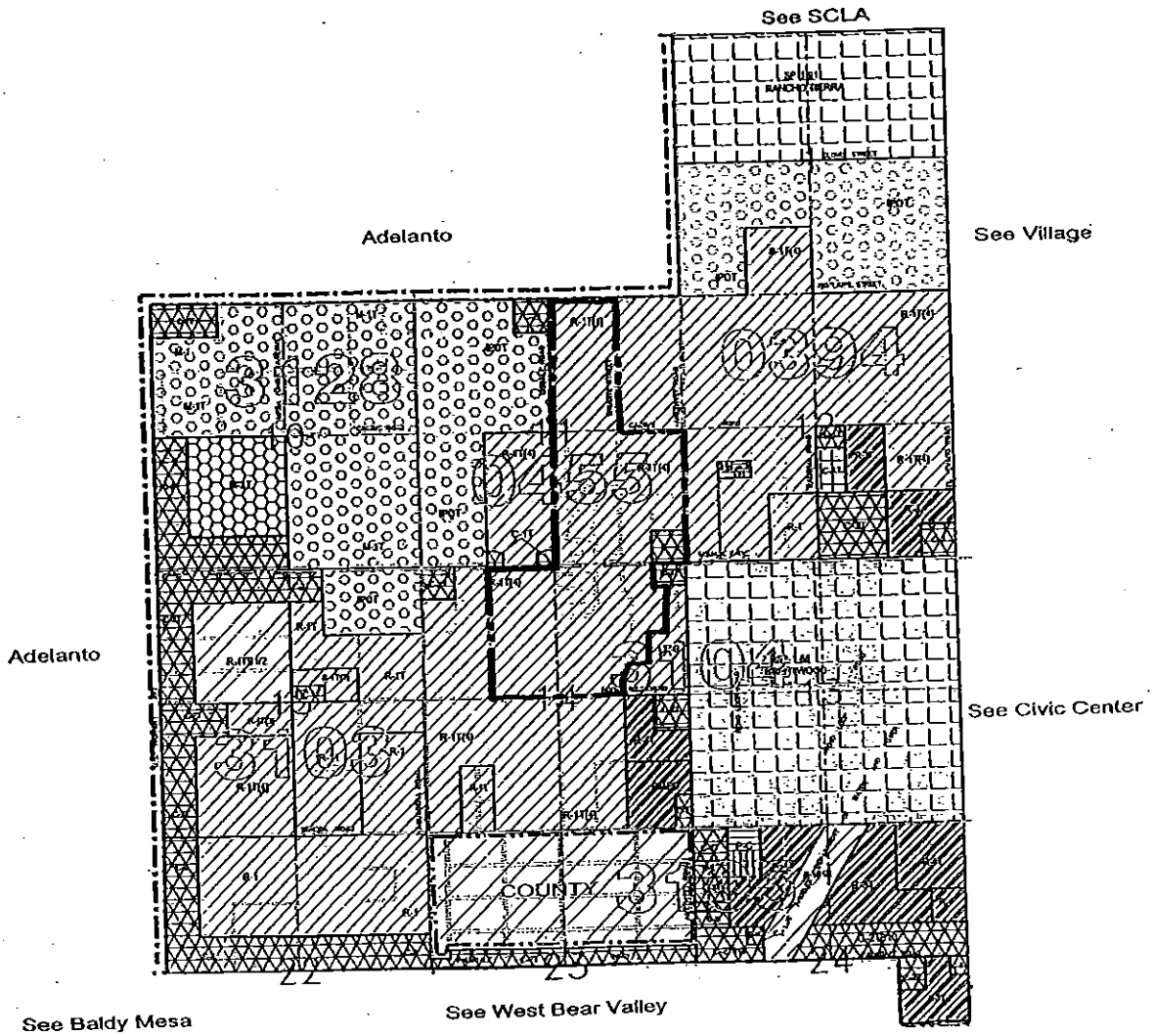
The property occurs within the City of Victorville West City Planning Area (City Map / Figure 15) of the City General Plan. The property is designated primarily as Low Density residential (up to a maximum five dwelling units per acre) with a Commercial use designation of approximately eight acres located at the northwest corner of Mojave Drive and Amethyst Road.

This Specific Plan is developed in conformance with the policies of the City of Victorville General Plan and the State of California Government Code as described in Section I. It provides all regulations and standards required for implementation of each element of the General Plan.

The West Creek land use plan includes a variety of single family residential densities that average approximately four dwelling units per acre over the entire property. A 12 acre elementary school site has also been provided at the request of the Adelanto School District. No commercial uses are planned. The Specific Plan includes land use and development regulations, design standards and implementation procedures to enable development of a high quality and distinctive community that incorporates community design features not typically provided in traditional development. These features are covered in the Community Design Section beginning on page IV-6.

C. CIRCULATION

The General Plan Circulation Element identifies roadway classifications and standards for the current and future needs of the City. The West Creek circulation system has been designed to meet the needs of the community. Section IVB of this Specific Plan identifies all the collector level and greater roadways that will be



LEGEND:

- RURAL RESIDENTIAL
- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE PROFESSIONAL
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- OPEN SPACE
- PUBLIC/INSTITUTIONAL
- SPECIFIC PLAN

Victorville
General Plan

WEST CITY PLANNING AREA

FIGURE 15

City Limit
Sphere Limit

Revised 5-30-02

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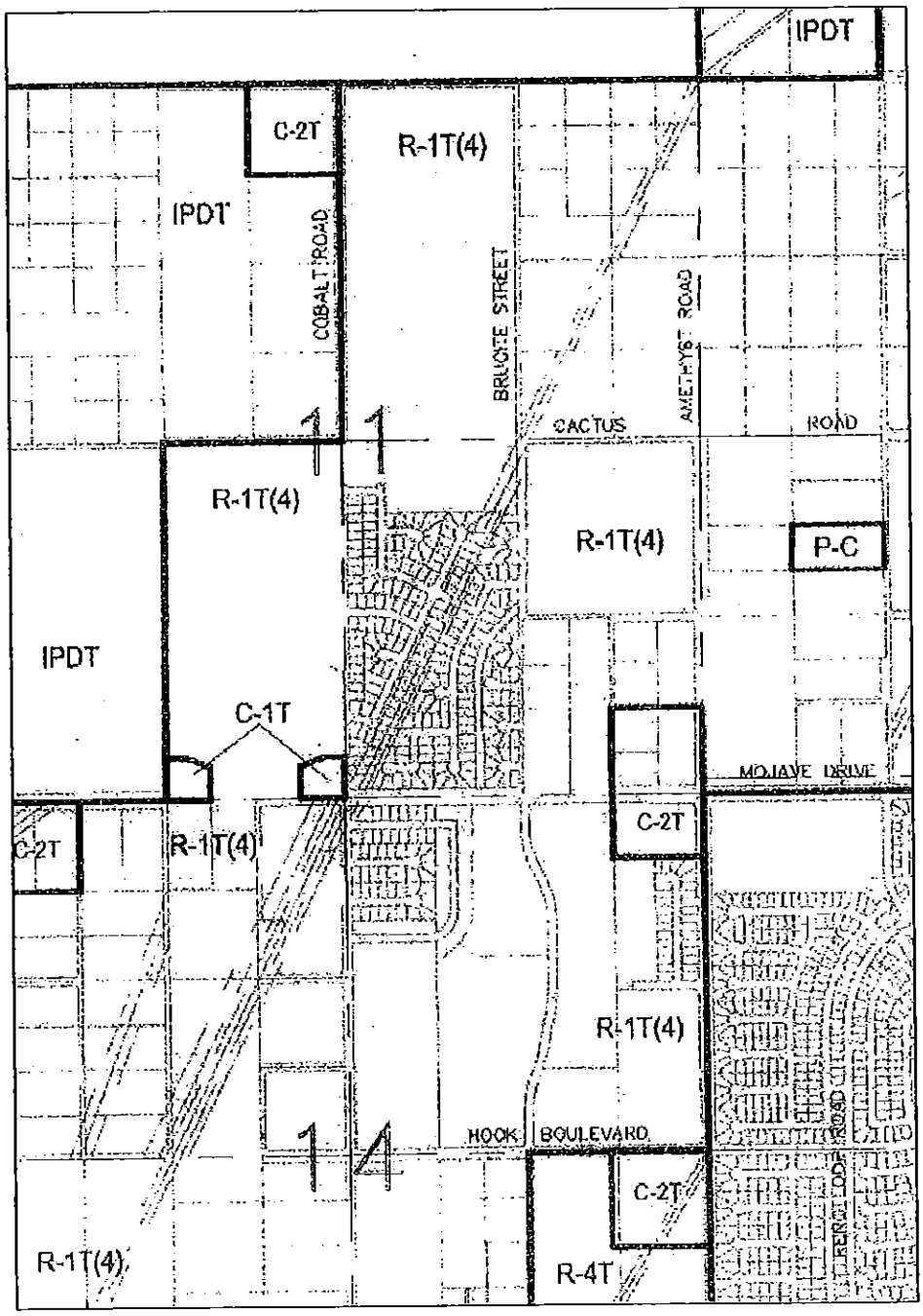

LEGEND :

RESIDENTIAL
R-1 Single family
R-4 Very High Density

COMMERCIAL
C-1 Neighborhood Retail
C-2 General Commercial

INDUSTRIAL
IPD Industrial Park District

OTHER
P-C Public & Civic

All areas with a "T" designation may have additional development standards. Check with staff to determine if additional standards have been adopted on properties with such a designation.

EXHIBIT 8

ZONING MAP

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improved as part of the major infrastructure. These roads include the Mojave Drive, a 6-lane Super Arterial; Amethyst Road, a 4-lane Major Arterial; Hopland Street and Hook Boulevard, both 4-lane Arterials. In addition, Cobalt Road, Cactus Road, Brucite Road and the "un-named" road are all 2-lane Collectors. Local roads within neighborhoods will all be designed to City standards.

An extensive internal network of pedestrian and off-street bicycle trails has been incorporated into the Specific Plan. These trails will reduce the reliance on the automobile, reduce emissions, and provide safe and convenient ways for both adults and children to access the various neighborhoods, elementary school site and open space areas.

D. HOUSING

The City General Plan Housing Element provides goals and guidelines to meet federal, state and regional housing needs. Three primary city housing goals which directly relate to the West Creek Specific Plan include: 1) "encouraging a wide range of housing by location, type of unit, and price", 2) "to provide for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color", and to 3) "encourage the proper utilization of undeveloped residential areas of the City".

The West Creek Specific Plan fulfills these needs by providing a variety of housing types, densities and prices open to all individuals in a cohesively designed master planned setting.

E. NOISE

While the West Creek property is currently vacant and is not a source of noise, there is the potential for noise impacts along major arterial roads such as Mojave Drive. The Noise Element of the General Plan provides goals, policies and implementation measures with regard to noise factors.

The City has established a noise standard for all new development. In the case of single family residential development, the City Noise Element states: "New residential development in those areas identified as having a CNEL of 65 dB or greater will have to have a noise study performed to determine what level of sound insulation, if any, is required to meet the acceptable interior noise levels as established by the City". These studies shall be provided for each phase prior to building permit issuance.

F. SAFETY

The Safety component of the City General Plan identifies standards for public health and safety for natural and man-made hazards. Generally, the areas covered

by the Safety component address seismic, slope, flood, hazardous materials, fire police, and medical emergencies.

Each of these areas is individually addressed in the West Creek Specific Plan. Generally, as the site does not occur within proximity to an active fault zone, 100 year flood plain, or is expected to include any significant slopes, no significant natural constraints exist in regard to development. As development occurs, measures found in the Uniform Building Code that reduce fire hazards will be incorporated into construction plans, where applicable. Police and medical needs can all be met through coordination with the police agencies and medical facilities in the area.

G. RESOURCES

Water

Water conservation is an important element in the City General Plan and will be reflected in the West Creek design implementation. The Victor Valley Water District has adopted ordinances providing programs to address conservation of water through current development standards and policies. As such, the City policies will continue to require development to "conserve water in their design and construction". Examples of water conserving techniques listed include requiring "single family lot sizes of 7,200 square feet and planned unit developments allowing for even smaller lots which potentially reduce water landscape demand." In addition, the City will continue to require all new developments to use low flow plumbing fixtures in compliance with Title 20 of the State of California.

Geologic Resources

The General Plan designates and classifies potential mineral resource areas throughout the City. The West Creek Specific Plan area, similar to vast majority of the City, is located in the designation of MRZ-3a, which are areas of undetermined mineral resource significance. In terms of gas and oil resources, the General Plan states that it is very unlikely that petroleum in commercial quantities exists in the Western Mojave Desert region. The soils are consistent with the overall Mojave Desert alluvial plain areas.

A preliminary review indicates no active faults in the immediate vicinity of the property. Prior to development, a geotechnical report will be completed to determine specific standards for development. It will identify that the property is suitable for development, subject to appropriate construction techniques and practices.

Air Quality

According to the General Plan, the West Creek Specific Plan area is located within the Mojave Desert Air Basin under the jurisdiction of the Mojave Desert Air Quality Management District. The West Creek Specific Plan total dwelling units are consistent with the current City General Plan. Therefore, the Specific Plan falls within the Air Quality standards of the General Plan.

Solid Waste Management

Currently, the City is under contract with ADCO for solid waste disposal for the West Creek Specific Plan area. As identified in the General Plan, The City shall continue its efforts to comply with State mandates to reduce the amount of solid waste disposal in landfills.

Open Space

Approximately two-thirds of the General Plan area is undeveloped, vacant land. The overwhelming majority of this vacant land contains land use designations which allow for development with a small portion of the General Plan area designated as Open Space. The West Creek Specific Plan provides a greater amount of open space than standard subdivisions totalling 66 acres or approximately 15% of the site. Comprised of naturalized washes and the utility corridor, the open space will include a paseo / trail system linking nearly all parts of the community. Portions of the open space will be landscaped with native and drought resistant plants in conformance with the design guidelines in the Specific Plan.

Biological

On-site investigation identifies that vegetation within the site is classified as creosote bush scrub, a vegetation community dominated by creosote bush (Larrea tridentata) with a ground cover predominately consisting of various grasses, mustards, buckwheats, and non-native Russian thistle ("tumbleweed", Salsola iberica). Scattered Joshua trees (Yucca brevifolia) and golden cholla (Opuntia echinocarpa) are scattered throughout the property. As required by the General Plan, all Joshua trees will require approval by Parks and Recreation prior to development. A final report of the existing flora has been prepared as a separate document by Natural Resource Consultants, along with proposed mitigation.

The Specific Plan includes newly landscaped corridors within the paseo and utility corridor as well as within the streetscapes. All areas will be planted according to the Specific Plan design guidelines with native and drought resistant plants selected from the Plant Palette in Table 2 or as otherwise approved by City staff.

In terms of faunal resources, although the General Plan lists nine possible threatened/endangered species within the City, based on the report by Natural Resource Consultants, there is no evidence of threatened/endangered species located within the West Creek Specific Plan area, including the desert tortoise.

Cultural / Historic

Although the overall General Plan area may possibly have "the existence of rich paleontological and archaeological resources in the planning area..." a cultural / historic review and site analysis has been conducted for the property by the Chambers Group. Based on this report, the results of the record search indicate that one prehistoric archaeological site, one historic-period road segment, and two historic-period power line segments have been identified within the project area. However, the prehistoric site was found to have been destroyed; the road segment is not recommended eligible for CRHR listing due to loss of integrity; and the two power lines will not be affected by the proposed project.

DEVELOPMENT COMPONENTS

IV. DEVELOPMENT COMPONENTS

A. LAND USE COMPONENTS

1. Development Concept

The West Creek Specific Plan is a master planned residential community including a 12-acre elementary school site and extensive open space / paseo that interconnects various neighborhoods and design amenities such as community theme walls, entry features and expanded landscape treatments within major road rights-of-way. A total of 1,598 homes are planned with a variety of styles and floor plans to meet the needs of a broad cross section of the market.

Together these community design elements and a variety of quality housing will create a distinctive community identity and a quality development for the city of Victorville.

The Land Use Plan, Exhibit 9, identifies the location of the various neighborhoods and school site. Table 1a summarizes the various land uses, residential densities and estimated total dwelling units. Table 1b provides a detailed statistical listing by planning area.

Exhibit 10, Open Space / Paseo Plan, identifies the overall open space framework within the community. A Phasing Plan, Exhibit 29, identifies the three major phases projected for the development.

B. CIRCULATION

1. Circulation Component

The Circulation Plan, Exhibit 11, provides for the safe efficient vehicular travel in and around the community. The plan consists of the location and right-of-way widths for arterial and collector streets. Typical roadway sections are shown on Exhibit 12.

The Circulation Plan has been developed based upon a comprehensive transportation planning analysis and the City's Master Plan. The traffic generation and distribution studies included in this analysis were based on the ultimate development of other potential development outside of this Specific Plan area.

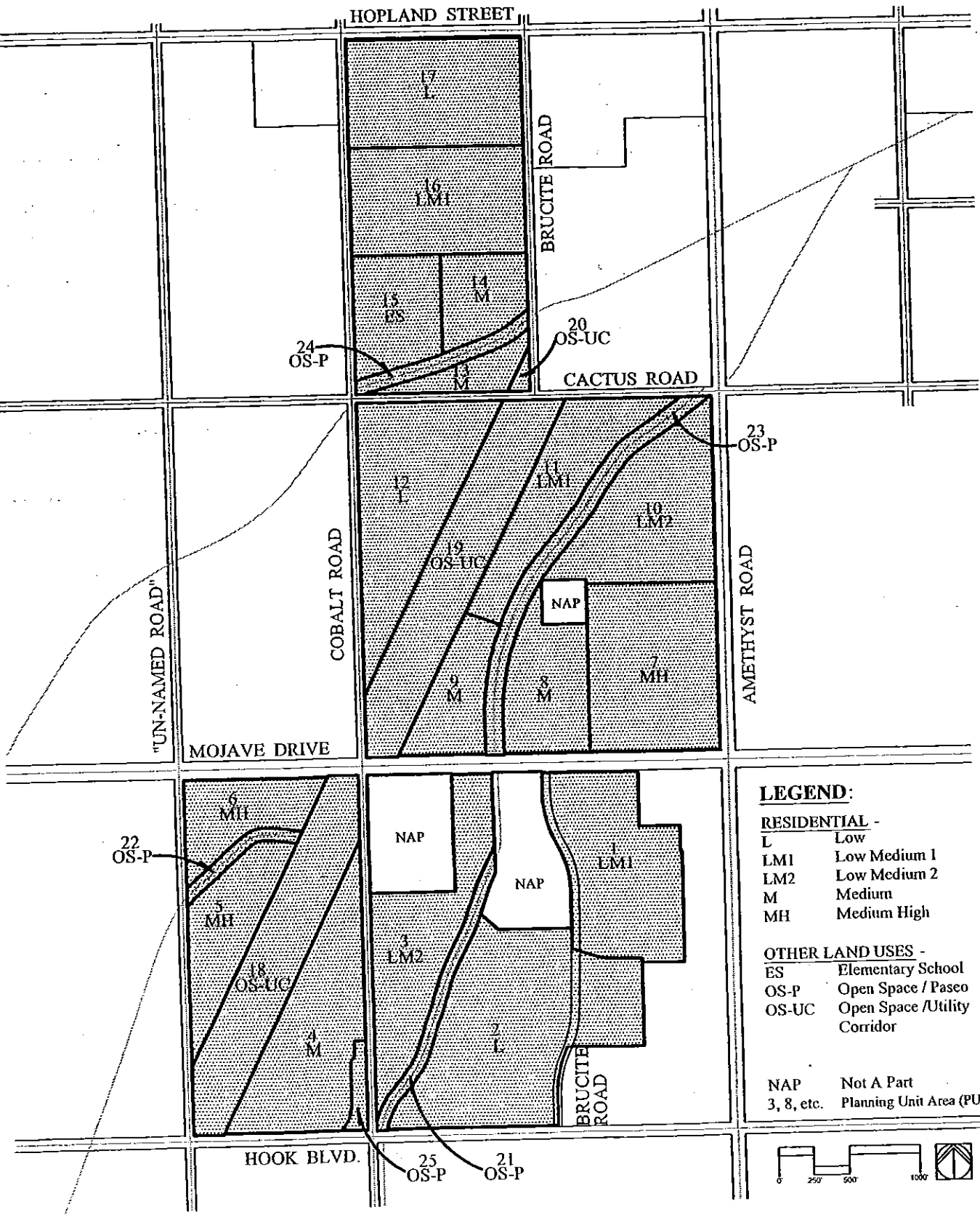

EXHIBIT 9

LAND USE PLAN

WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture

TABLE 1a – LAND USE SUMMARY

LAND USE	DENSITY	ACRES	TOTAL DU's
RESIDENTIAL LAND USE			
L - LOW	2-4.5 DU/AC	90.12	379
LM1 - LOW MEDIUM 1	3-5.5 DU/AC	64.20	307
LM2 - LOW MEDIUM 2	4-6 DU/AC	43.25	210
M - MEDIUM	5-7 DU/AC	67.68	372
MH - MEDIUM HIGH	6-8 DU/AC	47.67	330
OTHER LAND USES			
ES - ELEMENTARY SCHOOL SITE		12.00	
OS-UC - OPEN SPACE-UTILITY CORRIDOR**		43.93	
OS-P - OPEN SPACE-PASEO		22.16	
ARTERIALS/RIGHTS-OF-WAY**		15.35	
TOTALS		**406.36**	**1598***

* 1624 if elementary school site is not required by the school district.

