

# Mojave Vistas

## Specific Plan Amendment No. 1

### SP-05-001



City of Victorville

August 2006

Prepared by:

AEI-CASC  
CONSULTING

# Mojave Vistas

## **FINAL SPECIFIC PLAN AMENDMENT No. 1** **SP – 05 - 001**

***PREPARED FOR THE LEAD AGENCY: CITY OF VICTORVILLE***  
***14343 Civic Drive, Victorville, California 92392***

### ***CITY COUNCIL***

***Mayor: Mike Rothschild***

***Mayor Pro-Tem: Rudy Cabriales***

***Council: JoAnn Almond***

***Council: Terry E. Caldwell***

***Council: Bob Hunter***

### ***PLANNING COMMISSION***

***Ruth Ann Metzler***

***Rob Kurth***

***Chair: Ryan McEachron***

***Manuel Hinojos***

***Paula Porter***

### ***CITY MANAGER***

***Jon Roberts***

### ***DIRECTOR OF DEVELOPMENT***

***Bill Webb***

### ***CITY ENGINEER***

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# Mojave Vistas

## FINAL SPECIFIC PLAN AMENDMENT **No. 1** **SP – 05 - 001**

*DEVELOPED BY:*

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Santa Ana, California 92705

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Fax (714) 755-1366

Contact: Gary Goldman

# Mojave Vistas

## APPROVALS

### **ORDINANCE 2204**

(Specific Plan Amendment - SP-05-001/ PLN07-00014)  
(ADOPTED AUGUST 7, 2007, EFFECTIVE SEPTEMBER 7, 2007)

### **RESOLUTION No. 06-122**

(General Plan Amendment - GPA-05-004)  
(ADOPTED JULY 18, 2006)

### **ORDINANCE 2166**

(Zone Change - ZC-05-020)  
(ADOPTED AUGUST 1, 2006, EFFECTIVE AUGUST 31, 2006)

### **ORDINANCE 2167**

(Specific Plan - SP-05-001)  
(ADOPTED AUGUST 1, 2006, EFFECTIVE AUGUST 31, 2006)

### **NEGATIVE DECLARATION**

(ADOPTED JULY 18, 2006)

ORDINANCE NO. 2204

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING SPECIFIC PLAN AMENDMENT PLN07-00014, AN AMENDMENT TO SPECIFIC PLAN 05-001 (MOJAVE VISTAS SPECIFIC PLAN), TO ADJUST THE ACREAGE OF PLANNING AREAS 7 AND 10 AND THE OPEN SPACE CONSERVATION AREA – MOJAVE VISTAS, LLC

WHEREAS, Mojave Vistas, LLC has initiated a request for Specific Plan Amendment PLN07-00014 to adjust the acreage of Planning Areas 7 and 10 and the open space conservation area on property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A portion of the West ½ of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, San Bernardino County, State of California, and  
A 3.78 acre portion of the North ½ of the Northwest ¼ of Section 9, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, San Bernardino County, State of California, and

A portion of Lot 11, Appleton Land, Water and Power Company Subdivision No. 3, in the City of Victorville, San Bernardino County, State of California, as per plat recorded in Book 19 of maps, pages 80 through 82, records of said County; and

Pursuant to Title 7, Division 1, Chapter 3 of the Government Code of the State of California, a public hearing was opened on the 28<sup>th</sup> day of February, 2007 and closed on the 27<sup>th</sup> day of June, 2007, to hear arguments for and against the Specific Plan Amendment, and after hearing all testimony offered, the Planning Commission adopted Resolution No. P-07-036, which recommended to the City Council the adoption of Specific Plan Amendment PLN07-00014.

WHEREAS, this project has been previously assessed under Specific Plan 05-001 where the City Council found that the project would not have a significant effect on the environment and therefore approved the Negative Declaration; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the amendment to Specific Plan 05-001 (Mojave Vistas Specific Plan), to adjust the acreage of Planning Areas 7 and 10 and the Open Space Conservation are on property generally located north of the I-15 Freeway, south of Rancho Road, east of Brookfield Drive and west of National Trails Highway, be adopted.