TABLE 1b

STATISTICAL LISTING – BY PLANNING AREA

PUA #	LAND USE	ACRES	DENSITY	DWELLING UNITS
1	LM-1	22.60	3.0-5.5	110
2	L	38.65	2.0-4.5	159
3	LM-2	20.60	4.0-6.0	95
4	M	29.00	5.0-7.0	158
5	MH	11.17	6.0-8.0	80
6	MH	10.70	6.0-8.0	70
7	MH	25.80	6.0-8.0	180
8	M	14.00	5.0-7.0	80
9	M	11.08	5.0-7.0	55
10	LM-2	22.65	4.0-6.0	115
11	LM-1	18.05	3.0-5.5	75
12	L	27.37	2.0-4.5	115
13	M	4.95	5.0-7.0	29
14	M	8.65	5.0-7.0	50
15	ES	12.00	-	-
16	LM-1	23.55	3.0-5.5	122
17	L	24.10	2.0-4.5	105
18	OS-UC	20.79	-	-
19	OS-UC	22.35	-	-
20	OS-UC	0.79	-	-
21	OS-P	4.66	-	-
22	OS-P	2.00	-	-
23	OS-P	9.75	-	-
24	OS-P	3.75	-	-
25	OS-P	2.00	-	-
-	Major Road R.O.W.	15.35	-	-
TOTAL		**406.36**		**1598**

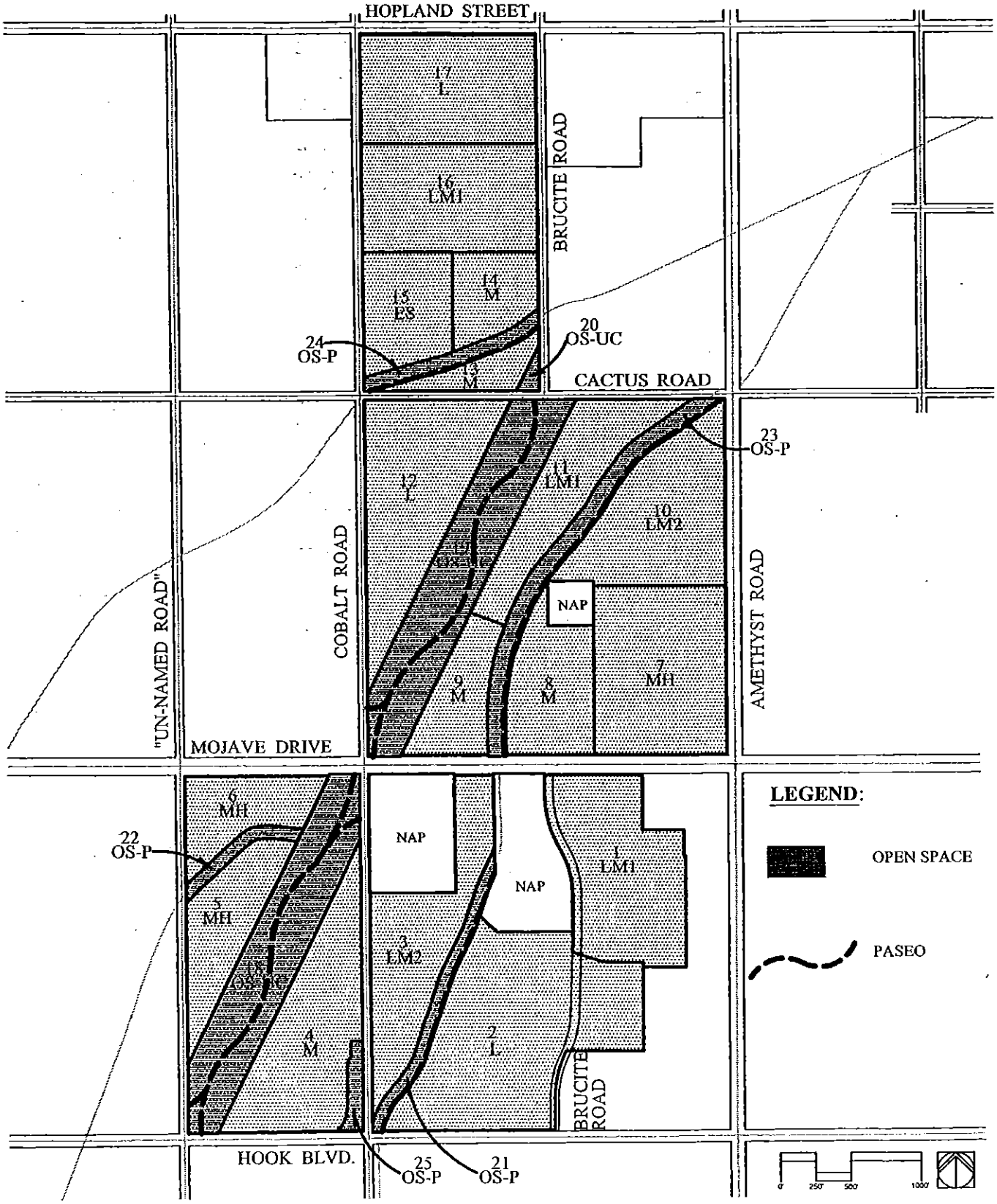

EXHIBIT 10

WEST CREEK SPECIFIC PLAN

OPEN SPACE / PASEO PLAN

Prepared for: SCC Aquisitions, Inc.

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture

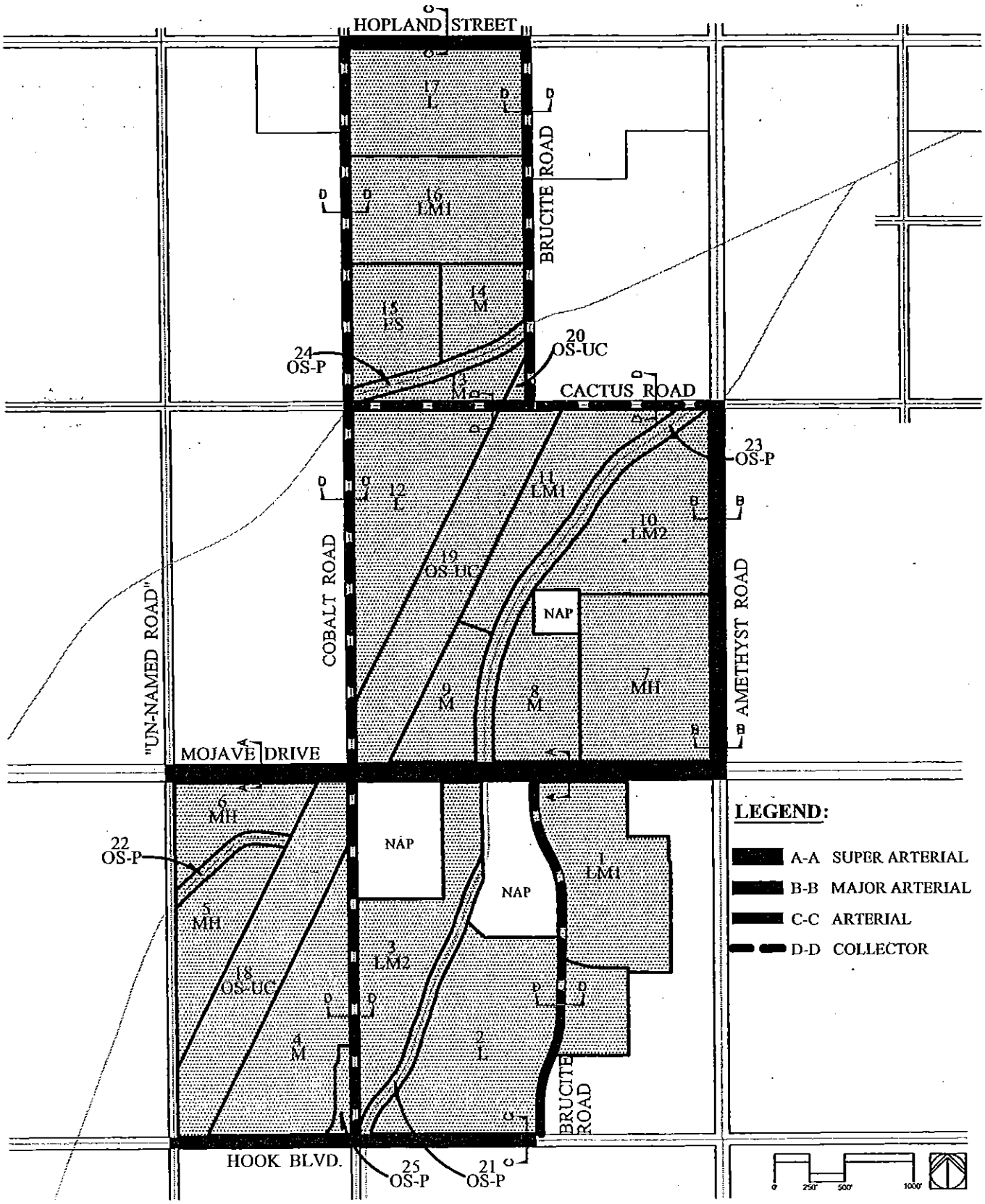

EXHIBIT 11

WEST CREEK SPECIFIC PLAN

CIRCULATION PLAN

Prepared for: SCC Aquisitions, Inc.

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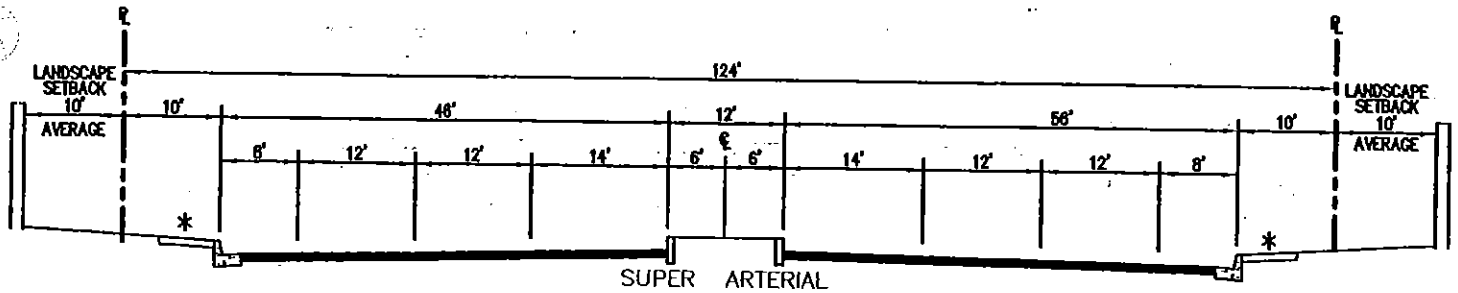
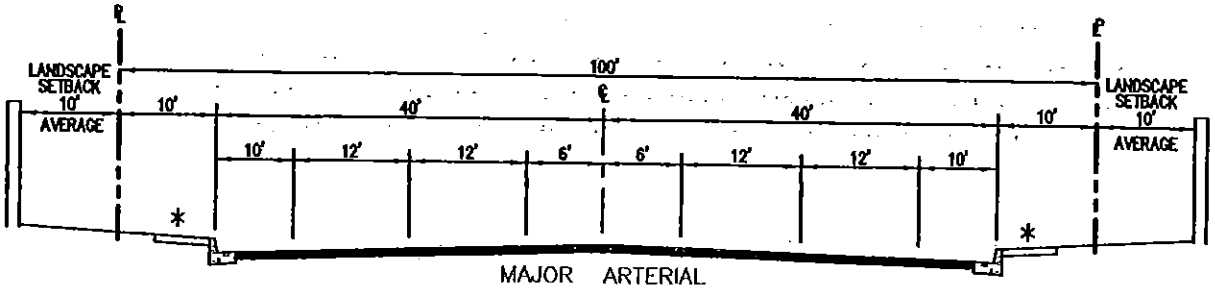
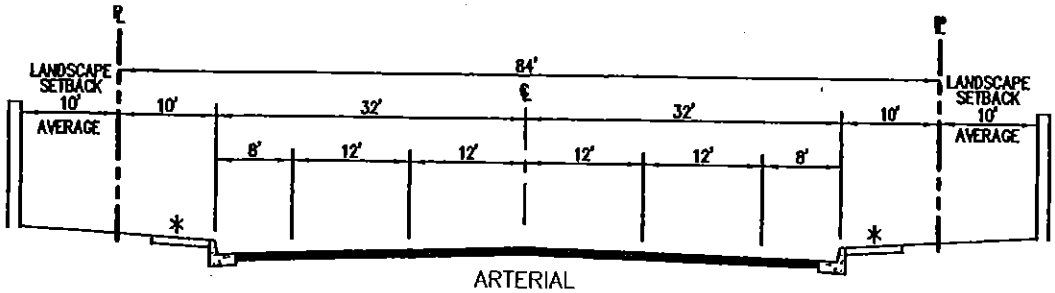


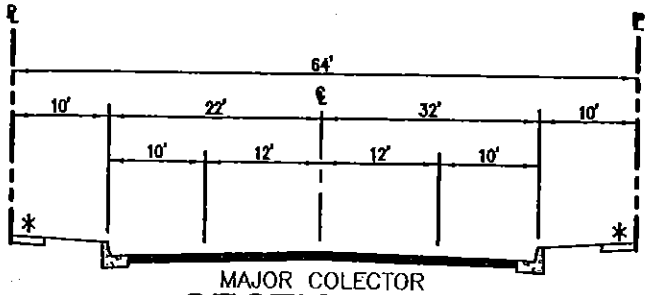
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

*NOTE: 6' MIN. WIDTH ON WALKWAYS WHEN ADJACENT TO CURB. 5' MIN. WIDTH ON WALKWAYS WHEN NOT ADJACENT TO CURB.

WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

EXHIBIT 12

STREET SECTIONS

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture

2. Circulation System

Roadways within the neighborhood developments will provide adequate internal circulation and connections to the arterial and collector streets. The primary access routes linking the neighborhoods within West Creek are Mojave Drive, Hook Boulevard, Hopland Street and Amethyst Road.

3. Implementation

The following describes the characteristics of the various roadway classifications, which are part of the Specific Plan circulation system:

Super Arterials/Major Arterials: Super Arterials and Major Arterials service the immediate vicinity of the site for through traffic and provide linkages from collectors to the regional transportation corridors. Mojave Drive, a Super Arterial that runs east/west through the site, will be fully improved.

Amethyst Road, a north/south major arterial that runs along the east boundary of the project, will be improved to half of its 100 foot right-of-way, plus 12'.

Hook Boulevard and Hopland Street, which runs east / west will be improved to a half street plus 12'.

All other streets shown are collector level and will be improved to their full width if West Creek development occurs on both sides of the right-of-way. If development occurs on only one side, streets will be improved to a half width plus 12'.

C. INFRASTRUCTURE

Introduction

To fulfill the needs of this community and other future communities in the western portion of the City of Victorville, a systematic plan to provide the public services is needed. This "Infrastructure Component" addresses these needs and illustrates the mechanisms through which Public Services will be provided.

The Infrastructure Systems shown herein are designed to provide adequate services for the maximum level of planned development. Where major offsite facilities are required to serve the ultimate development of the western portion of the City of Victorville, interim facilities may be proposed for the initial phase of development.

1. Water Service Concept Plan

Domestic water will be supplied by Victor Valley Water District (VVWD). A Water Facilities Master Plan update in 1985 includes the area of this Specific Plan. The schedule for implementing this Master Plan will coincide with this development and future development. Exhibit 13 identifies the major water main lines required to service the property.

Implementation

The mechanisms for financing of water facilities improvements are established by VVWD. In addition to the water service fees collected for new residential units other sources of funding which may be used include:

- General Obligation Bonds
- Revenue Bonds
- Standby Charges
- State and Federal Assistance Program
- Certificate of Participation (non-profit corporation)
- Community Facilities District (Mello-Roos)
- Assessment Proceedings
- Pay-as-you-go (fees and charges)

2. Sewer System Concept Plan

The Victor Valley Wastewater Reclamation Authority (VVWRA) will provide waste water treatment service for this planned community. VVWRA is a regional sewerage facility whose service area includes the Victorville Sanitary District. The VVWRA receives sewage from the Sanitary District's local collector system, which connects to the VVWRA interceptor pipeline along the Mojave River. The regional facility is located approximately eight miles north of Victorville with a plant capacity of 5 million gallons per day (mgd). Current flow is 3.2 mgd.

Existing 18", 27" and 30" "trunk" sewer lines will serve as the major backbone lines for the project as shown on Exhibit 14. An existing 12" sewer line in Mojave Drive together with an 8" sewer line in Cobalt Street will also serve as part of the backbone sewer system.

In addition to the existing backbone sewer lines new 8" and 12" backbone sewer lines are also shown on Exhibit 14. These lines will discharge into the existing trunk lines.