RESOLUTION NO. 06-122

A RESOLUTION OF THE CITY OF VICTORVILLE APPROVING GENERAL PLAN AMENDMENT GPA-05-004 (A), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO REDESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN – McRAE GROUP

WHEREAS, the McRae Group, has initiated an amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Specific Plan on property located in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

That portion of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California; and

WHEREAS, pursuant to Title 7, Division 1, Chapter 3 of the Government Code of the State of California, the Victorville Planning Commission held a public hearing on June 14, 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Commission approved Resolution No. P-05-306, which recommended approval to the City Council of the General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment to the Land Use Element is consistent with the goals, policies and objectives of the General Plan and all other elements; and

WHEREAS, a Negative Declaration for the proposed General Plan Amendment has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed General Plan Amendment will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That after holding a public hearing and considering all the testimony offered in compliance with Section 65357 of the Government Code of the State of California, the City Council hereby approves the General Plan Amendment to the Land Use Element of the General Plan and any other affected elements to redesignate property from Low Density Residential to Specific Plan on property located north of Interstate 15, south of Rancho Road and west of National Trails Highway.

ORDINANCE NO. 2166

AN ORDINANCE OF THE CITY OF VICTORVILLE APPROVING ZONE CHANGE ZC-05-020 TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-1T (SINGLE-FAMILY RESIDENTIAL - TRANSITIONAL) TO SPECIFIC PLAN - MCRAE GROUP

Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California, a Public Hearing was held on the 14<sup>th</sup> day of June 2006, to hear arguments for and against the issue, and after hearing all testimony offered, the Planning Commission approved Resolution No. P-05-307, which recommended to the City Council the adoption of the zone change on property in the City of Victorville, County of San Bernardino, State of California hereinafter described as:

That portion of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California; and

WHEREAS, The City Council finds that the proposed zone change is consistent with the General Plan; and

WHEREAS, The City Council finds that the site is adequate in size to accommodate the proposed land use; and

WHEREAS, The City Council finds that the proposed use will have no adverse effect upon abutting property; and

WHEREAS, a Negative Declaration for the proposed Zone Change has been presented to the Planning Commission, and each member having reviewed and considered the information contained therein, and the Planning Commission having determined that the proposed Zone Change will not have a significant effect on the environment and therefore recommends adoption by the City Council,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Zone Change ZC-05-020 be adopted, reclassifying property from R-1 (Single-Family Residential) and R-1T (Single-Family Residential - Transitional) to Specific Plan on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway.

CERTIFICATION OF ORDINANCE

The following is a true and correct copy of City of Victorville Ordinance No. 2166 which was duly adopted at a meeting of the City Council of the City of Victorville held August 1, 2006 and published pursuant to California Government Code Section 36933(c)(1)

Marcie Wolters

Marcie Wolters, Deputy City Clerk  
City of Victorville

ORDINANCE NO. 2167

AN ORDINANCE OF THE CITY OF VICTORVILLE GRANTING SPECIFIC PLAN 05-001 (MOJAVE VISTAS SPECIFIC PLAN), TO ALLOW FOR THE DEVELOPMENT OF A 224-ACRE COMMUNITY OF SINGLE-FAMILY RESIDENTIAL UNITS, A 12-ACRE SCHOOL SITE, TWO 3-ACRE PARK SITES AND 30 ACRES OF CONSERVATION AREA – MC RAE GROUP

The McRae Group has initiated a request for Specific Plan 05-001 to re-designate property from Low Density Residential to Specific Plan to adopt the Mojave Vistas Specific Plan, a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area on property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

That portion of Section 4, Township 5 North, Range 4 West, San Bernardino Base and Meridian, in the City of Victorville, County of San Bernardino, State of California; and

Pursuant to Title 7, Division 1, Chapter 3 of the Government Code of the State of California, a public hearing was conducted on the 14<sup>th</sup> day of June, 2006, to hear arguments for and against the Specific Plan, and after hearing all testimony offered, the Planning Commission adopted Resolution No. P-05-308, which recommended to the City Council the adoption of Specific Plan 05-001.