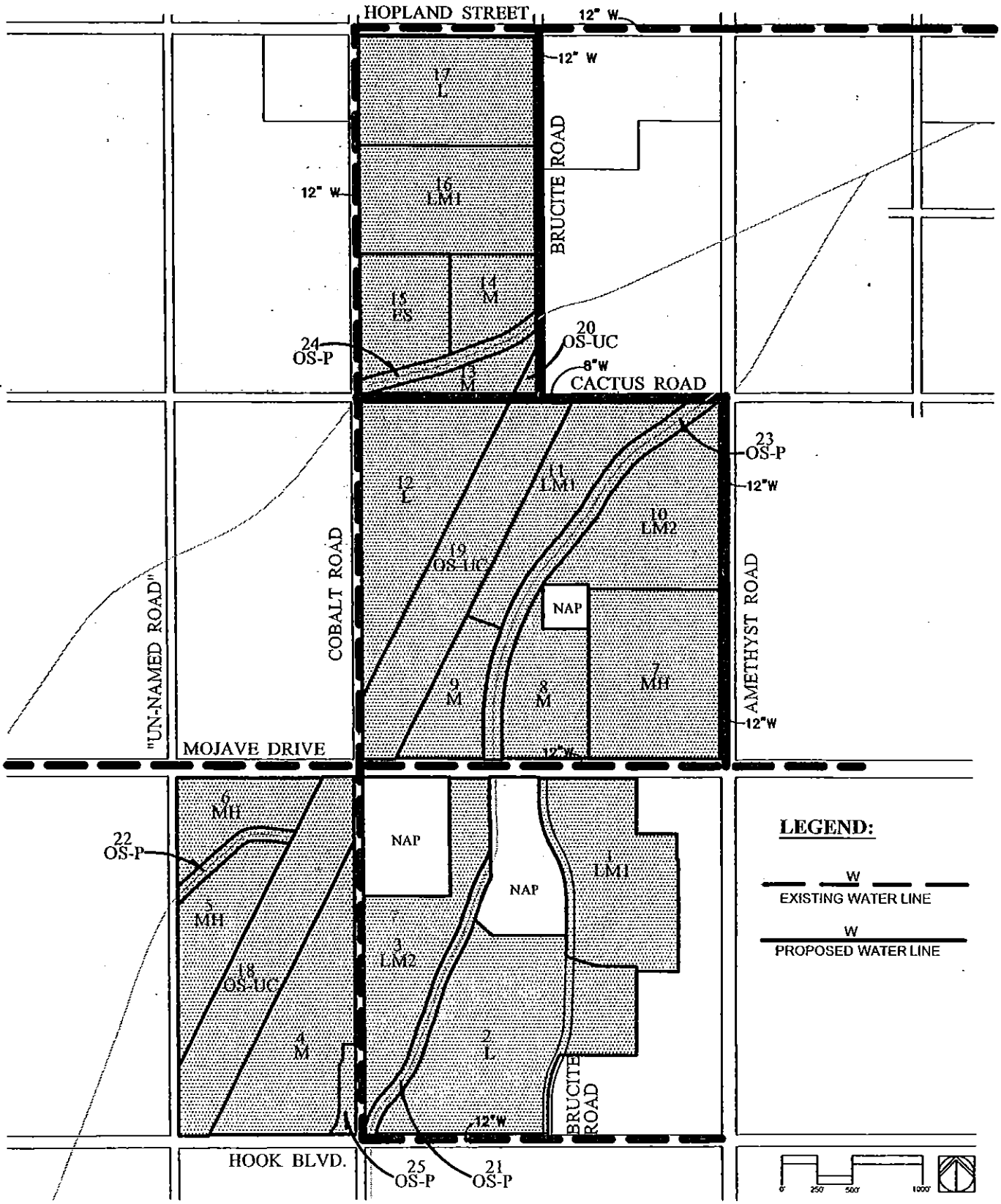


EXHIBIT 13

WEST CREEK SPECIFIC PLAN

WATER PLAN CONCEPT

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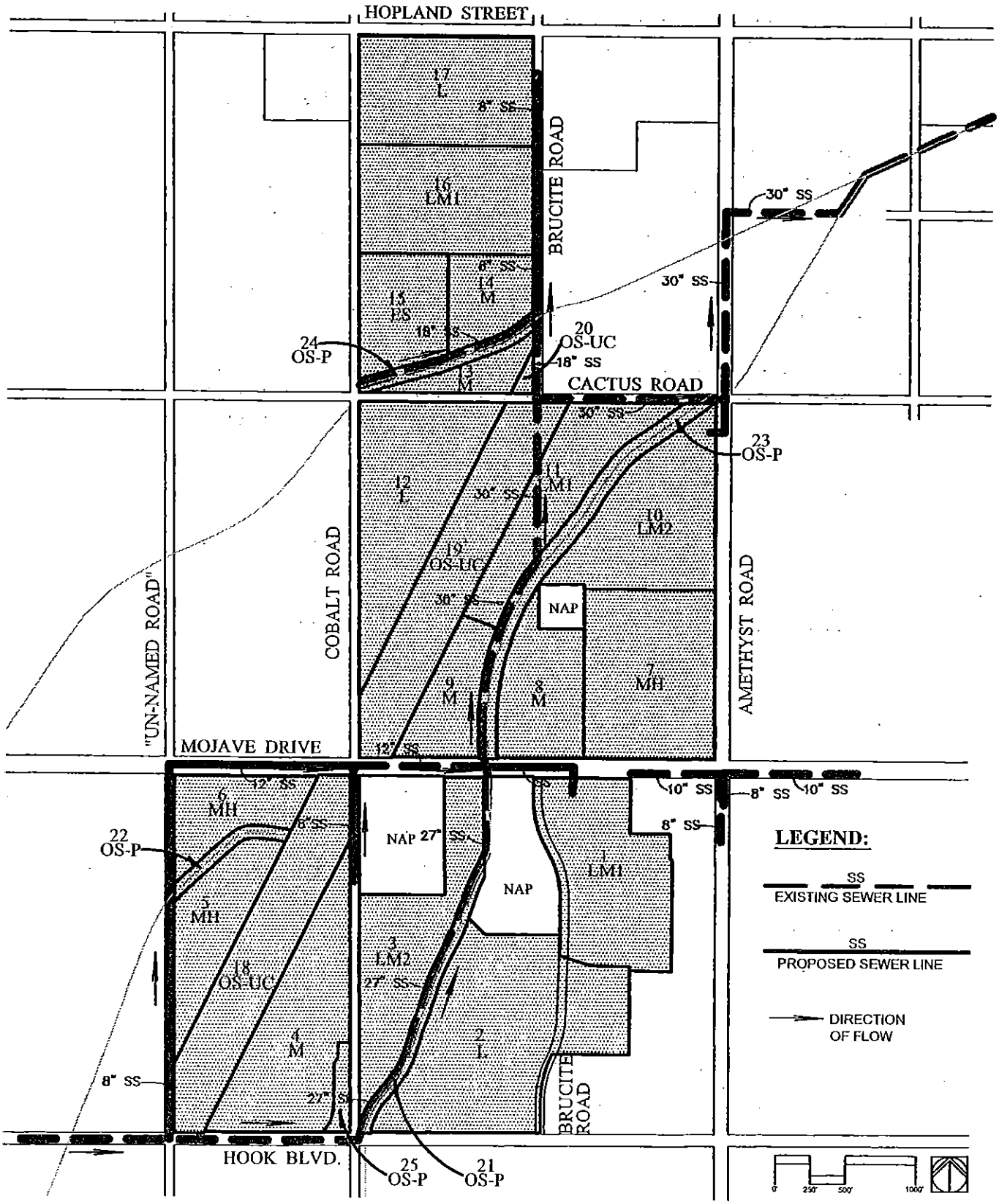

WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

EXHIBIT 14

SEWER PLAN CONCEPT

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The backbone sewer lines will serve as connections for intract sewer lines. The in-tract facilities will consist of minimum 8" sewer lines.

Implementation

As development plans are completed for the planning area, additional in-tract systems will be required to provide the sewer collection for the dwelling units. All systems would be completed in accordance with the standards of the City of Victorville and VVCWD.

The offsite sewer improvement may be provided by the various western Victorville developers funding the design and construction of the facilities. A reimbursement agreement based on a pro-rata share could provide the vehicle for this funding. Fees paid by developer's connection to this system would be returned to the original developer that provided the funding.

The following conditions of approval are recommended to be adopted for subdivision maps, which establish individual lots for construction of buildings. These conditions may be waived by the city on a case-by-case basis upon the determination by the city council:

a. Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for sewer services for the subdivision have been entered into with the City of Victorville.

b. No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed and operational by the City of Victorville. Model homes not connected to sewer service shall be conditioned to submit a bond for future connection in an amount to be determined by the City Engineer prior to issuance of building permits. Within two years following the construction of a model home or upon the conveyance of such model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer service.

c. At the time of issuance of building permits, sewer connection fees shall be paid for individual housing units within the Specific Plan, according to the schedule of such fees established by the city council for all new sewered housing units in the city.

3. Drainage Concept Plan

This planning area consists of mainly flat unimproved land sloping to the northeast. The site is void of storm drain improvements except for culverts at Mojave Drive. This project is within the City of Victorville Master Plan of Drainage which will establish the basic drainage boundaries. These boundaries will be used for the design of the major drainage improvements. See Exhibit 15.

Implementation

Drainage course improvements will be integrated into the design of the residential subdivision to allow the Master Plan of drainage flows to pass. These drainage improvements and the in-tract improvements may be constructed on an incremental basis. See Exhibit 16.

4. Other Utilities

The West Creek project lies within the service areas of Southern California Edison Company (electricity), Southwest Gas Corporation (natural gas), Continental Telephone of California (telephone) and Victorville Disposal, Inc. (solid waste). This utility network can be expanded to meet future demands of the project. All future utility line additions will be placed underground.

D. COMMUNITY DESIGN ELEMENTS

The Specific Plan Community Design Elements that follow will play a significant role in establishing a distinctive character for West Creek.

- They will unify and create continuity within the various neighborhoods and assure creation of an overall upscale community identity.

- The extensive network of pedestrian & bike paths planned within open space / paseo's will create a strong community linkage and a safe network of accessing the various neighborhoods with minimum street crossings.

- The naturalized washes and utility corridors create over 2 linear miles of open space varying from 80 feet to over 300 feet wide. Approximately 15% of all homes (nearly 250) within West Creek will be oriented to these open spaces. This will greatly add to the increased sense of privacy for a large percentage of residents and in many cases also provide views to the surrounding hills. See Exhibit 17a.

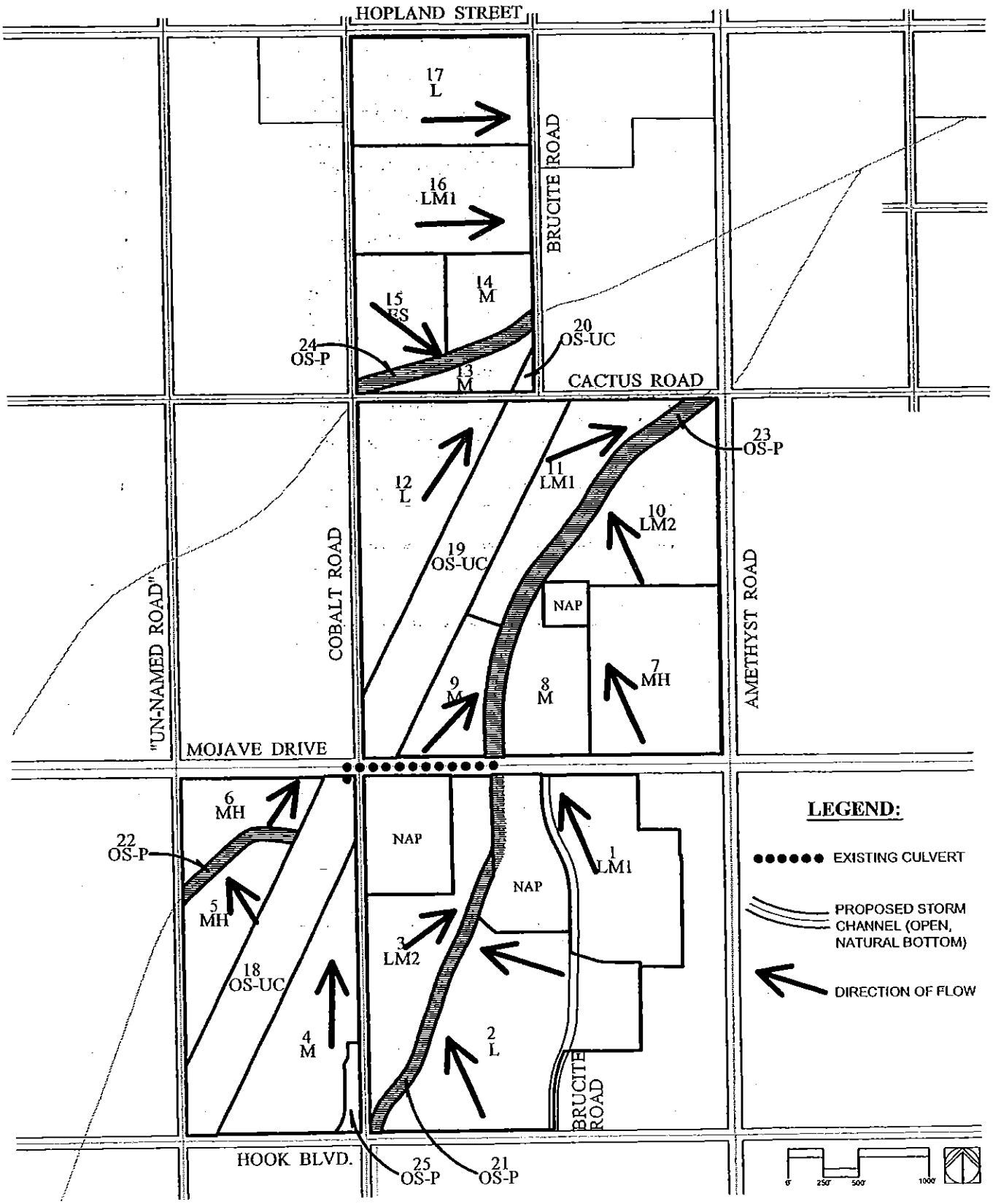

EXHIBIT 15

WEST CREEK SPECIFIC PLAN

DRAINAGE PLAN CONCEPT

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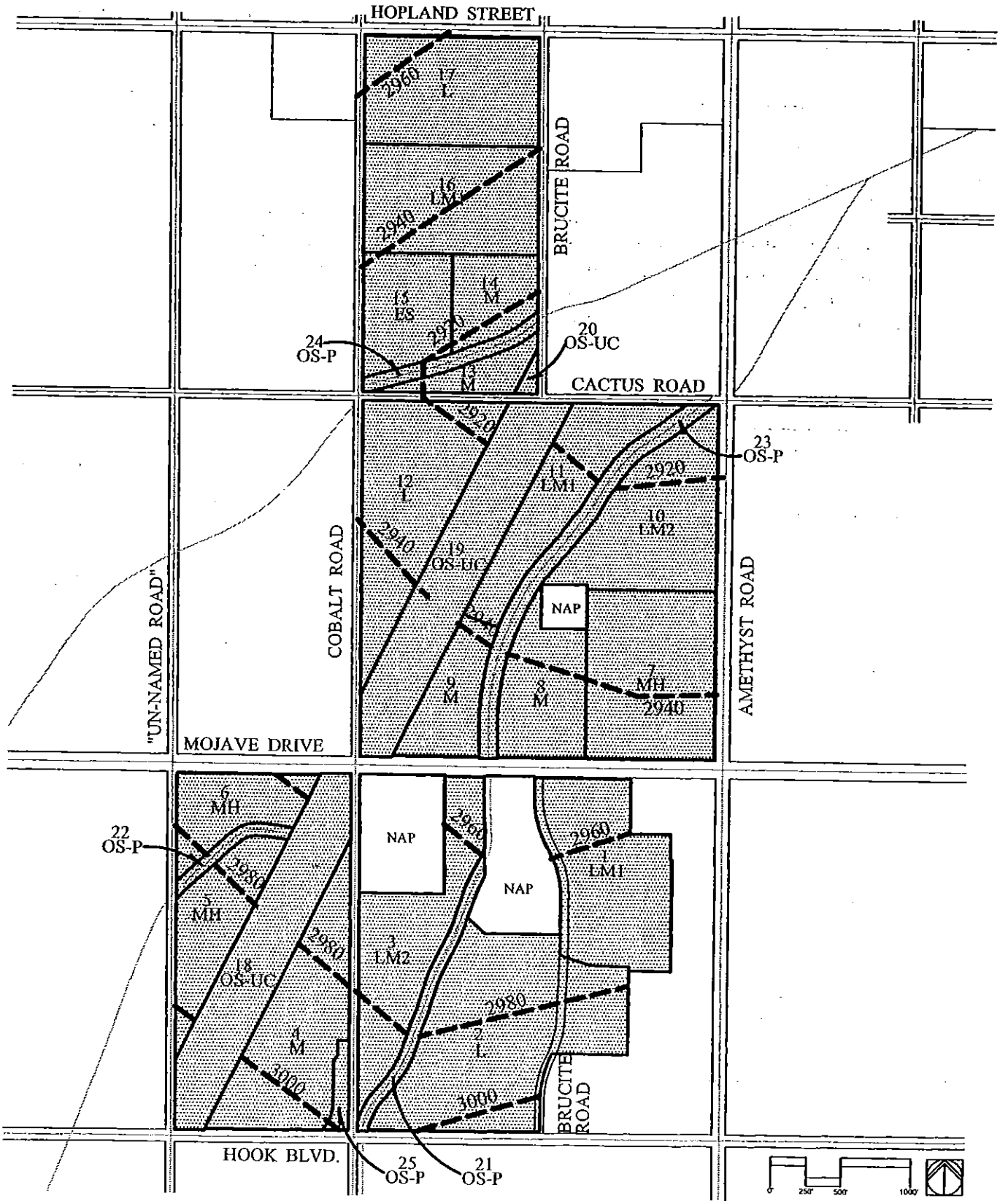

WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

EXHIBIT 16

GRADING PLAN CONCEPT

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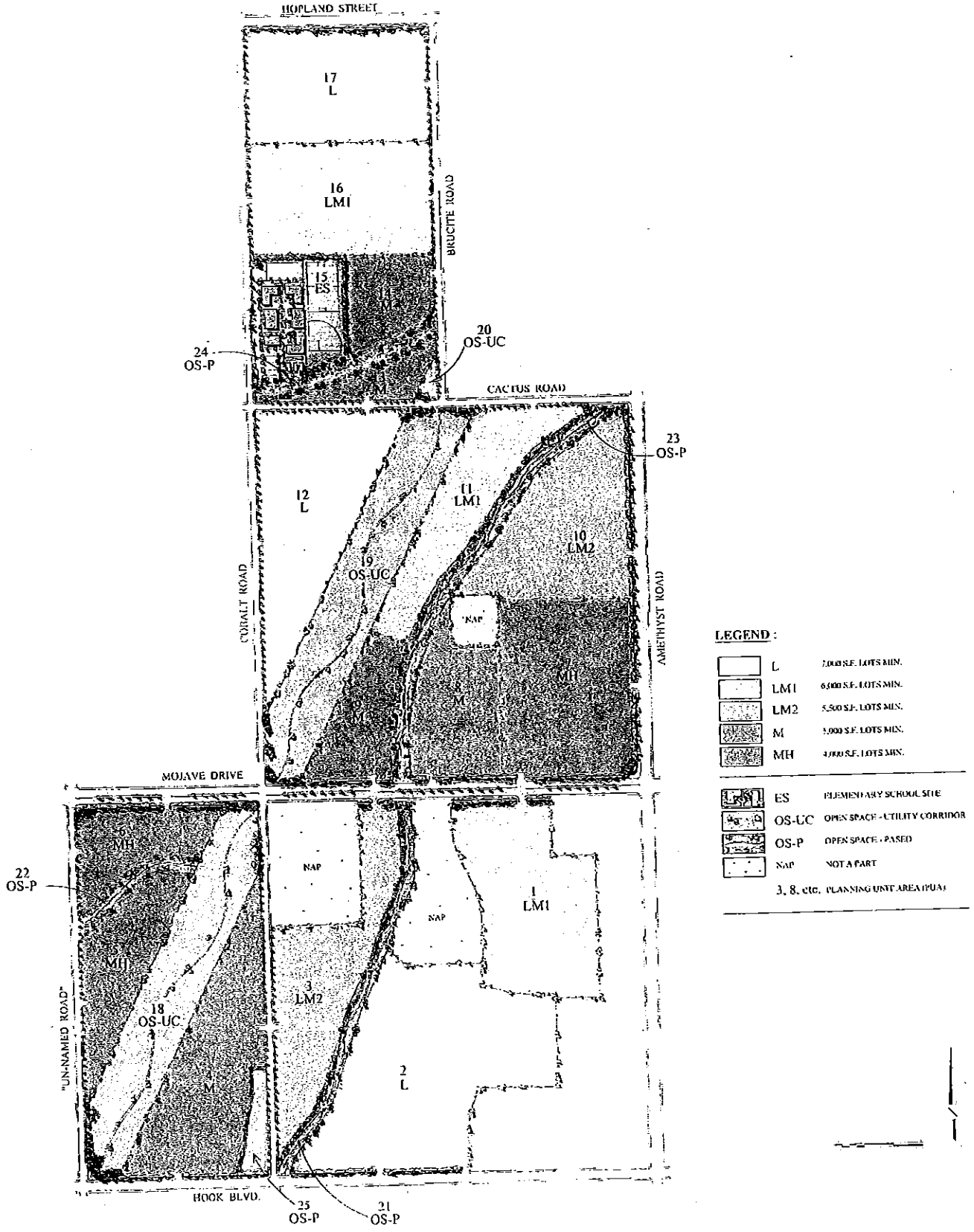

WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

EXHIBIT 17A

ILLUSTRATIVE PLAN

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The major community design elements listed below are described and illustrated in greater detail in the following sections:

- Community entries
- Neighborhood entries
- Neighborhood entries at Paseo's
- Community Theme Walls
- Paseo's within naturalized washes
- Trails and Trail Heads within the utility corridor
- Streetscapes
- Landscape Material Guidelines

In total, these elements provide a value to the West Creek community and the City of Victorville. Communities throughout California and elsewhere that have required similar comprehensive standards have over the long term resulted in increased property values and a greater sense of satisfaction and pride of ownership by residents.

1. Community Entries

Two major community entries are located along Mojave Drive, the primary circulation arterial through West Creek. The overall community identity begins at these key entry areas. Natural stone or cultured stone masonry, natural earth tone finishes and enhanced landscaping will be incorporated. Exhibit 17b illustrates the overall character at these locations and Exhibit 26 identifies the two locations on Mojave Drive.