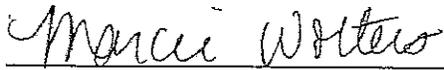
WHEREAS, a Negative Declaration for the proposed Specific Plan has been presented to the Planning Commission, and each member having reviewed and considered the information therein, and the Planning Commission having determined that the proposed Specific Plan will not have an effect on the environment and therefore recommends adoption by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That the Mojave Vistas Specific Plan, a 224-acre community of single-family residential units, a 12-acre school site, two 3-acre park sites and 30 acres of conservation area on property generally located north of Interstate 15, south of Rancho Road and west of National Trails Highway (Route 66), be adopted.

CERTIFICATION OF ORDINANCE

The following is a true and correct copy of City of Victorville Ordinance No. 2167 which was duly adopted at a meeting of the City Council of the City of Victorville held August 1, 2006 and published pursuant to California Government Code Section 36933(c)(1)



Marcie Wolters, Deputy City Clerk  
City of Victorville

# NOTICE OF DETERMINATION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415-0130

From: City of Victorville - Planning Department  
P.O. Box 5001  
Victorville, CA 92393-5001

Contact: Bill Webb  
Phone: (760) 955-5135

Documentary Handling Fee (\$35.00)

Receipt Number \_\_\_\_\_

## Subject:

**SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2005111004

**Applicant**

Project Title: General Plan Amendment GPA-05-004 (A), Zone Change ZC-05-020 &  
Specific Plan 05-001

AEI-CASC Engineering

Project Location (include county): North of Interstate 15, south of Rancho Road and west of

Name  
937 South Via Lata, Ste. 500

National Trails Highway (Route 66), City of Victorville, County of San Bernardino

Address  
Colton, CA 92324

(480) 609-1200

Phone

Project Description: GPA-05-004 (A) - an amendment to the Land Use Element of the General

Plan and any other affected elements to re-designate property from Low Density Residential to

Specific Plan; ZC-05-020 - a change of zone to reclassify property from R-1 (Single-Family

**Representative**

Residential) and R-1T (Single-Family Residential - Transitional) to Specific Plan; and Specific

Plan 05-001 - a specific plan to adopt the Mojave Vistas Specific Plan to allow for the

Name

Address

Phone

This is to advise that the City Council approved the above described project on July 18, 2006 and has made the

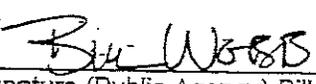
Lead Agency  Responsible Agency

Date

following determinations regarding the above project.

1. The project [ will,  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were,  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was,  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was,  was not] adopted for this project.
5. Findings [ were,  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: 14343 Civic Drive, Victorville, CA 92392

  
Signature (Public Agency) Bill Webb, AICP

July 19, 2006  
Date

Director of Development  
Title

Date received for filing at OPR \_\_\_\_\_

CONDITIONS OF APPROVAL  
GPA-05-004(A), ZC-05-020 and S-P-05-001  
June 14, 2006

PLANNING CONDITIONS:

GPA-05-004(D):  
None

ZC-05-029:  
None

S-P-05-001

1. Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general National Pollutant Discharge Elimination System (NPDES) permit for control of construction and post-construction related storm water. In addition, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and identify site-specific best management practices that will be used.
2. The applicant shall provide mitigation lands at a ratio of 1:1. These lands will be purchased in an area known to support populations of the species. The mitigation lands will be evaluated to ensure they provide habitat equal to or better than the habitat that will be lost as a result of development of the project site. In addition, CDFG approval of the mitigation lands will be obtained before acquisition is completed, and an Incidental Take Permit will be applied for as part of the overall mitigation process.
3. Appropriate Enhancement, endowment, and research fees will be provided by the project proponent as per CDFG requirements. These fees will be paid on a 1:1 basis prior to commencement of ground disturbing activities.
4. An educational brochure will be provided to all construction personnel regarding the Mohave ground squirrel prior to the start of ground disturbing activities.
5. Pre-construction surveys on the site and in the surrounding area out to 500 feet should be conducted no more than 30 days prior to ground disturbing activities. If ground disturbing activities are delayed for more than 30 days, additional surveys will be required.
6. Surveys should be conducted during the winter season between December 1 and January 31, if deemed necessary by CDFG.
7. If owls are observed on the site during future surveys, mitigations which will be required to reduce impacts to less than significant will include the following:
  - a. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;
  - b. To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of burrowing owl habitat per pair or unpaired birds should be acquired and permanently protected;

- c. Existing unsuitable burrows should be enhanced or new burrows created at a ratio of 2:1 on the protected lands site; and
  - d. The project proponent should provide funding for long-term management and monitoring of the protected land. A monitoring plan for the protected land should be required which includes success criteria, remedial measures, and annual reports to the Department.
8. The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Planning or his designee prior to the final approval of the development.
  9. Buffering for tracts or other development in Planning Areas 1 and 10 adjacent to the industrial use shall be subject to Development Director review and approval.
  10. The applicant shall submit, gain approval of, and record a parcel map to separate the industrial portion of APN 0478-021-17 from the Mojave Vistas Specific Plan area prior to the issuance of any building permit or recordation of any tract map. In the alternative, a Certificate of Compliance and Lot Line Adjustment may be substituted subject to City Engineer approval.
  11. The applicant shall file a Notice of Determination and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). This project is not effective until such time as this condition has been satisfied. The applicant shall submit evidence to the City that this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.
  12. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.

**The following changes shall be made to the Specific Plan document prior to scheduling this item for City council review.**

Change Section 5.5 *Conservation Easements* on page 5-7 and Section 7.9 *Maintenance*, Table 7-1 on page 7-6:

13. Include language in Section 5.5 on page 5-7 for the establishment and recordation of a Homeowners' Association for the perpetual maintenance of the conservation areas prior to recordation of the first tract.

Change the responsibility for maintenance of the conservation easements in Table 7-1 on page 7-6 from LMAD/DFAD to Homeowners' Association.

Change Section 7.2 *Implementation* paragraph "d" on page 7-1 to read as follows:

14. Planning Area 9 shall be included in phase 1 and construction of the park shall be commenced with the issuance of the first permit in phase 1, and be completed prior to the issuance of the last permit in phase 1. Prior to completion of construction, an LMAD shall be established for maintenance and the park shall be granted in fee simple to the City of Victorville.

Also change the *Phasing Plan*, figure 7-1 on page 7-4 to include Planning Area 9 in phase 1.

Change Section 7.2 *Implementation* paragraph "e" on page 7-2 to read as follows:

15. Planning Area 2 shall be included in phase 2 and construction of the park shall be commenced with the issuance of the first permit in phase 2, and be completed prior to the issuance of the last permit in phase 2. Prior to completion of construction, an LMAD shall be established for maintenance and the park shall be granted in fee simple to the City of Victorville.

Change the Phasing Plan, figure 7-1 on page 7-4 to include Planning Area 2 in phase 2.

Since Planning Area 5 may develop as a park instead of a school, add paragraph "f" to Section 7.2 *Implementation*:

16. If a school is not developed in Planning Area 5 a park shall be constructed. Prior to the recordation of the first tract map within the Specific Plan, the applicant/developer shall enter into a development agreement with the City regarding construction of the park. Prior to completion of construction, the park shall be granted in fee simple to the City of Victorville.

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# 1. Introduction

## 1.1 EXECUTIVE SUMMARY

### LOCATION

The Mojave Vistas Specific Plan project includes approximately two hundred nineteen acres (219 Ac) located southwest of Historic Route 66 National Trails Highway; and east of Brookfield Drive in the City of Victorville. *(See Figures 1-1 to 1-4.)* The project site lies within the eastern portion of the City of Victorville's "Village Planning Area" as designated within the City General Plan.