2. Neighborhood Entries

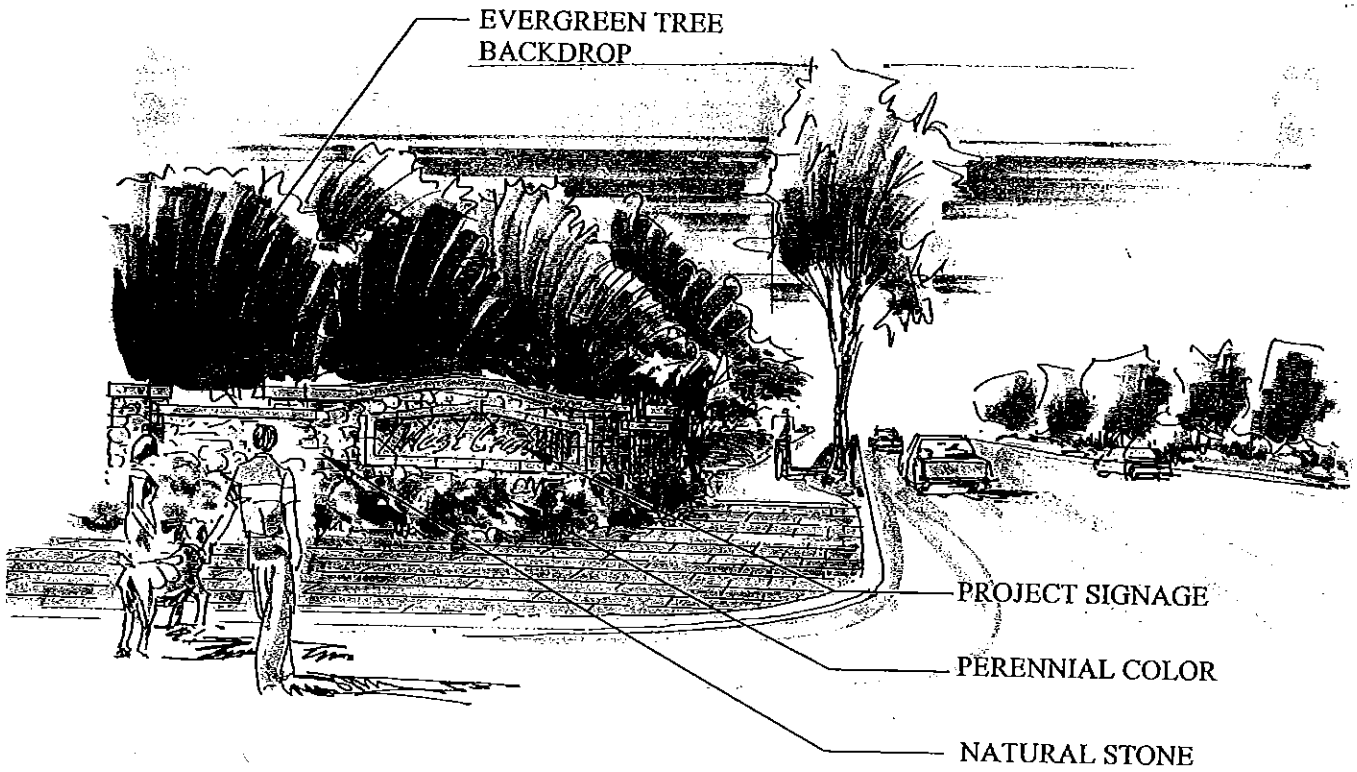
The neighborhood entries will be located within each of the various neighborhoods. They will extend the natural stone elements and warm earth tones established at the community entries, providing inviting elements with a rich bronze or tile inset identifying each neighborhood. See Exhibit 18.

3. Neighborhood Entries at Paseo's

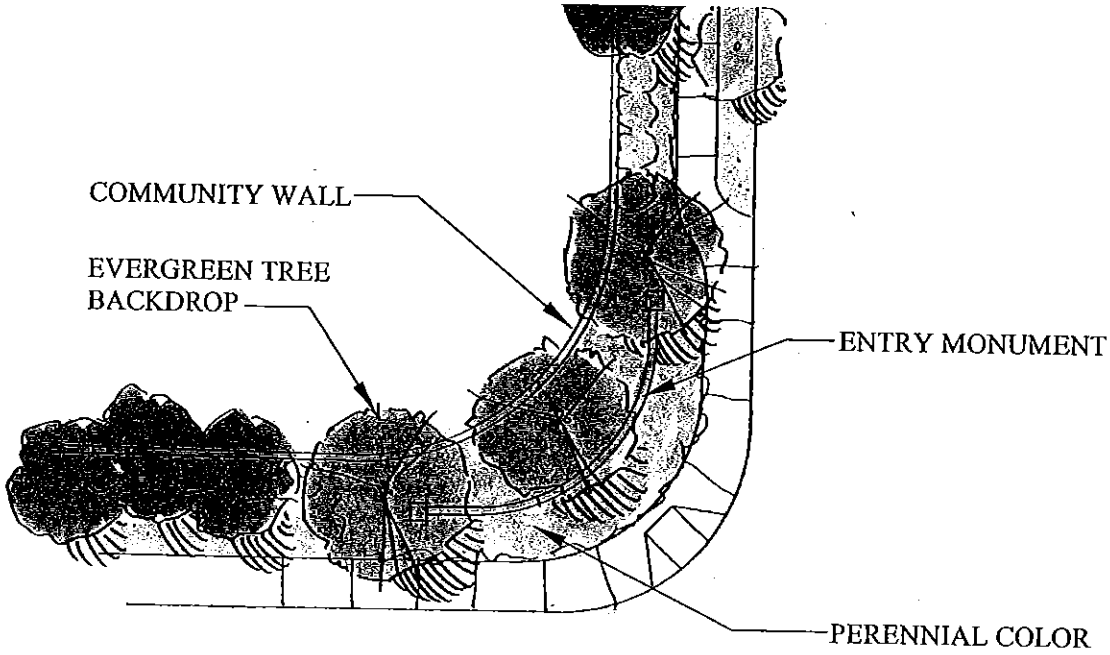
In two cases where neighborhoods are adjacent to the natural washes, the entry to a neighborhood may be designed to take advantage of the view window into the open space. A sense of entering an upscale, gated community is created. Refer to Exhibits 19 and 20.

4. Paseo's Within Naturalized Washes

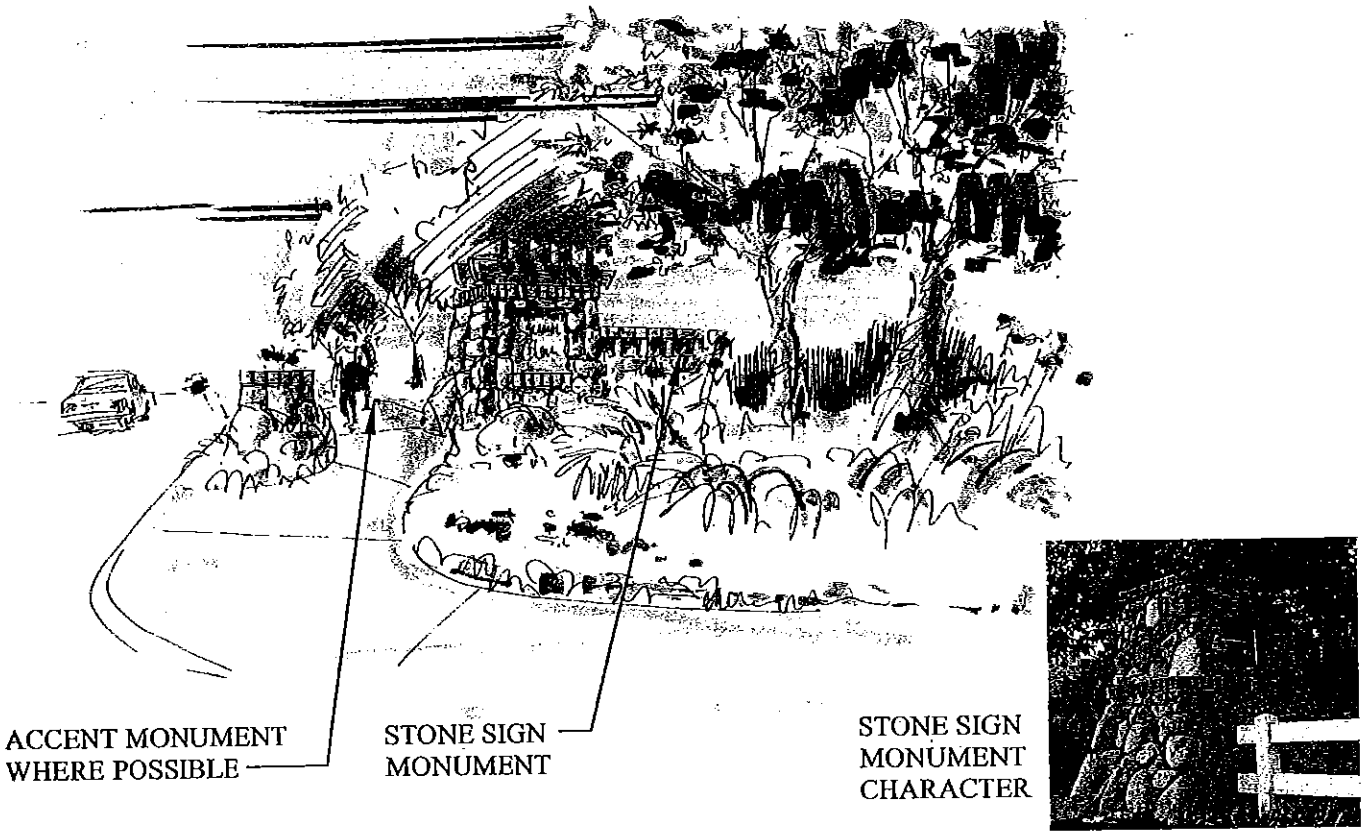
The naturalized washes create an attractive open space element for the community. Within these areas a decomposed granite bikeway/pedestrian walk



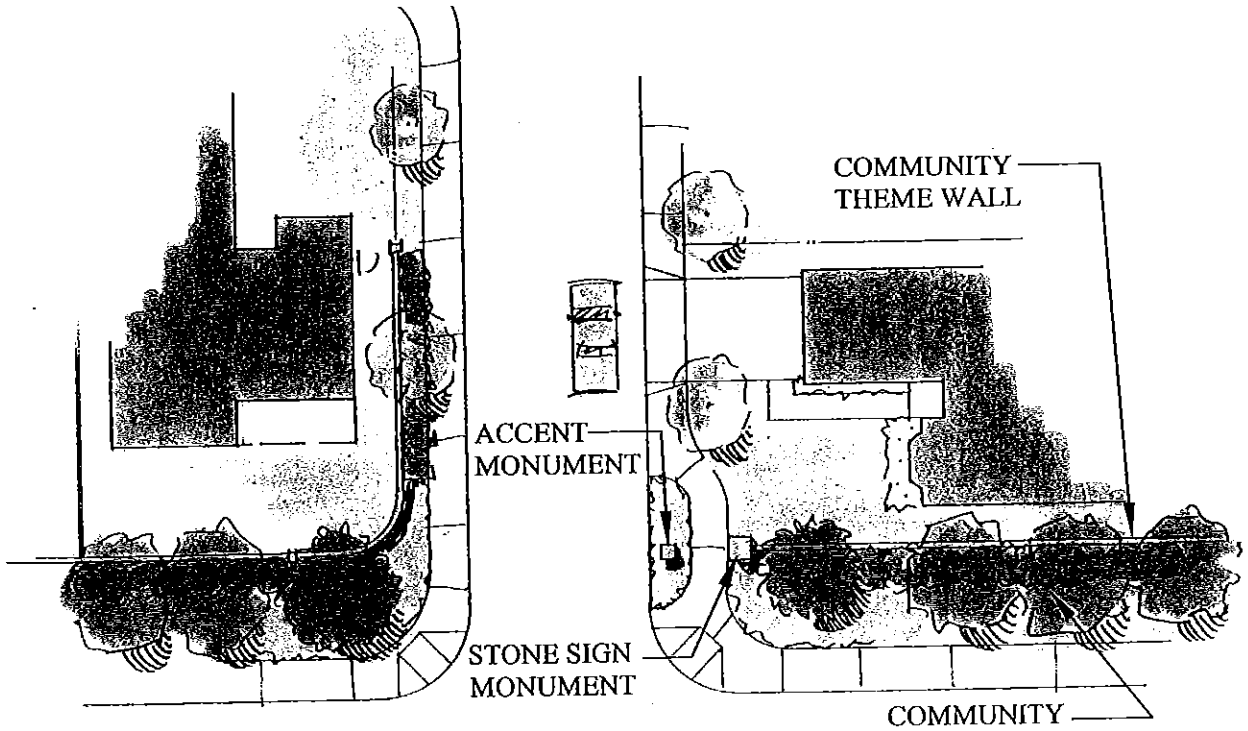
COMMUNITY ENTRY PERSPECTIVE



COMMUNITY ENTRY PLAN



NEIGHBORHOOD ENTRY PERSPECTIVE



NEIGHBORHOOD ENTRY PLAN

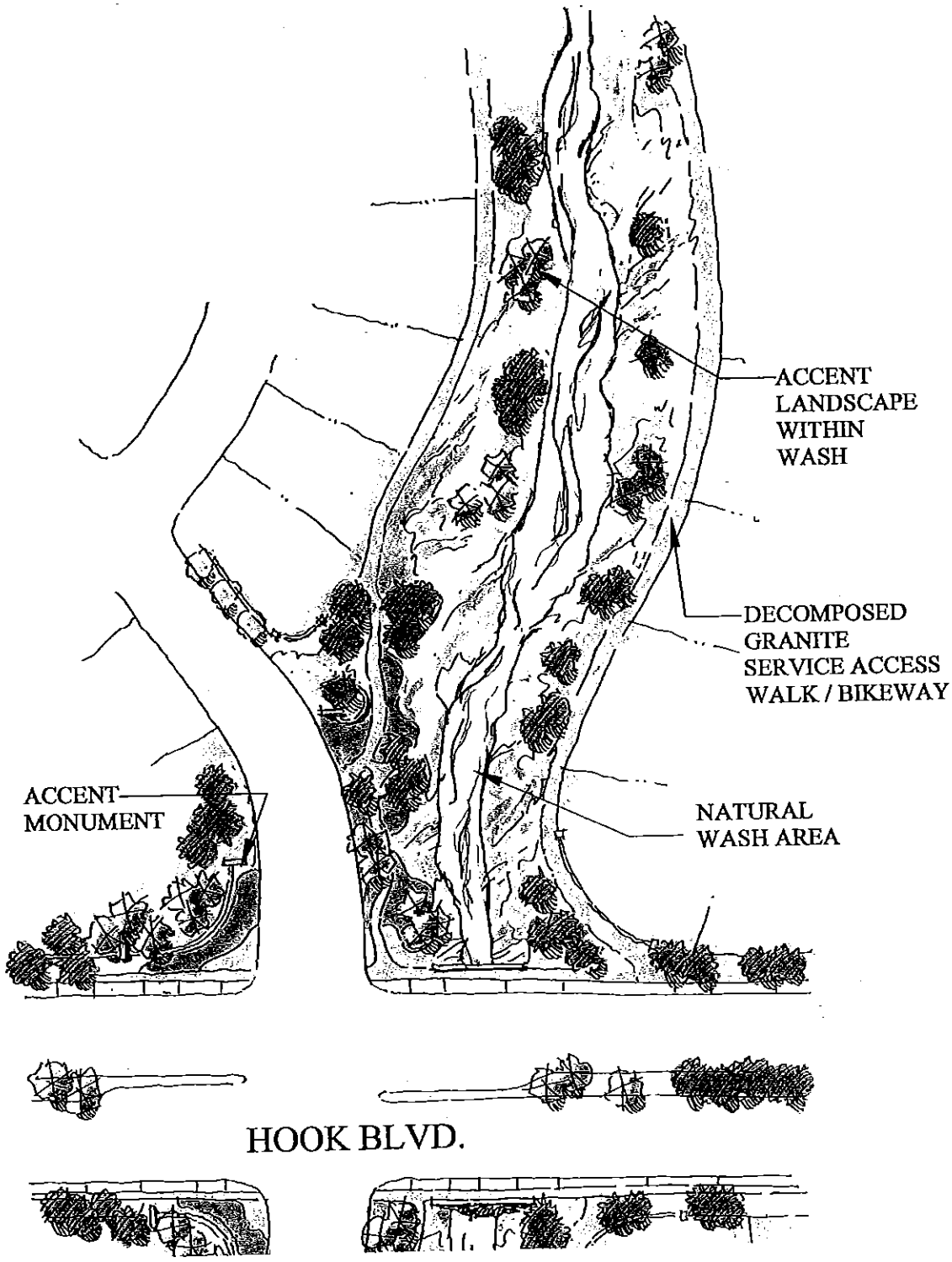


EXHIBIT 19

WEST CREEK SPECIFIC PLAN

NEIGHBORHOOD ENTRY AT PASEO PLAN

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Hall & Foreman, Inc.

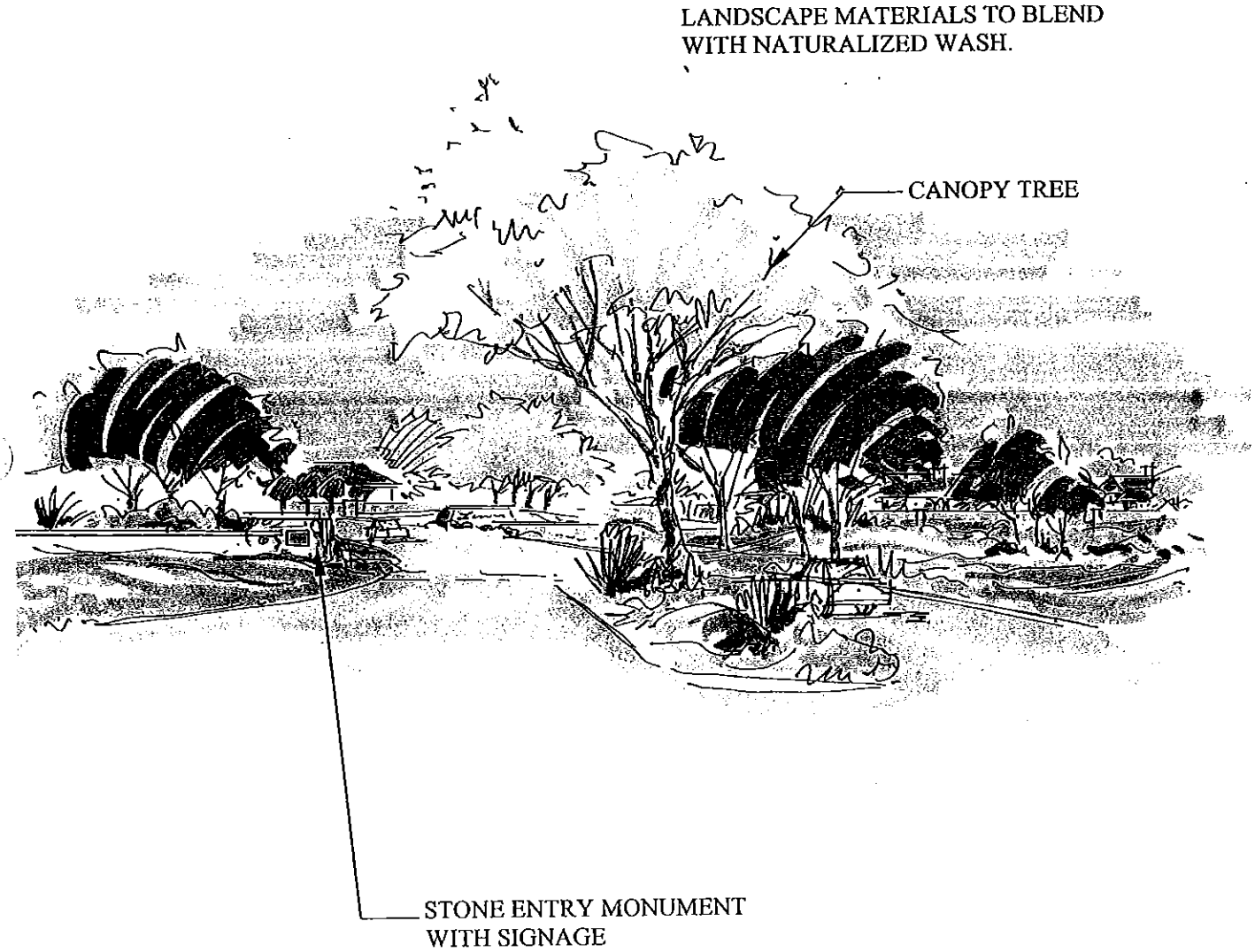

EXHIBIT 20

WEST CREEK SPECIFIC PLAN **NEIGHBORHOOD ENTRY AT PASEO PERSPECTIVE**

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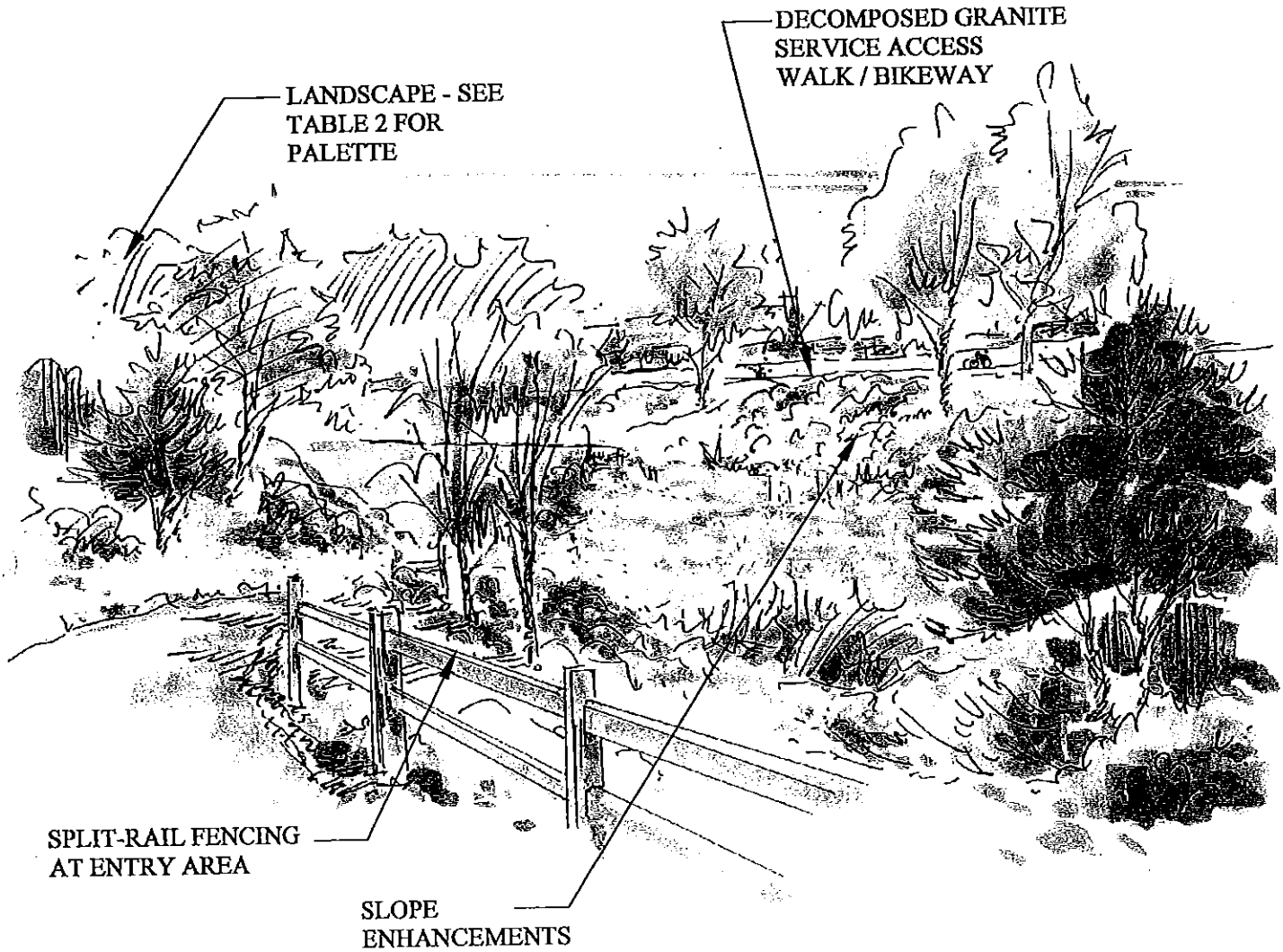


EXHIBIT 21

WEST CREEK SPECIFIC PLAN

PASEO WITHIN NATURALIZED WASH PERSPECTIVE

Prepared for: SCC Aquisitions, Inc.

Hall & Foreman, Inc.

with be provided along the upper portion of the wash. These pathways will interconnect the majority of neighborhoods and provide a safe method for children and adults to bike or walk. Portions of the wash will also be landscaped to provide areas for shade and to create an attractive open space corridor. See Exhibits 10 & 21.

5. Trails and Trail Heads within the Utility Corridor

In addition to the bikeway/pedestrian walk within the naturalized washes, pathways will be provided within the utility corridor. Pathways may incorporate existing graded drives or be newly created with decomposed granite. At key locations along pathways, areas will also be landscaped to provide shade and a resting area. All improvements are subject to approval by Southern California Edison. See Exhibit 22.

6. Streetscapes

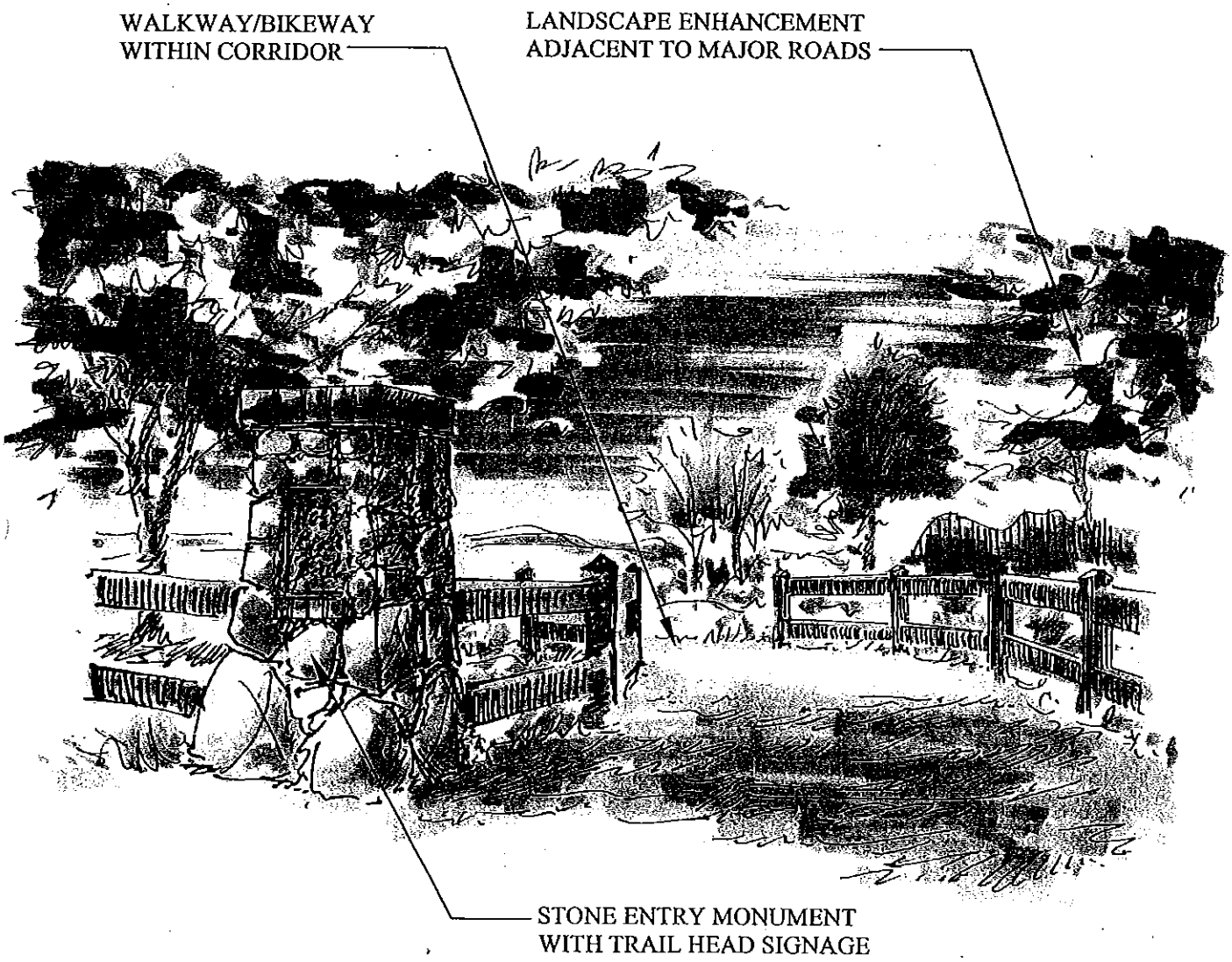
Continuity will also be created through the design of the streetscapes. Super arterials, major arterials and secondary arterials will include an average of 10 feet of additional landscape area above the City minimum to enhance the overall community theme. All public area landscape will be maintained by an LMAD, homeowner association or other similar entity. See Exhibits 23-25.

7. Community Theme Walls

The natural stone and warm natural earth tones will be extended to the perimeter of the community within the community theme walls shown on Exhibit 27. Pilasters with stone or cultured stone will be incorporated at key points along the walls. All perimeter walls will be of a masonry material with natural earth tone colors to complement the entry themes and overall community character. "Split face" masonry community theme walls shall be required facing all public streets, otherwise a smooth finish is permitted. See Exhibit 27.

8. Landscape Material Guidelines

To assure the continuity throughout the streetscapes, paseo's and other areas common landscape areas, a palette of plant materials has been selected. The materials have been selected based on their compatibility with the climate and with the overall character of the community. The landscape palettes may be supplemented subject to approval by the Planning Director. See Table 2.


WALKWAY/BIKEWAY
WITHIN CORRIDOR
LANDSCAPE ENHANCEMENT
ADJACENT TO MAJOR ROADS
STONE ENTRY MONUMENT
WITH TRAIL HEAD SIGNAGE

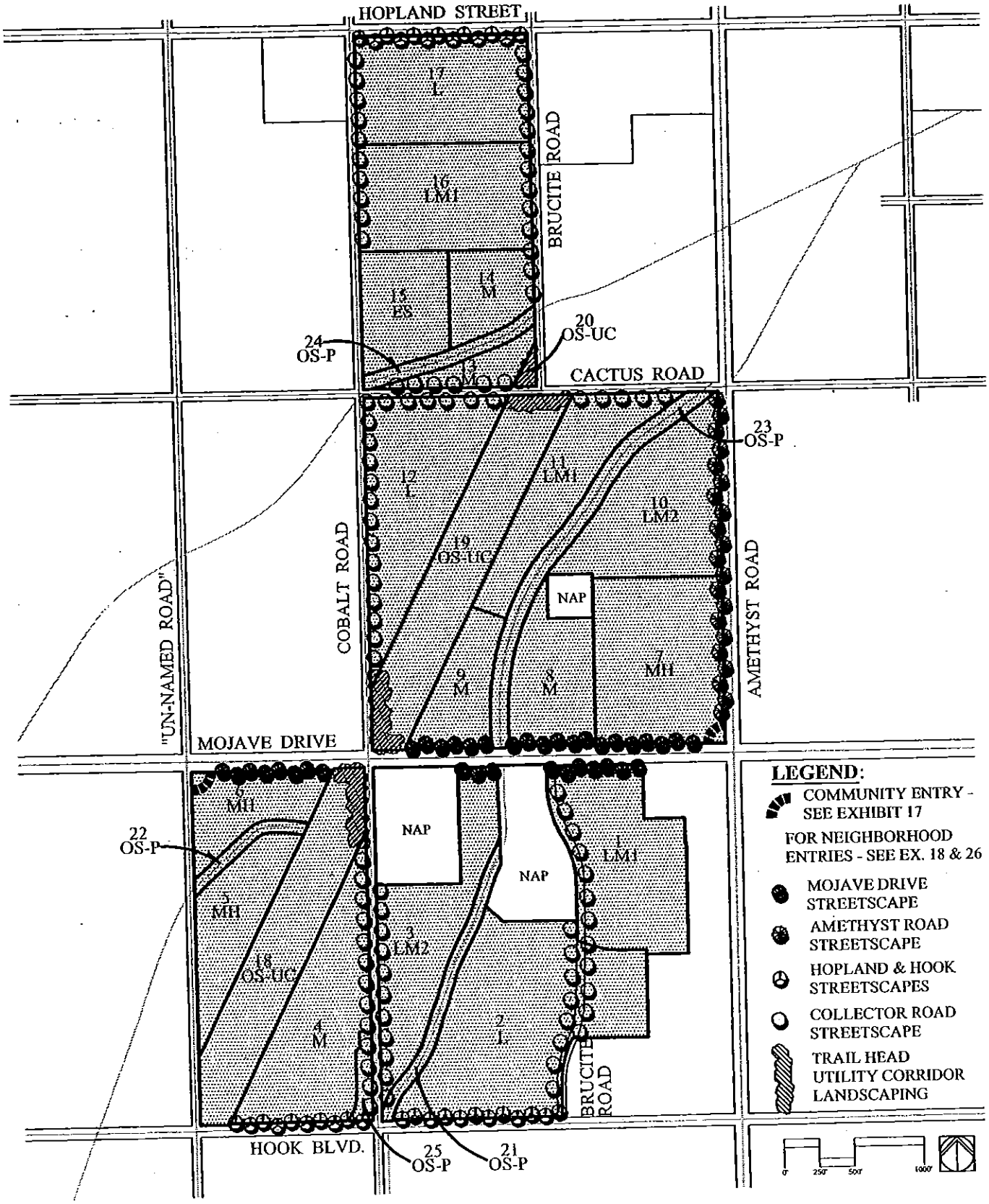


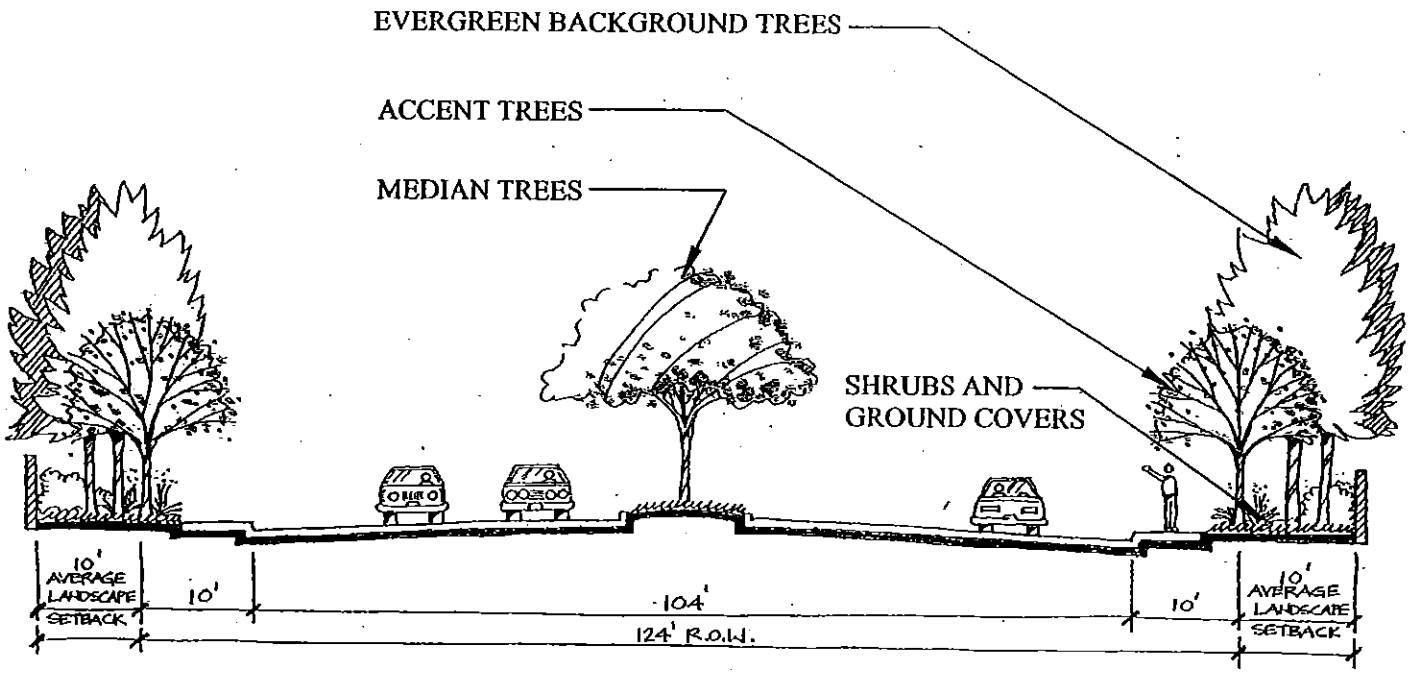
EXHIBIT 23

WEST CREEK SPECIFIC PLAN

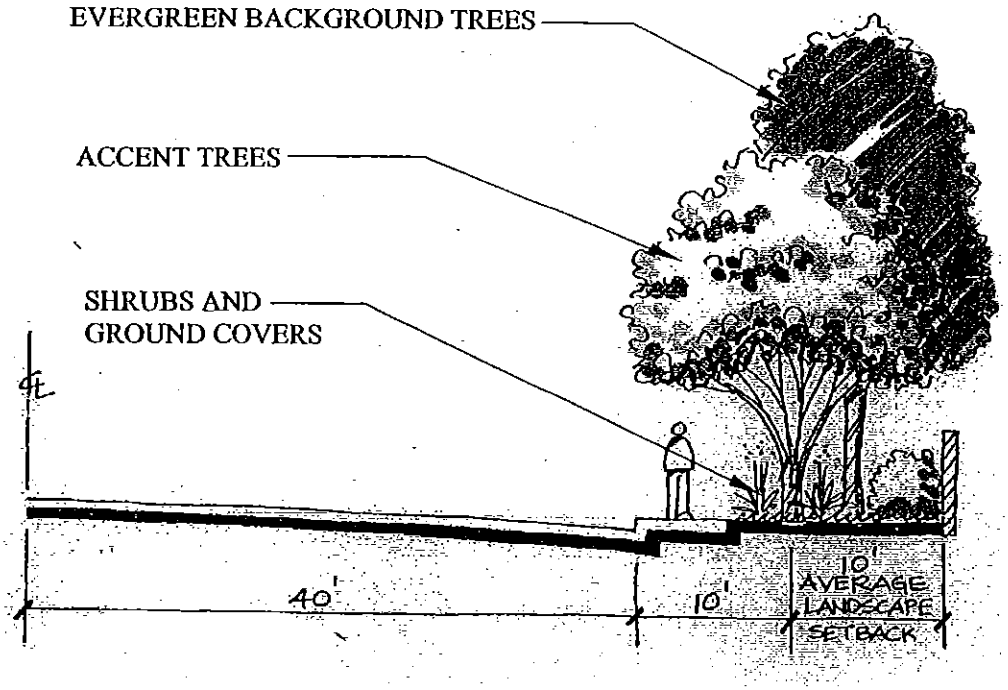
STREETSCAPE PLAN CONCEPT

Prepared for: SCC Aquisitions, Inc.

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture



STREETSCAPE SECTION AT MOJAVE DRIVE



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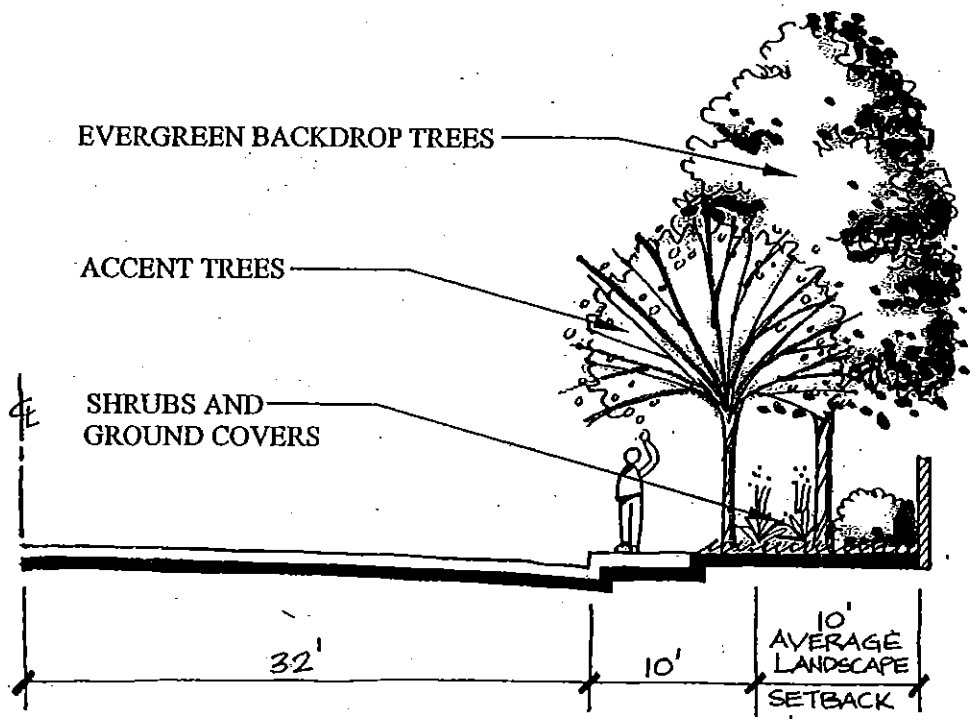
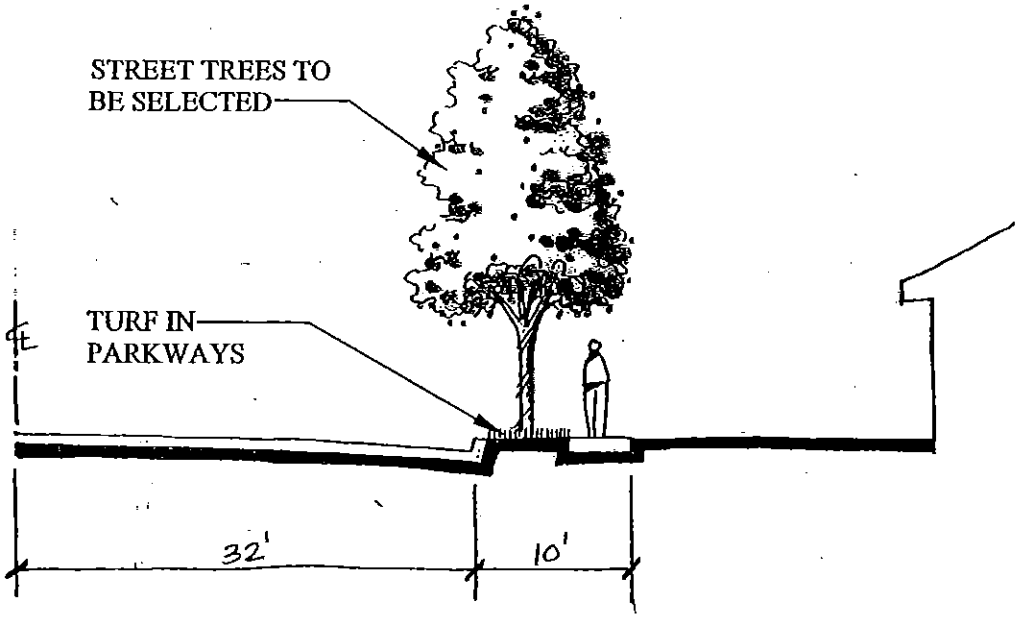


STREETSCAPE SECTION AT HOPLAND STREET AND HOOK BLVD.