The Mojave Vistas Specific Plan creates a master-planned community comprised of residential and recreational land uses. The proposed development consists of up to one hundred sixty acres (160 Ac) of single family residential development, with densities ranging from four to nine units per acre (4—9 DU/Ac). The residential land uses include single-family detached homes with minimum lot sizes of five thousand square feet to six thousand square feet (5,000 sf—6,000 sf) and Cluster style housing with up to nine (9) units per acre. The proposed Mojave Vistas Specific Plan includes approximately six acres (6.2 Ac) of developed park land, twelve acres (12.3 Ac) for an elementary school site and approximately thirty-one point four acres (31.4 Ac) of Undeveloped Open Space/Conservation Easement all of which are within walking distance of project residents. *(SPA-1/2007)*

The Specific Plan was prepared pursuant to the authority granted to the City of Victorville by the California Government Code, Title 7, Division I, Chapter 3, Article 8, Sections 6540 to 65457 et seq grant

local planning agencies the authority to prepare specific plans for any area covered by the General Plan for the purpose of establishing systematic methods of

implementation of the General Plan.

### LAND USE PLAN SUMMARY

The Mojave Vistas Specific Plan creates a master-planned community comprised of residential, a school site, parks and recreation. The project has the following land uses:

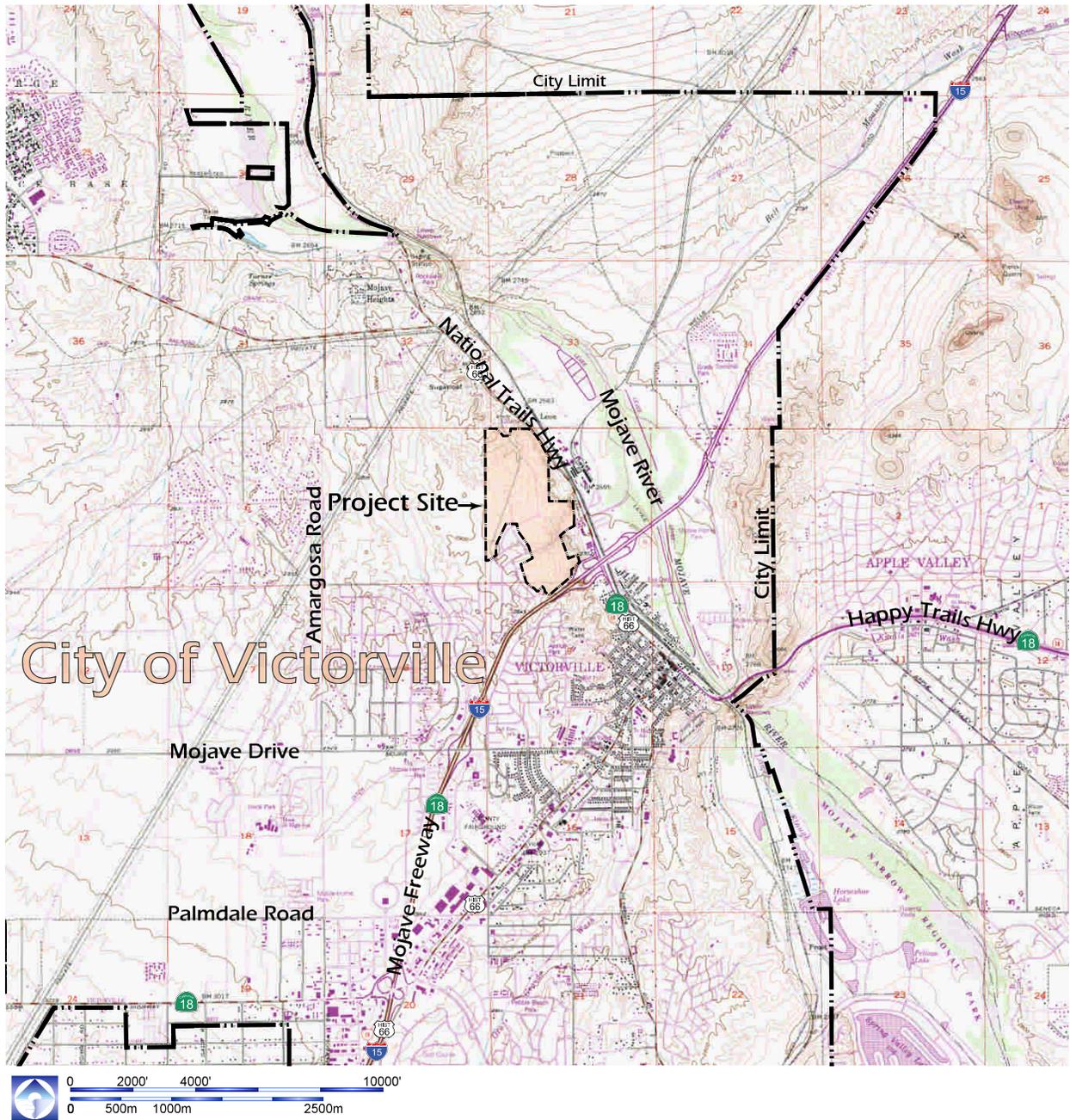
- a. Up to One hundred sixty acres (160 Ac) of single family residential land providing a maximum of nine hundred seventy-two (972) homes.
- b. Six point two acres (6.2 Ac) of developed park land providing for two (2) neighborhood park sites with active recreation areas.
- c. Thirty-one point four acres (31.4 Ac) of open space/conservation easement.
- d. Twelve point three acres (12.3 Ac) of land for an elementary school site.