STREETSCAPE SECTION AT MAJOR COLLECTOR ROADS

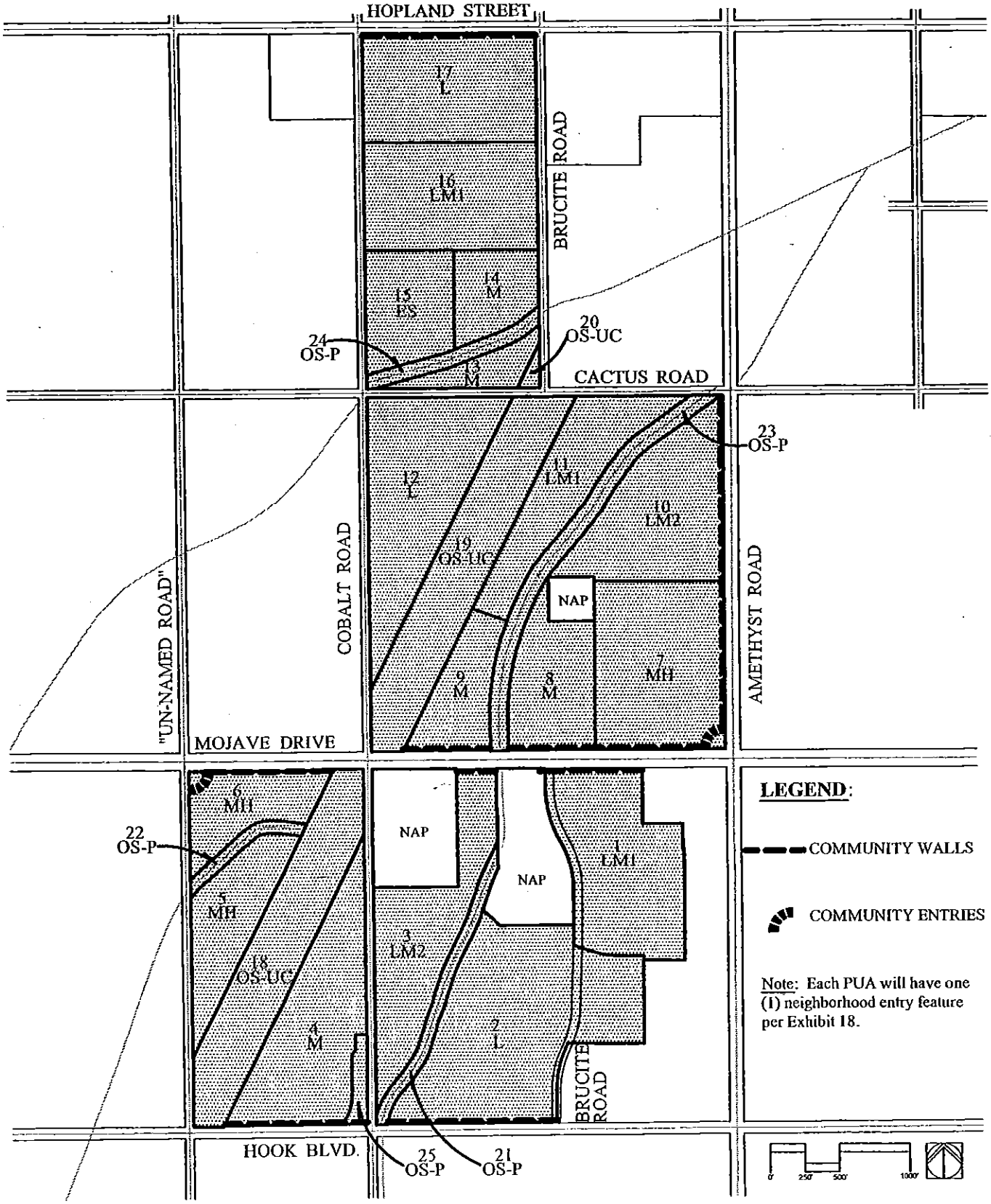


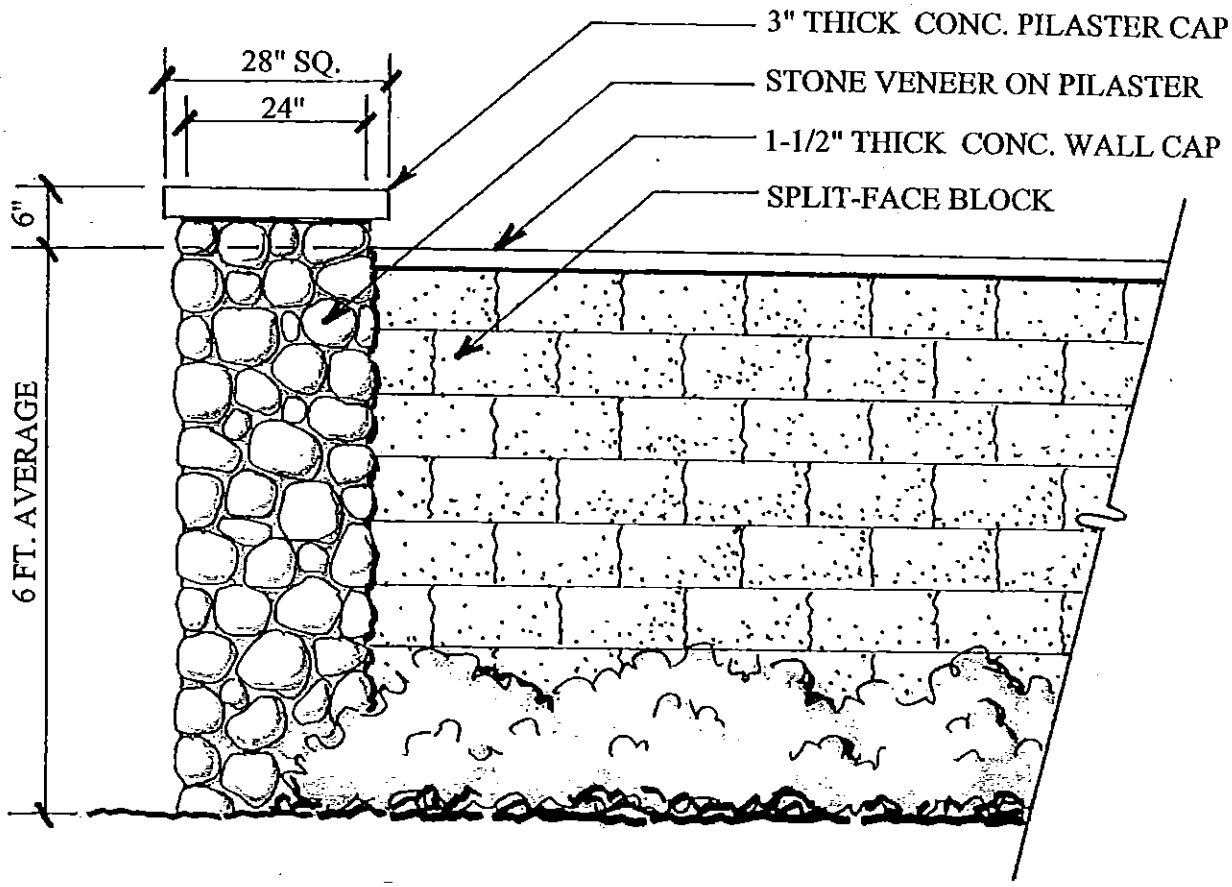
EXHIBIT 26

WEST CREEK SPECIFIC PLAN

COMMUNITY THEME WALL PLAN

Prepared for: SCC Aquisitions, Inc.

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture



WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

EXHIBIT 27

COMMUNITY THEME WALL ELEVATION

Hall & Foreman, Inc.

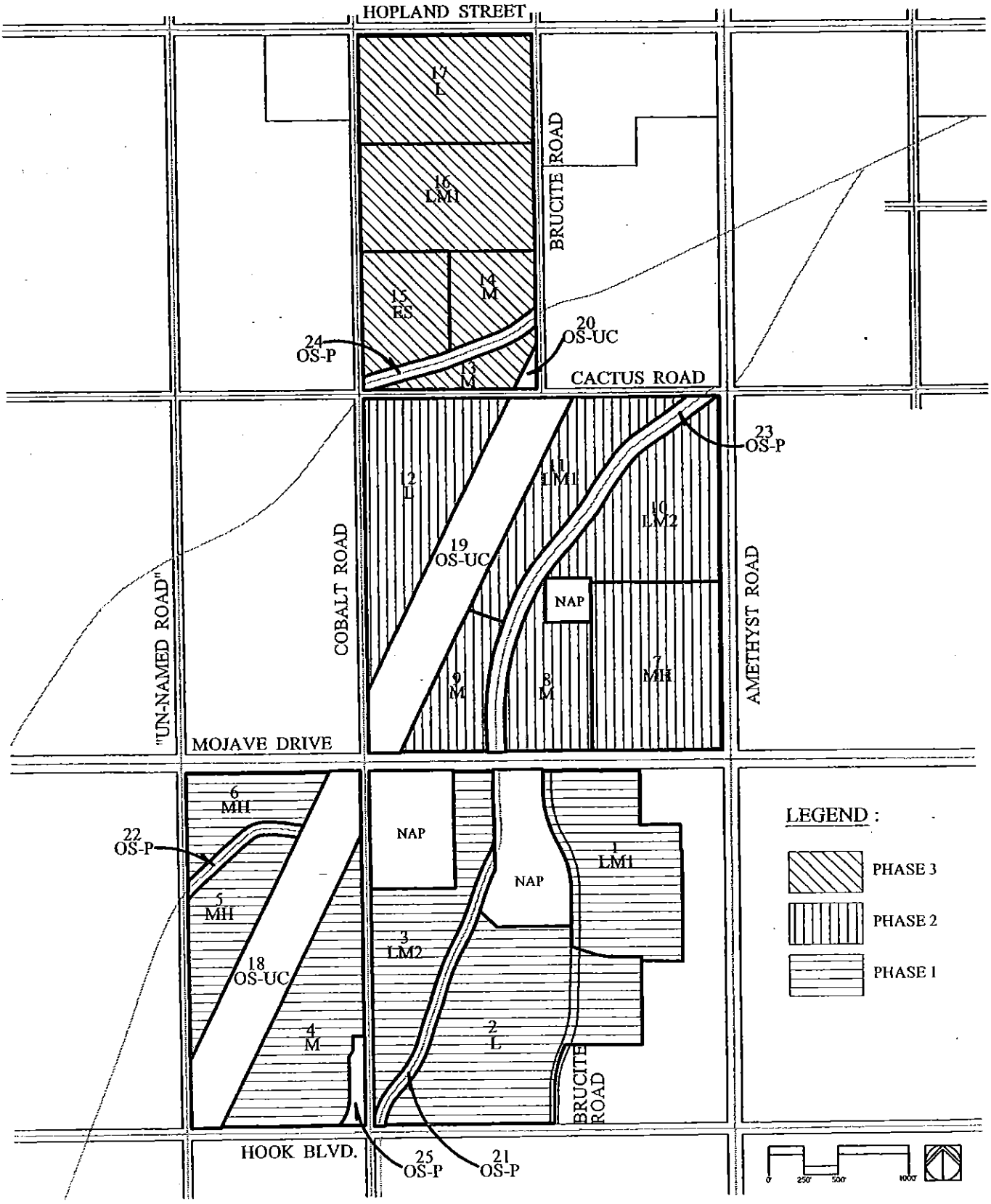


EXHIBIT 28

WEST CREEK SPECIFIC PLAN

Prepared for: SCC Aquisitions, Inc.

PHASING PLAN

Hall & Foreman, Inc.
Engineering-Surveying-Planning-Landscape Architecture

TABLE 2 - PLANT MATERIALS LIST

The plant materials selected were developed with emphasis on plant suitability to this region, drought tolerance, and the community theme. Selections were made with respect to growth factors such as climate and soil conditions and maintenance concerns. Plant materials have been selected to reinforce project identity and to promote a unified appearance. Plant compositions that add variety to the community theme are encouraged.

TREES

BOTANICAL NAME	COMMON NAME
Acacia (limited species)	Acacia
Aesculus californica	California Buckeye
Albizia julibrissin	Silk Tree
Alnus rhombifolia	White Alder
Arbutus unedo	Strawberry Tree
Cedrus deodora	Deodar Cedar
Cercidium (most species)	Palo Verde
Chilopsis linearis	Desert Willow
Citrus (various species)	Citrus
Eucalyptus sideroxylon	Red Ironbark
Eucalyptus nicholii	Nichol's Willow-leafed Peppermint
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia
Melia azedarach	China Berry
Pistacia chinesis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Prosopis chilensis	Chilean Mesquite
Prunus carolineana	Carolina Laural Cherry
Prunus lyonii	Catalina Cherry
Populus fremontii	Western Cottonwood
Pyrus calleryana "Bradford"	Bradford Pear
Quercus (many species)	Oak
Zelkova serrata	Japanese Zelkova
Ziziphus jujuba	Chinese Jujube

TABLE 2 - PLANT MATERIALS LIST (Continued)

SHRUBS

BOTANICAL NAME	COMMON NAME
Atriplex (most species)	Salt Bush
Cassia artemisioides	Senna
Cercis occidentalis	Redbud
Cistus species	Rockrose
Cotoneaster (most species)	Cotoneaster
Dendromecon	Bush Poppy
Elaegnus (most species)	Eleagnus
Fremontodendron species	Flannel Bush
Genista (most species)	Broom
Grevillea species	Grevillea
Hypericum calcycinum	Creeping St. Johnswort
Mahonia (most species)	Mahonia
Myrtus communis	Ture Myrtle
Nerium oleander	Oleander
Photinia serrulata	Chinese Photinia
Pyracantha (most species)	Firethorn
Rosa rugosa	Ramanas Rose
Rosmarinus species	Rosemary
Santolina chamaecyparisus	Lavender Cotton
Spartum junceum	Spanish Broom
Tamarix species	Tamarix
Teucrium species	Germander
Xylosma congestum	Xylosma

TABLE 2 - PLANT MATERIALS LIST (Continued)

GROUND COVERS

BOTANICAL NAME	COMMON NAME
Baccharis pilularis "Twin Peaks"	Coyote Brush
Cotoneaster horizontalis	Rock Cotoneaster
Cotoneaster "lowfast"	Low Fast Cotoneaster
Cotoneaster microphyllus	Rockspray Cotoneaster
Gazania (most species)	Gazania
Lantana montevidensis	Lantana
Myoporum parvifolium	Myoporum
Pyrancantha "Red Elf"	Firethorn
Rosmarinum officinallis "Prostrata"	Dwarf Rosemary
Trachleospermum (most species)	Star Jasmine

Note: Turf shall consist of drought tolerant varieties such as improved fescue or hybrid Bermuda.

DEVELOPMENT REGULATIONS

V. DEVELOPMENT REGULATIONS

A. GENERAL PROVISIONS

1. PURPOSE AND OBJECTIVES

Upon adoption of the West Creek Specific Plan, the development standards and procedures established herein will become the governing zoning regulations and standards for land uses within the West Creek Specific Plan area.

The West Creek development standards have been established to protect and promote the public health, safety, convenience, and welfare of Victorville residents and the public as a whole. The development standards herein were developed in compliance with the spirit and intent of the Victorville General Plan, and City Zoning and Development Code. The purpose of these standards is to provide for the classification of land uses and to define specific regulations for the orderly development of the West Creek Specific Plan.

2. PLANNING AREA SUMMARY AND STATISTICAL LISTING

The Land Use Summary on Table 1a and Statistical Listing on Table 1b provide an easily referenced summary of the information illustrated on the Land Use Plan, Exhibit 9. The Planning Unit Area numbers (P.U.A.) reference specific land uses on the Land Use Plan.

3. DEFINITION OF TERMS

Words, phrases and terms not specifically defined herein shall have the same definition as provided in the City Zoning and Development Code.

4. GENERAL PLAN CONSISTENCY

The West Creek Specific Plan has been found to be consistent with all elements of the Victorville General Plan by the approval and adoption process of the Planning Commission and City Council. Refer to Section III, General Plan, for a more detailed discussion of specific elements.

5. DEVELOPMENT CODE CONSISTENCY

Any details or regulations not specifically covered by these development standards shall be subject to the regulations of the Victorville Zoning and Development Code and applicable local, state and federal regulations. In

case of differences between the development standards and the City's Zoning and Development Code, these Specific Plan development regulations shall prevail.

6. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the West Creek Specific Plan is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this plan.

7. OTHER CODES

All construction shall comply with applicable provisions of the Uniform Building Code and various other mechanical, electrical, and plumbing codes in effect at the time of construction.

8. INTERPRETATION

These regulations shall be held to be minimum requirements in their application and interpretation. No provision herein is intended to abrogate or interfere with any deed restriction, covenant, easement, or other agreement between parties. If there is dispute regarding the interpretation of any of these regulations, the City of Victorville Planning Director shall interpret the intent. Any person aggrieved by such an interpretation may request an interpretation by the Planning Commission. If this person is aggrieved by the interpretation of the Planning Commission, he / she may appeal to the City Council for a final determination.

9. PLANNING AREA PERMITTED DENSITY

The dwelling unit density permitted in any residential planning area, as designated in the West Creek Specific Plan, shall apply to the overall residential planning area and shall not be literal to any division thereof. Transfer of densities from individual planning areas shall be considered consistent with the General Plan and Specific Plan provided: a) the overall Specific Plan project maximum of 1,598 dwelling units is not exceeded (1,684 if the elementary school site is not required), and b) minimum lot size standards within the respective land use category are maintained.

Should the public school site be relocated on or off the West Creek site, the resulting planning area may be developed as M density housing in accordance with the Specific Plan regulations and the total Specific Plan dwelling unit maximum shall be 1,684.

10. BUILDING CONSTRUCTION

All building construction within the Specific Plan shall comply with applicable building codes.

11. INTERIM USES

Agricultural uses shall be permitted on the property until the property is developed in accordance with the Specific Plan.

12. CITY COUNCIL DECLARATION / SEVERABILITY

If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these regulations and each portion thereof, irrespective of whether one or more portions were declared invalid or ineffective.

13. PERMITTED TEMPORARY USES

In order to facilitate the development of the project, the following temporary uses, and any others listed in the City Development Code, may be permitted within any of the development areas upon review and approval of a temporary use permit by the Director of Planning or his / her designee:

a. Temporary construction facilities and parking compounds for contractors equipment during construction. Facilities shall be located away from existing residential areas and occupied units of the development.

b. Real estate signs relating to the sale, lease, or other disposition of the real property on which the sign is located are regulated by the City sign ordinance, Chapter 18.62 of the Municipal Code.

c. Christmas tree and Halloween pumpkin sales.

14. CONDITIONAL USES

The following are conditional uses subject to Planning Commission approval:

a. Temporary tract sales offices within a commercial mobile home only until model homes become available for use as a sales office.

b. Model homes, temporary real estate offices, temporary on-site construction offices, and any model homes to be used as a temporary tract sales office.

B. RESIDENTIAL ZONE DEVELOPMENT REGULATIONS

The West Creek Community will provide a variety of residential opportunities. Development standards for the various residential uses follow.

1. LOW DENSITY RESIDENTIAL ZONE (L)

a. DESCRIPTION AND PURPOSE

This district permits the development of quality residential uses composed of individual single family homes. The minimum lot size for this category is 7,000 square feet.

b. PERMITTED USES

The following uses only are permitted within this land use district subject to the standards and guidelines set forth in this Plan:

Permanent, single-family, detached dwellings, including garages.

Accessory Uses and Structures customarily incidental to any permitted residential use including, but not limited to: community pedestrian / bicycle trails / paseos, parks, garages, carports, balconies, parking areas, walls and trellises, gazebos, patios, cabanas and storage sheds; swimming pools, spas, water fountains and related equipment and other recreational amenities; satellite dishes, solar collectors and related structures in conformance with the City's guidelines; and other uses as regulated by the City of Victorville Municipal Code and Zoning Ordinance.

Home Occupations, subject to the provisions of the City of Victorville Municipal Code and Zoning Ordinance.

Signs, for identification of the development only and subject to Planning Department review. Other types of signs shall be prohibited.

Temporary uses, as permitted by this Specific Plan.

c. CONDITIONAL USES

The following uses are permitted only upon the issuance of a Conditional Use Permit pursuant to the provisions of the City of Victorville Municipal Code and Zoning Ordinance:

Religious Facilities

Community or Private Clubs

Community Facilities

Family Home Care / Day Care Centers / Pre-School / Nursery School.

Public / Private Schools / Privately Owned Recreational Facilities

Real Estate Information Center, not a part of a model home complex.

d. SITE DEVELOPMENT STANDARDS

Lot Area:

7,000 square feet minimum.

Lot Width:

Sixty (60) foot minimum at the front property line. Lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30) feet at the front property line and forty-two (42) feet measured twenty (20) feet from the front property line. Flag lots are permitted, not to exceed 5% of any one tract map. Minimum width shall be twenty-two (22) feet at the "flag" portion with a minimum driveway width of (10) feet.

Lot Depth:

Minimum lot depth shall be ninety-five (95) feet average; except at cul-de-sacs or knuckles which shall be a minimum eighty (80) feet average. The average shall be the sum, divided by two, of the distance of each of the two side property lines measured between the front street right-of-way to the rear property line. However, in the case of a flag lot, the average shall be the sum, divided by two,

of the distance of each of the two side property lines excluding the pole portion of the lot.

Building Setbacks - From property line:

Frontyard Setback:

Front facing garages shall maintain a minimum setback of twenty (20) feet. Side entry garages and the building face of a living area shall maintain a minimum setback of ten (10) feet.

Sideyard Setback:

Five (5) feet minimum. Minimum streetside setback shall be ten (10) feet from property line.

Rearyard Setback:

Twenty (20) feet average. The average shall be based on adding the following dimensions and dividing by three: 1) each of the two corners of the house measured at a perpendicular angle from the rear of the house to the rear property line, and 2) from the midpoint of the house along the rear building foundation line to the rear property line. For example, if one corner to the rear property line is twenty (20) feet, the opposite corner is twenty-five (25) feet and the midpoint is fifteen (15) feet, the average would be twenty (20) feet. This structure would be in conformance with the twenty (20) foot average.

Patio covers, trellises, balconies or gazebos may extend into the setback but such structure shall be set back at least six (6) feet from the rear property line and two (2) feet to a side property line. Enclosed patios and room additions shall refer to the Development Code. Detached patio covers and trellises may extend to within six (6) feet of any building structure or as regulated by the Uniform Building Code (UBC).

Architectural Features:

Eaves, cornices, chimneys, fireplaces, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of two (2) feet.

Building Height:

Thirty-five (35) feet, 2-1/2 stories maximum.

Building Coverage:

Fifty (50) percent maximum.

Dwelling Unit Size:

The minimum dwelling unit size shall be 1,500 square feet.

Parking

Minimum two (2) spaces within a garage in compliance with Title 18. Additional garage spaces provided over two may also include a tandem space. All driveways shall be a minimum of twenty (20) feet in length from front property line.

Recreational Vehicles

Recreational vehicles (e.g., boats, trailers, campers, and motor homes) are permitted in side yards ten (10) feet or greater and located behind the front yard setback. Access to the recreational vehicle parking or storage area shall be obtained from the public right-of-way only where said rights-of-way abut a front or side yard. Further, recreational vehicles can be stored provided: (a) the required off-street parking areas are not utilized and access thereto is not obstructed; (b) said R.V. parking shall be restricted only to those lots of adequate size so as to assure that the recreational vehicle is behind the front portion of the dwelling unit and is screened by a view-obscuring fence; and (c) said recreational vehicles must be under the same ownership as either the owner of the residential lot or the tenant, if the residence is being rented.

Accessory Structures:

Accessory structures shall conform to the City of Victorville Development Code, except as provided for in this section.

2. LOW – MEDIUM 1 DENSITY RESIDENTIAL ZONE (LM 1)

a. DESCRIPTION AND PURPOSE

This district permits the development of quality residential uses composed of individual single family homes. The minimum lot size for this category is 6,000 square feet.

b. PERMITTED USES

The following uses only are permitted within this land use district subject to the standards and guidelines set forth in this Plan:

Permanent, single-family, detached dwellings, including garages.

Accessory Uses and Structures customarily incidental to any permitted residential use including, but not limited to: community pedestrian / bicycle trails / paseos, parks, garages, carports, balconies, parking areas, walls and trellises, gazebos, patios, cabanas and storage sheds; swimming pools, spas, water fountains and related equipment and other recreational amenities; satellite dishes, solar collectors and related structures in conformance with the City's guidelines; and other uses as regulated by the City of Victorville Municipal Code and Zoning Ordinance.

Home Occupations, subject to the provisions of the City of Victorville Municipal Code and Zoning Ordinance.

Signs, for identification of the development only and subject to Planning Division review. Other types of signs shall be prohibited.

Temporary uses, as permitted by this Specific Plan.

c. CONDITIONAL USES

The following uses are permitted only upon the issuance of a Conditional Use Permit pursuant to the provisions of the City of Victorville Municipal Code and Zoning Ordinance:

Religious Facilities

Community or Private Clubs

Community Facilities

Family Home Care / Day Care Centers / Pre-School / Nursery School.

Public / Private Schools / Privately Owned Recreational Facilities

Real Estate Information Center, not a part of a model home complex.

d. SITE DEVELOPMENT STANDARDS

Lot Area:

6,000 square feet minimum.

Lot Width:

Fifty-five (55) foot minimum at the front property line. Lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30) feet at the front property line and forty-two (42) feet measured twenty (20) feet from the front property line. Flag lots are permitted, not to exceed 5% of any one tract map. Minimum width shall be twenty-two (22) feet at the "flag" portion with a minimum driveway width of (10) feet.

Lot Depth:

Minimum lot depth shall be ninety (90) feet average; except at cul-de-sacs or knuckles which shall be a minimum eighty (80) feet average. The average shall be the sum, divided by two, of the distance of each of the two side property lines measured between the front street right-of-way to the rear property line. However, in the case of a flag lot, the average shall be the sum, divided by two, of the distance of each of the two side property lines excluding the pole portion of the lot.

Building Setbacks - From property line:

Frontyard Setback:

Front facing garages shall maintain a minimum setback of twenty (20) feet. Side entry garages and the building face of a living area shall maintain a minimum setback of ten (10) feet.

Sideyard Setback:

Five (5) feet minimum. Minimum streetside setback shall be ten (10) feet from property line.

Rearyard Setback:

Twenty (20) feet average. The average shall be based on adding the following dimensions and dividing by three: 1) each of the two

corners of the house measured at a perpendicular angle from the rear of the house to the rear property line, and 2) from the midpoint of the house along the rear building foundation line to the rear property line. For example, if one corner to the rear property line is twenty (20) feet, the opposite corner is twenty-five (25) feet and the midpoint is fifteen (15) feet, the average would be twenty (20) feet. This structure would be in conformance with the twenty (20) foot average.

Patio covers, trellises, balconies or gazebos may extend into the setback but such structure shall be set back at least six (6) feet from the rear property line and three (3) feet to a side property line. Enclosed patios and room additions shall defer to the Development Code. Detached patio covers and trellises may extend to within six (6) feet of any building structure or as regulated by the Uniform Building Code (UBC).

Architectural Features:

Eaves, cornices, chimneys, fireplaces, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of two (2) feet.

Building Height:

Thirty-five (35) feet, 2-1/2 stories maximum.

Building Coverage:

Fifty (50) percent maximum.

Dwelling Unit Size:

The minimum dwelling unit size shall be 1,400 square feet.

Parking

Minimum two (2) spaces within a garage in compliance with Title 18. Additional garage spaces provided over two may also include a tandem space. All driveways shall be a minimum of twenty (20) feet in length from front property line.

Recreational Vehicles

Recreational vehicles (I.E. boats, trailers, campers, and motorhomes) are permitted in sideyards ten (10) feet or greater and located behind the frontyard setback. Access to the recreational vehicle parking or storage area shall be obtained from the public right-of-way only where said rights-of-way abut a front or side yard. Further, recreational vehicles can be stored provided: (a) the required off-street parking areas are not utilized and access thereto is not obstructed; (b) said R.V. parking shall be restricted only to those lots of adequate size so as to assure that the recreational vehicle is behind the front portion of the dwelling unit and is screened by a view-obscuring fence; and (c) said recreational vehicles must be under the same ownership as either the owner of the residential lot or the tenant, if the residence is being rented.

Accessory Structures:

Accessory structures shall conform to the City of Victorville Development Code, except as provided for in this section.

3. LOW – MEDIUM DENSITY 2 RESIDENTIAL ZONE (LM 2)

a. DESCRIPTION AND PURPOSE

This district permits the development of quality residential uses composed of individual single family homes. The minimum lot size for this category is 5,500 square feet.

b. PERMITTED USES

The following uses only are permitted within this land use district subject to the standards and guidelines set forth in this Plan:

Permanent, single-family, detached dwellings, including garages.

Accessory Uses and Structures customarily incidental to any permitted residential use including, but not limited to: community pedestrian / bicycle trails / paseos, garages, carports, balconies, parking areas, walls and trellises, gazebos, patios, cabanas and storage sheds; swimming pools, spas, water fountains and related equipment and other recreational amenities; satellite dishes, solar collectors and related structures in conformance with the City's guidelines; and other uses as regulated by the City of Victorville Municipal Code and Zoning Ordinance.

Home Occupations, subject to the provisions of the City of Victorville Municipal Code and Zoning Ordinance.

Signs, for identification of the development only and subject to Planning Department review. Other types of signs shall be prohibited.

Temporary uses, as permitted by this Specific Plan.

c. CONDITIONAL USES

The following uses are permitted only upon the issuance of a Conditional Use Permit pursuant to the provisions of the City of Victorville Municipal Code and Zoning Ordinance:

Religious Facilities

Community or Private Clubs

Community Facilities

Family Home Care / Day Care Centers / Pre-School / Nursery School.

Public / Private Schools / Privately Owned Recreational Facilities

Real Estate Information Center, not a part of a model home complex.

d. SITE DEVELOPMENT STANDARDS

Lot Area:

5,500 square feet minimum.

Lot Width:

Fifty (50) foot minimum at the front property line. Lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30) feet at the front property line and forty-two (42) feet measured twenty (20) feet from the front property line. Flag lots are permitted, not to exceed 5% of any one tract map. Minimum width shall be twenty-two (22) feet at the "flag" portion with a minimum driveway width of (10) feet.

Lot Depth:

Minimum lot depth shall be eighty-five (85) feet average; except at cul-de-sacs or knuckles which shall be a minimum eighty (80) feet average. The average shall be the sum, divided by two, of the distance of each of the two side property lines measured between the front street right-of-way to the rear property line. However, in the case of a flag lot, the average shall be the sum, divided by two, of the distance of each of the two side property lines excluding the pole portion of the lot.

Building Setbacks - From property line:

Frontyard Setback:

Front facing garages shall maintain a minimum setback of twenty (20) feet. Side entry garages and the building face of a living area shall maintain a minimum setback of ten (10) feet.

Sideyard Setback:

Five (5) feet minimum. Minimum streetside setback shall be ten (10) feet from property line.

Rearyard Setback:

Fifteen (15) feet average. The average shall be based on adding the following dimensions and dividing by three: 1) each of the two corners of the house measured at a perpendicular angle from the rear of the house to the rear property line, and 2) from the midpoint of the house along the rear building foundation line to the rear property line. For example, if one corner to the rear property line is fifteen (15) feet, the opposite corner is twenty (20) feet and the midpoint is ten (10) feet, the average would be fifteen (15) feet. This structure would be in conformance with the fifteen (15) foot average.

Patio covers, trellises, balconies or gazebos may extend into the setback but such structure shall be set back at least six (6) feet from the rear property line and three (3) feet to a side property line. Enclosed patios and room additions shall defer to the Development Code. Detached patio covers and trellises may extend to within six (6) feet of any building structure or as regulated by the Uniform Building Code (UBC).

Architectural Features:

Eaves, cornices, chimneys, fireplaces, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of two (2) feet.

Building Height:

Thirty-five (35) feet, 2-1/2 stories maximum.

Building Coverage:

Fifty (50) percent maximum.

Dwelling Unit Size:

The minimum dwelling unit size shall be 1,200 square feet.

Parking

Minimum two (2) spaces within a garage in compliance with Title 18. Additional garage spaces provided over two may also include a tandem space. All driveways shall be a minimum of twenty (20) feet in length from front property line.

Recreational Vehicles

Recreational vehicles (e.g. boats, trailers, campers, and motorhomes) are permitted in sideyards ten (10) feet or greater in width and located behind the frontyard setback. Access to the recreational vehicle parking or storage area shall be obtained from the public right-of-way only where said rights-of-way abut a front or side yard. Further, recreational vehicles can be stored provided: (a) the required off-street parking areas are not utilized and access thereto is not obstructed; (b) said R.V. parking shall be restricted only to those lots of adequate size so as to assure that the recreational vehicle is behind the front portion of the dwelling unit and is screened by a view-obscuring fence; and (c) said recreational vehicles must be under the same ownership as either the owner of the residential lot or the tenant, if the residence is being rented.

Accessory Structures:

Accessory structures shall conform to the City of Victorville Development Code, except as provided for in this section.

4. MEDIUM DENSITY RESIDENTIAL ZONE (M)

a. DESCRIPTION AND PURPOSE

This district permits the development of quality residential uses composed of individual single family homes. The minimum lot size for this category is 5,000 square feet.

b. PERMITTED USES

The following uses only are permitted within this land use district subject to the standards and guidelines set forth in this Plan:

Permanent, single-family, detached dwellings, including garages.

Accessory Uses and Structures customarily incidental to any permitted residential use including, but not limited to: community pedestrian / bicycle trails / paseos, parks, garages, carports, balconies, parking areas, walls and trellises, gazebos, patios, cabanas and storage sheds; swimming pools, spas, water fountains and related equipment and other recreational amenities; satellite dishes, solar collectors and related structures in conformance with the City's guidelines; and other uses as regulated by the City of Victorville Municipal Code and Zoning Ordinance.

Home Occupations, subject to the provisions of the City of Victorville Municipal Code and Zoning Ordinance.

Signs, for identification of the development only and subject to Planning Department review. Other types of signs shall be prohibited.

Temporary uses, as permitted by this Specific Plan.

c. CONDITIONAL USES

The following uses are permitted only upon the issuance of a Conditional Use Permit pursuant to the provisions of the City of Victorville Municipal Code and Zoning Ordinance:

Religious Facilities

Community or Private Clubs

Community Facilities

Family Home Care / Day Care Centers / Pre-School / Nursery School.

Public / Private Schools / Privately Owned Recreational Facilities

Real Estate Information Center, not a part of a model home complex.

d. SITE DEVELOPMENT STANDARDS

Lot Area:

5,000 square feet minimum.

Lot Width:

Forty (40) foot minimum at the front property line. Lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30) feet at the front property line and forty-two (42) feet measured twenty (20) feet from the front property line. Flag lots are permitted, not to exceed 5% of any one tract map. Minimum width shall be twenty-two (22) feet at the "flag" portion with a minimum driveway width of (10) feet.

Lot Depth:

Minimum lot depth shall be eighty (80) feet average; except at cul-de-sacs or knuckles which shall be a minimum eighty (80) feet average. The average shall be the sum, divided by two, of the distance of each of the two side property lines measured between the front street right-of-way to the rear property line. However, in the case of a flag lot, the average shall be the sum, divided by two, of the distance of each of the two side property lines excluding the pole portion of the lot.

Building Setbacks - From property line:

Frontyard Setback:

Front facing garages shall maintain a minimum setback of twenty (20) feet. Side entry garages and the building face of a living area shall maintain a minimum setback of ten (10) feet.

Sideyard Setback:

Five (5) feet minimum. Minimum streetside setback shall be ten (10) feet from property line.

Rearyard Setback:

Fifteen (15) feet average. The average shall be based on adding the following dimensions and dividing by three: 1) each of the two corners of the house measured at a perpendicular angle from the rear of the house to the rear property line, and 2) from the midpoint of the house along the rear building foundation line to the rear property line. For example, if one corner to the rear property line is fifteen (15) feet, the opposite corner is twenty (20) feet and the midpoint is ten (10) feet, the average would be fifteen (15) feet. This structure would be in conformance with the fifteen (15) foot average.

Patio covers, trellises, balconies or gazebos may extend into the setback but such structure shall be set back at least six (6) feet from the rear property line and three (3) feet to a side property line. Enclosed patios and room additions shall defer to the Development Code. Detached patio covers and trellises may extend to within six (6) feet of any building structure or as regulated by the Uniform Building Code (UBC).

Architectural Features:

Eaves, cornices, chimneys, fireplaces, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of two (2) feet.

Building Height:

Thirty-five (35) feet, 2-1/2 stories maximum.

Building Coverage:

Fifty (50) percent maximum.

Dwelling Unit Size:

The minimum dwelling unit size shall be 1,000 square feet.

Parking

Minimum two (2) spaces within a garage in compliance with Title 18. Additional garage spaces provided over two may also include a tandem space. All driveways shall be a minimum of twenty (20) feet in length from front property line.

Recreational Vehicles

Recreational vehicles (I.E. boats, trailers, campers, and motorhomes) are permitted in sideyards ten (10) feet or greater in width and located behind the frontyard setback. Access to the recreational vehicle parking or storage area shall be obtained from the public right-of-way only where said rights-of-way abut a front or side yard. Further, recreational vehicles can be stored provided: (a) the required off-street parking areas are not utilized and access thereto is not obstructed; (b) said R.V. parking shall be restricted only to those lots of adequate size so as to assure that the recreational vehicle is behind the front portion of the dwelling unit and is screened by a view-obscuring fence; and (c) said recreational vehicles must be under the same ownership as either the owner of the residential lot or the tenant, if the residence is being rented.

Accessory Structures:

Accessory structures shall conform to the City of Victorville Development Code, except as provided for in this section.

5. MEDIUM HIGH RESIDENTIAL ZONE (MH)

a. DESCRIPTION AND PURPOSE

This residential district provides for the development of quality, medium high density residential uses consisting of single family detached homes not to exceed 8.0 units per acre.

b. PERMITTED USES

The following uses only are permitted within this land use district subject to the standards and guidelines set forth in this Plan:

Permanent, single-family, detached dwellings, including garages.

Accessory Uses and Structures customarily incidental to any permitted residential use including, but not limited to: community pedestrian / bicycle trails / paseos, parks, garages, carports,

balconies, parking areas, walls and trellises, gazebos, patios, cabanas and storage sheds; swimming pools, spas, water fountains and related equipment and other recreational amenities; satellite dishes, solar collectors and related structures in conformance with the City's guidelines; and other uses as regulated by the City of Victorville Municipal Code and Zoning Ordinance.

Home Occupations, subject to the provisions of the City of Victorville Municipal Code and Zoning Ordinance.

Signs, for identification of the development only and subject to Planning Department review. Other types of signs shall be prohibited.

Temporary uses, as permitted by this Specific Plan.

c. CONDITIONAL USES

The following uses are permitted only upon the issuance of a Conditional Use Permit pursuant to the provisions of the City of Victorville Municipal Code and Zoning Ordinance:

Religious Facilities

Community or Private Clubs

Community Facilities

Family Home Care/Day Care Centers / Pre-School / Nursery School.