*(SPA-1/2007)*

The project integrates the land uses with a circulation system that provides access to all areas of the project. The Mojave Vistas Specific Plan incorporates paseos through the project to increase the accessibility of land uses by pedestrians and cyclists.

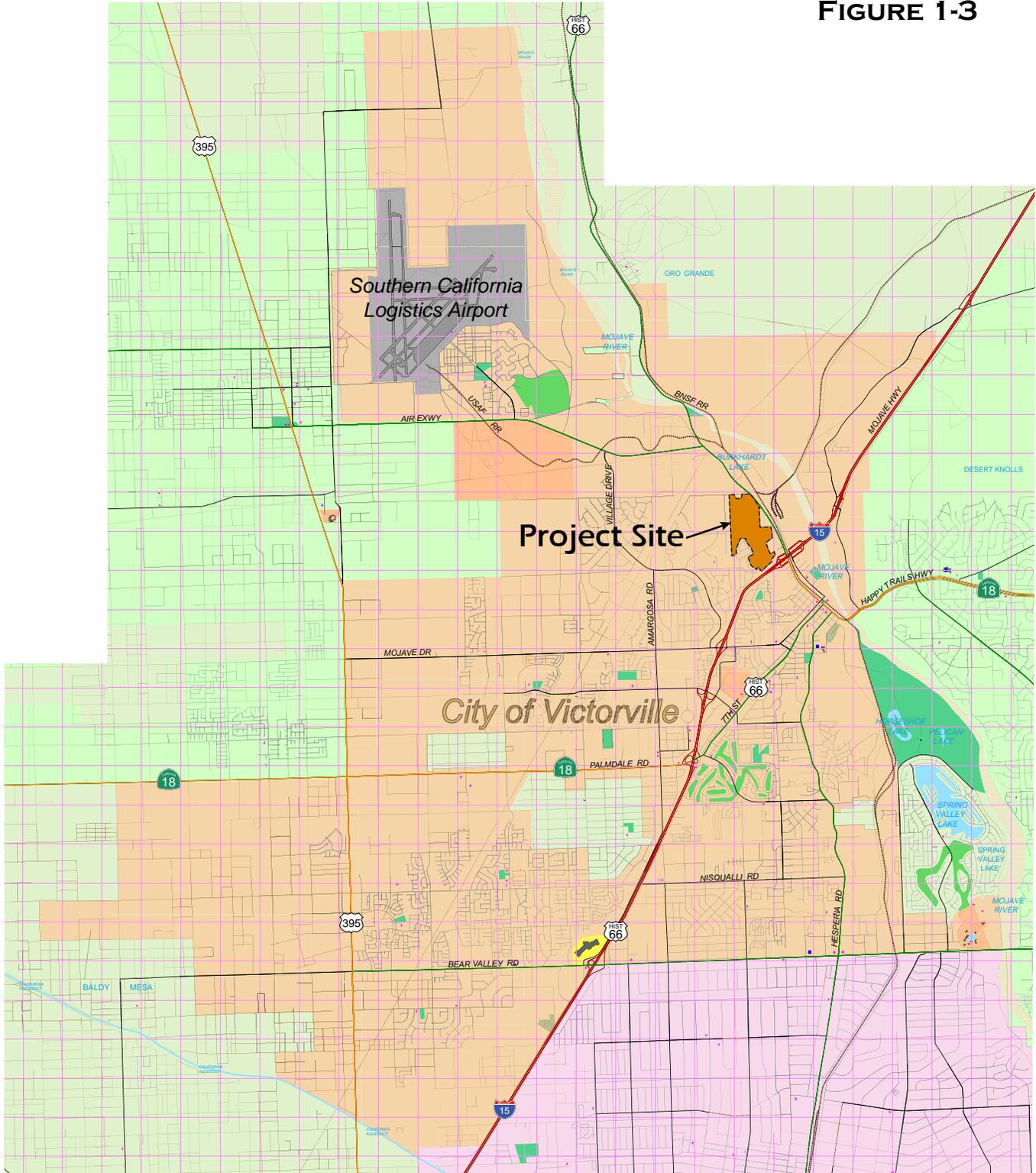


**SITE LOCATION (USGS)**  
**FIGURE 1-2**



Source: USGS 7.5 Minute Quadrangle, Victorville CA

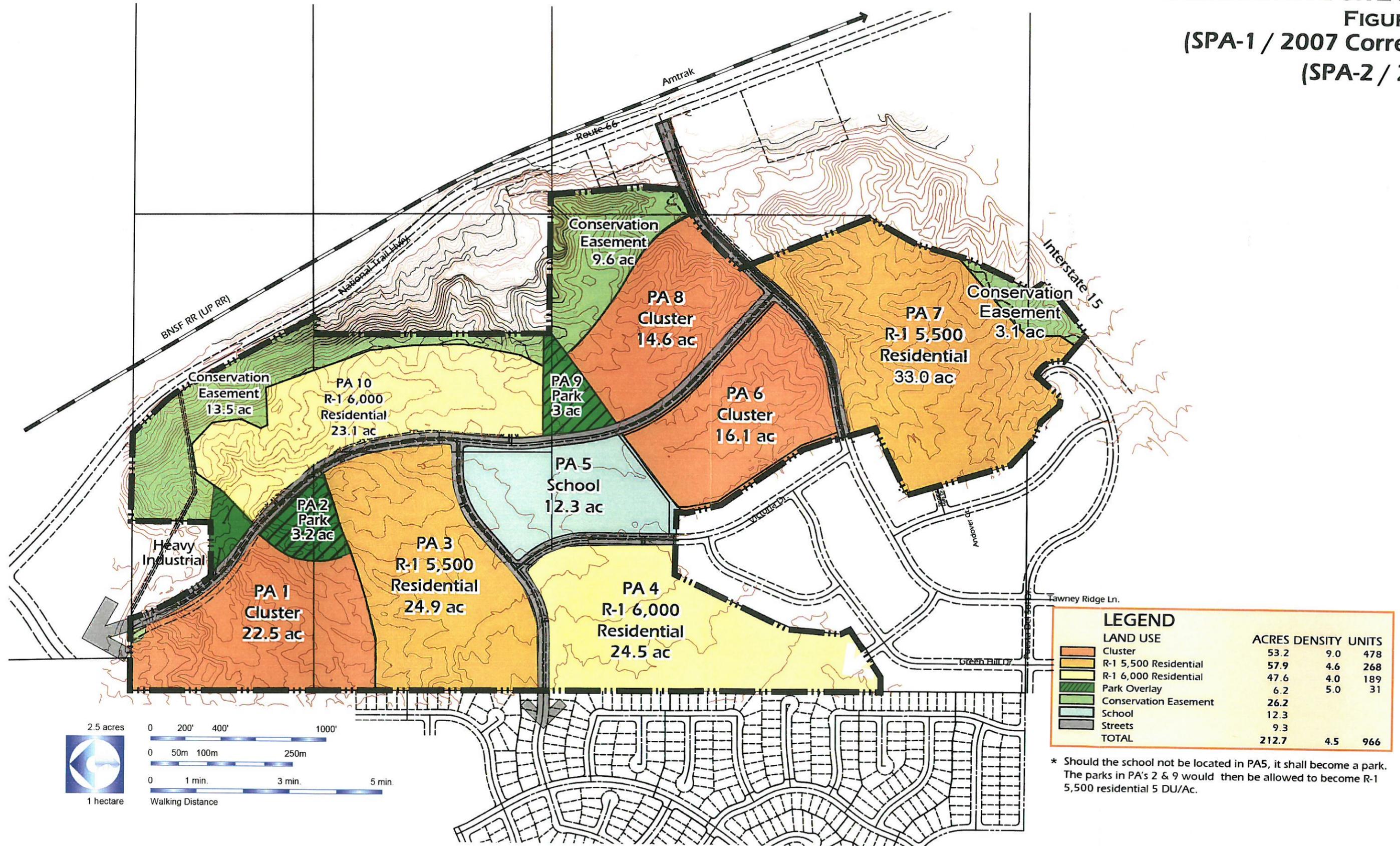
# CITY OF VICTORVILLE & PROJECT SITE FIGURE 1-3



Source: The Thomas Guide 2004, San Bernardino County



**ILLUSTRATIVE SITE PLAN**  
**FIGURE 1-5**  
**(SPA-1 / 2007 Corrected)**  
**(SPA-2 / 2015)**



\* Should the school not be located in PA5, it shall become a park. The parks in PA's 2 & 9 would then be allowed to become R-1 5,500 residential 5 DU/Ac.