Public / Private Schools / Privately Owned Recreational Facilities

Real Estate Information Center, not a part of a model home complex.

d. SITE DEVELOPMENT STANDARDS

Lot Area:

4,000 square feet minimum.

Lot Width:

Thirty-five (35) foot minimum at the front property line. Lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30) feet at the front property line and forty-two (42) feet measured twenty (20) feet from the front property line. Flag lots are permitted, not to exceed 5% of any one tract map. Minimum width shall be twenty-two (22) feet at the "flag" portion with a minimum driveway width of (10) feet.

Lot Depth:

Minimum lot depth shall be eighty (80) feet average; except at cul-de-sacs or knuckles which shall be a minimum eighty (80) feet average. The average shall be the sum, divided by two, of the distance of each of the two side property lines measured between the front street right-of-way to the rear property line. However, in the case of a flag lot, the average shall be the sum, divided by two, of the distance of each of the two side property lines excluding the pole portion of the lot.

Building Setbacks - From property line:

Frontyard setback:

Front facing garages shall maintain a minimum setback of twenty (20) feet. Side entry garages and the building face of a living area shall maintain a minimum setback of ten (10) feet.

Sideyard Setback:

Five (5) feet minimum. Minimum streetside setback shall be ten (10) feet from property line.

Rearyard Setback:

Fifteen (15) feet average. The average shall be based on adding the following dimensions and dividing by three: 1) each of the two corners of the house measured at a perpendicular angle from the rear of the house to the rear property line, and 2) from the midpoint of the house along the rear building foundation line to the rear property line. For example, if one corner to the rear property line is fifteen (15) feet, the opposite corner is twenty (20) feet and the midpoint is ten (10) feet, the average would be fifteen (15) feet. This structure would be in conformance with the fifteen (15) foot average.

Patio covers, trellises, balconies or gazebos may extend into the setback but such structure shall be set back at least six (6) feet from the rear property line and three (3) feet to a side property line. Enclosed patios and room additions shall defer to the Development Code. Detached patio covers and trellises may extend to within six (6) feet of any building structure or as regulated by the Uniform Building Code (UBC).

Architectural Features:

Eaves, cornices, chimneys, fireplaces, cantilevered roofs, wing walls, and other architectural features may project into any required set back areas a maximum of two (2) feet.

Building Height:

Thirty-five (35) feet, 2-1/2 stories maximum.

Building Coverage:

Fifty (50) percent maximum.

Dwelling Unit Size:

The minimum dwelling unit size shall be 800 square feet.

Parking

Minimum two (2) spaces within a garage in compliance with Title 18. Additional garage spaces provided over two may also include a tandem space. All driveways shall be a minimum of twenty (20) feet in length from front property line.

Recreational Vehicles

Recreational vehicles (I.E. boats, trailers, campers, and motorhomes) are permitted in sideyards ten (10) feet or greater in width and located behind the frontyard setback. Access to the recreational vehicle parking or storage area shall be obtained from the public right-of-way only where said rights-of-way abut a front or side yard. Further, recreational vehicles can be stored provided: (a) the required off-street parking areas are not utilized and access thereto is not obstructed; (b) said R.V. parking shall be restricted only to those lots of adequate size so as to assure that the recreational vehicle is behind the front portion of the dwelling unit

and is screened by a view-obscuring fence; and (c) said recreational vehicles must be under the same ownership as either the owner of the residential lot or the tenant, if the residence is being rented.

Accessory Structures:

Accessory structures shall conform to the City of Victorville Development Code, except as provided for in this section.

C. OPEN SPACE ZONE DEVELOPMENT REGULATIONS

The following community support uses for open spaces shall be permitted consistent with the West Creek Specific Plan. Open Space within the OS/P and OS/UC zones shall be dedicated to the City of Victorville. Maintenance of these open space areas shall be provided by a Landscape Maintenance District (LMAD) or similar entity. See also page VI-9 Community Facility and Open Space for maintenance and landscape improvement requirements.

1. OPEN SPACE / PARK (OS / P)

a. Permitted Uses

- Landscaped Open Space.
- Public paseos, trails and recreational facilities.
- Accessory buildings, structures, parking lots and uses related and incidental to the above.
- Public botanical gardens.

b. Site Development Standards

Subject to review at the time of submittal by the City of Victorville.

c. Fencing

Along the perimeter of the paseos, rear yard fencing shall be required where residential lots are adjacent to the paseo. Permitted fencing shall be a six-foot high tubular steel fence, painted black, with a five-inch maximum picket spacing. Other fencing designs shall be subject to approval of the Director of Planning.

2. OPEN SPACE / UTILITY CORRIDOR (OS / UC)

a. Permitted Uses

- Natural open space.
- Hiking, bicycle and equestrian trails and facilities.
- Activity fields (soccer).
- Parking Lots.
- Other similar uses which are found by the Planning Department to be consistent with the intent of this land use classification.

b. Site Development Standards

Subject to review by the agency that owns or has an easement on the property (i.e., SCE) and the City of Victorville.

c. Fencing

Along the perimeter of the utility corridor, rear yard fencing shall be required where residential lots are adjacent to the utility corridor. Permitted fencing shall be a six-foot high tubular steel fence, painted black, with a five-inch maximum picket spacing. Other fencing designs shall be subject to approval of the Director of Planning.

IMPLEMENTATION

VI. PLAN IMPLEMENTATION

A. METHODS AND PROCEDURES

Once the West Creek Specific Plan is adopted, it will serve as the Zoning and General Plan implementation document for the property in conjunction with City Municipal Code. The methods and procedures for implementation and administration of this Specific Plan document are as follows:

1. SPECIFIC PLAN ADOPTION

Government Code Section 65453(a) states that:
A Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body."

The West Creek Specific Plan will be Adopted by Ordinance in accordance with City policy.

The West Creek Specific Plan has been developed as both a regulatory document and a land use policy plan. The development regulations have been structured in a format consistent with the City of Victorville Zoning and Development Code, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of the West Creek Specific Plan are oriented to land use policies and include background and project information, planning policies, design criteria, conceptual plans and infrastructure conceptual plans.

B. CHANGES IN THE SPECIFIC PLAN

1. ADMINISTRATIVE CHANGES

The following changes in the Specific Plan may be made with the approval of the Director of Planning and without amending the plan.

a. 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.

b. Changes to the community 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 specified density range, and do not otherwise change the intent of any provision of this plan.

c. A "transfer" of acreage between Planning Areas, not to exceed twenty percent (20%) of the acreage within the Planning Area in question. For areas adjacent to the utility corridor, a transfer up to thirty percent (30%) is permitted.

d. The Director of Planning shall have the duty 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.

e. In approving or conditionally approving a minor adjustment, the Director of Planning 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 Director of Planning shall find:

1. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.

2. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.

3. The adjustment is not in conflict with the objectives of the General Plan or the general intent of this Specific Plan.

4. An adjustment in any site development standard by not more than ten percent (10%) of that otherwise specified herein.

f. Upon appeal to the Planning Commission of any decision of the Director of Planning made pursuant to this Section, the Planning Commission shall set the matter for hearing in a manner prescribed in the Victorville Municipal Code Zoning Ordinance.

g. Adjustments in the Planning Area boundaries, not to exceed a cumulative total of 20% 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 city General Plan and this Specific Plan. Boundaries

not dimensioned in the Specific Plan shall be established by the tentative or final subdivision map.

2. SPECIFIC PLAN AMENDMENTS

The following changes to the Specific Plan shall require an amendment to the Specific Plan:

a. Changes to the text or maps of the Specific Plan other than the addition of new information which does not change the effect or intent of any regulation or is otherwise permitted as described within this Specific Plan.

b. Changes in the Specific Plan land use district boundaries beyond twenty percent (20%) and for areas adjacent to the utility corridor, beyond thirty percent (30%).

c. Increase in dwelling unit density beyond the specified total density range identified in Table 1a, page IV 2. The density range is based on gross acres.

d. Changes in infrastructure such as drainage systems, roads, water and sewer systems, etc., which have the effect of significantly increasing or decreasing capacity beyond the specific density range in the project area.

e. Major changes in the designated alignment or location of the backbone infrastructure system.

f. Any other additions or deletions which may change the effect or intent on any regulation.

3. SPECIFIC PLAN PROVISIONS

Amendment Procedures

The following procedures, as outline in California Government Code Section 65500, are required to be followed when adoption of an amendment to a Specific Plan is desired.

a. An application, with any necessary supporting documentation along with the required fee, shall be submitted to the Director of Planning stating in detail the reasons for and nature of the proposed amendment.

b. Before taking an action on a proposed amendment to the Specific Plan, the Planning Commission must hold at least one public hearing. Notice for this hearing shall be given at least ten (10) days in advance and must be published at least once in a newspaper of general circulation.

c. The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.

d. The recommendation of the Planning Commission together with additional related documents and information shall be transmitted to the City Council. The transmittal may also include any pertinent information with regard to the reasons for the Planning Commission decision.

e. The City Council shall hold at least one public hearing for each proposed amendment pursuant to the provisions of the California Government Code. The action of the City Council shall be to approve, disapprove or conditionally approve the proposed Specific Plan and to adopt the necessary resolution or ordinance, as appropriate.

f. An amendment to the Specific Plan may be initiated by the City of Victorville. The City Council shall first refer such proposal to the Planning Commission for report. Before making a report, the Planning Commission shall report within forty (40) days after the request by the City Council. Before adopting the proposed plan or amendment the City Council shall hold at least one public hearing. Notice of the time and place of hearing held pursuant to this section shall be given in the time and manner provided for the giving of notice of hearings by the Planning commission as specified above.

g. Amendments to the Specific Plan can also be requested by a property owner of record within the study area. Such amendments require that actual development be proposed by the applicant (to minimize speculation) and submitted to the Director of Planning, unless the Director determines that certain materials are not required. The Director of Planning shall review all requests for amendments and prepare a report and recommendation for submission to the Planning Commission, and thereafter to the City Council.

All proposed amendments to the Specific Plan shall be processed and acted upon pursuant to the Zone Change amendment provisions

contained in the City of Victorville Municipal Code zoning Ordinance.

C. IMPLEMENTATION

West Creek shall be implemented through the processing of tract maps, parcel maps and site plans. The implementation process, as described below, provides the mechanism for reviewing precise plans and ensuring development consistency with the Specific Plan objectives.

1. APPLICABILITY

All development within the West Creek Specific Plan shall be subject to the implementation procedures described herein.

2. DEVELOPMENT REVIEW PROCESS

Tentative Tract / Parcel Maps and Site Plans for development within a Specific Plan area shall be submitted to the Planning Department for review and processing. Tentative Maps and Site Plans shall be prepared and submitted in accordance with City requirements and local codes (Victorville Municipal Codes). They will be reviewed by the City for consistency with the Land Use Plan Map and Development Standards that are set forth in this document.

D. REVIEW PROCEDURES

The West Creek Specific Plan may be implemented through the large lot tentative tract map and the tentative tract map review process.

1. LARGE LOT TENTATIVE TRACT MAP

A large lot tentative tract map is intended for parcelization and financing purposes, addresses only large parcels and is not intended for construction purposes. The large lot tentative tract map submittal shall meet all requirements stipulated by the Subdivision Map Act. It may be filed prior to, concurrent with or subsequent to a Specific Plan or other tentative tract maps (those for construction purposes).

2. PARCEL / TENTATIVE TRACT MAP

A tentative tract map or parcel map, as applicable, shall be filed for all projects within Victorville Properties, subject to the provisions as stipulated in Chapters 17.04 through 17.103 et seq. of the City of

Victorville Municipal Code Subdivision Ordinance. After map approval, the final map may be recorded and building permits may be issued.

E. PARCEL / TENTATIVE TRACT MAP REVIEW REQUIREMENTS

1. GENERAL PROVISIONS

Parcel/Tentative tract maps shall comply with the review requirements established in titles of City of Victorville Municipal Codes entitled "Zoning" (Title 18) and "Subdivision" (Title 17).

2. PARCEL / TENTATIVE TRACT MAP SUBMITTALS

The exact format, content and order of project data for parcel maps and entative tract map submittals shall be determined in consultation with the City of Victorville.

3. PARCEL / TENTATIVE TRACT MAP REVIEW PROCEDURES

The Parcel/Tentative Tract Map review process involves a pre-application conference as follows:

Preapplication Conference

This is intended to provide the Planning Department with knowledge about the developer's intent and to provide the developer an understanding of what is required to develop under the West Creek Specific Plan.

There are no particular requirements for submission of materials and plans by a developer at a preapplication conference. However, the more information the developer has, the more response he may get from the conference. Staff shall explain all relevant City Ordinances and Specific Plan provisions.

Another function of the preapplication conference is to determine levels of information necessary to implement satisfactorily all provisions of this Specific Plan. Further, submittal and review schedules meeting statutory and staff and workload requirements, shall also be established as part of the preapplication conference.

The Director of Planning may choose to form a preapplication conference team which routinely conducts this function. This team may include members of the planning staff, and others from related

departments such as engineering, public works, traffic, and police and fire, and the City Manager's office.

F. NON-CONFORMING USES, BUILDINGS, AND STRUCTURES

Those provisions contained within the Municipal Code shall apply.

G. ENFORCEMENT

Enforcement of these provisions shall be as stated below:

1. The Director of Planning shall have the duty to enforce the provisions of this Specific Plan.

2. The Director of Planning shall have the duty to interpret the provisions of the Specific Plan. All such interpretations shall be reduced to written form and be permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission.

3. Upon adoption of the West Creek Specific Plan, the development standards and procedures established herein will become the governing zoning regulations and standards for land uses within the West Creek Specific Plan area. Any details, regulations, not specifically covered by the West Creek Specific Plan shall be subject to the City of Victorville Municipal code. Terms used herein shall have the same meaning as defined in the City of Victorville Municipal Code unless otherwise defined herein.

4. Any details or issues not specifically covered by this Specific Plan shall be subject to the regulations of the City of Victorville Municipal Code.

5. All construction within the boundaries of the Specific Plan shall comply with all provisions of the Uniform Building Code and the various mechanical, electrical, plumbing, fire and security codes adopted by the City of Victorville.

6. Any land use not specifically designated in the West Creek Specific Plan shall be deemed unlawful.

7. If any regulation, condition, program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

H. COMMUNITY FACILITY AND OPEN SPACE

Maintenance

Generally, the maintenance of all open space and landscaped facilities such as paseos, parkways, trails and setback areas adjacent to major roads will be funded through the creation of a homeowners association, landscape maintenance district and/or other similar type districts. Land belonging to other private, public and quasi-public agencies, such as the Southern California Edison may be maintained by those entities.

Landscape Improvement of Paseos

All paseo/wash/open space area landscaping shall be installed prior to the first residential certificate of occupancy for the tract in which the paseo/wash/open space is adjacent. Upon completion and acceptance by the City of the improvements, the developer shall provide a clear title prior to recording the grant deed to transfer the property to the City.

Paseo Access

Within all residential planning areas adjacent to the Paseo or Utility Corridor, a minimum six-foot wide sidewalk within a fifteen-foot wide access way shall be provided and shall be landscaped. The location and number of access ways shall be determined by the Directors of Community Services and Planning on a case-by-case basis.

I. SPECIFIC PLAN NAME

The West Creek Specific Plan refers to the document and support information only. If a name other than "West Creek" for the community name is selected by the applicant at a future date, it shall require approval by the Director of Planning which shall not be unreasonably withheld.

J. MITIGATION MEASURES

Refer to the Appendix for Mitigation Measures. All future development in the West Creek Specific Plan shall comply with the Mitigation Measures. For additional information, refer to the Environmental Study on file at the City of Victorville.

APPENDIX

EXHIBIT "A"
WEST CREEK, VICTORVILLE
LEGAL DESCRIPTION

THOSE PORTIONS OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 11, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 14 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14, ALL OF TOWNSHIP 5 NORTH, RANGE 5 WEST SAN BERNARDINO MERIDIAN.

PREPARED UNDER MY SUPERVISION:

12/02/05

MICHAEL NAVARRO, P.L.S. 7848 DATE
LICENSE EXPIRES 12/31/06

Mitigation Measures:

B-1: The results of the Joshua tree survey will be submitted to the City of Victorville Parks Division with a completed application for a Joshua tree review and two sets of site plans with a vicinity map providing the inspector clear directions to the site.

B-2: A Joshua tree relocation permit will be obtained from the City of Victorville before the transplantation of any trees. Trees larger than 8 feet in height and 6 inches in diameter must be relocated by a professional tree remover.

B-3: To the extent feasible, all Joshua trees impacted by the project grading will be relocated to open space areas within the project boundaries.

(Mitigation measures for direct impacts to burrowing owls on the project site will be required if the species is present when grading begins. The breeding season survey will be required between February 1 and September 1 prior to construction. Based on the results of the survey, mitigation measures B-4, B-5 and B-6 will be needed.)

Burrowing Owl Mitigation Measures:

B-4: If grading begins during the breeding season prior to the relocation of resident owls, a 250-ft buffer zone will be fenced around the burrow area. Disturbance to nesting owls will be avoided. A 150-ft buffer zone is required during the non-breeding season.

B-5: Owls will be passively relocated during the non-breeding season (Sep. 1 - Jan. 31) and monitored to ensure acclimation to the relocation site.

B-6: The relocated owl population will be monitored monthly during construction and at least once yearly for two years after construction is completed.

Mitigation Measures for Other Direct Impacts:

B-7: A clearance survey for desert tortoise shall be completed just prior to the initiation of grading to ensure tortoises have not inhabited burrows within the project boundaries since the completion of initial surveys in December of 2003.

B-8: Surveys for the Mojave ground squirrel and sensitive plant species shall be completed by permitted biologists prior to project grading. The presence of Mojave ground squirrel or sensitive plants on the West Creek site will necessitate a revision of the mitigation measures reported here.

Mitigation Measures for Potential Indirect Impacts:

B-9: Prior to project grading a biologist shall supervise the placement of orange construction fencing or the equivalent along the proposed grading limits as shown in on the approved by the project biologist.

B-10: The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on site educational session regarding the need to avoid impacts outside of the approved grading area.

B-11: During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may be limited to the following: the use of materials, such as, sandbags, sediment fencing and erosion control matting to stabilize disturbed areas, and installation of erosion control materials.

B-12: The project shall obtain the necessary Streambed Alteration Agreement from the CDFG pursuant to Section 1603 of the California Fish and Game Code prior to the commencement of grading on the project site.

B-13: The project shall obtain the necessary permits from the Corps pursuant to Section 404 of the Clean Water Act prior to the commencement of grading on the project site.

C-1: To determine whether sediments of the ancestral Mojave River are being exposed below Victorville Fan sediments during excavation, paleontologic monitoring of ground-disturbing construction activities shall be conducted to avoid inadvertent impacts to buried paleontologic deposits. At the beginning of the project, paleontologic monitoring should take place periodically (e.g., one or two days per week). If Mojave River sediments or paleontologic specimens are observed by the monitor, a decision can be made to continue the schedule of periodic monitoring or to increase the frequency of monitoring. If paleontologic specimens are encountered during ground disturbance, the paleontologic monitor shall have the authority to halt or redirect work until the find(s) can be properly identified, removed, documented, and evaluated. Recovered specimens must be curated in a museum repository with permanent retrievable storage (e.g., San Bernardino County Museum). A report must be prepared with an appended itemized inventory of specimens, if any are recovered. Implementation of this mitigation measure would reduce the potential impact to a level that is less than significant.

T-1: The project shall contribute towards the cost of necessary study area improvements on a fair share or "pro-rate" basis, as described in Table 6-2 of the traffic study.

T-2: Amethyst Road (half section improvements) shall be constructed as a Major Arterial along the project frontage.

T-3: Cobalt Road (half or full section improvements as appropriate) shall be constructed as a Collector along project frontages.

T-4: The Unnamed Road (along westerly boundary of the site) shall be constructed as half section improvements as a collector along the project frontage.

T-5: Cactus Road (full or half section improvements as appropriate) shall be constructed as a Collector along the project frontage.

T-6: Hopland Street (half section improvements) shall be constructed as a Secondary Highway along the project frontage.

T-7: Brucite Road (half or full section improvements as appropriate) shall be constructed as a collector along the project frontage.

T-8: Adequate sight distance at the project driveways shall be provided to meet the minimum City of Victorville/Caltrans requirements.

U-1: Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for sewer services for the subdivision have been entered into with the City of Victorville.

U-2: No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed and operational by the City of Victorville. Within two years following the construction of a model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer service.

U-3: At the time of issuance, sewer connection fees shall be paid for individual housing units within the Specific Plan, according to the schedule of such fees established by the city council for all new sewered housing units in the city.