## 1.2 PURPOSE AND GOALS

The City of Victorville's Zoning Ordinance states the purpose and intent of a specific plan is to provide superior development plans and systematic implementation of the General Plan. The City Zoning Ordinance—Title 18 will act as a supplement for those areas and issues not covered by the Mojave Vistas Specific Plan regulations for administration, review procedures, environmental review, and others.

The Mojave Vistas Specific Plan contains the detailed development standards and design guidelines that will ensure a comprehensively planned project. The Specific Plan serves as the regulatory document for the proposed development plans. Tentative maps and other plans shall be consistent with the Specific Plan in order to obtain City approval.

This Specific Plan has been prepared for the purpose of establishing guidelines for the development of the Mojave Vistas Specific Plan in the City of Victorville. This document provides the City with comprehensive plans, policies and regulations to ensure efficient, orderly development in accordance with the adopted Victorville General Plan. Although the Mojave Vistas Specific Plan is intended to provide the specific information relative to uses, siting, densities and land use, this Specific Plan is also intended to provide the flexibility to accommodate innovative developer approaches as well as changing economic and market conditions.

The Mojave Vistas Specific Plan implements the City of Victorville's General Plan by addressing the goals, policies and objectives of the General Plan. A complete discussion of the relationship between the Specific Plan and Victorville's General

Plan is found in Section 2.1.

The Goals of the Mojave Vistas Specific Plan are as follows:

- a. Create a distinctive "sense of place" unifying areas through design criteria, theming and by utilizing the natural surroundings
- b. Connectivity—Create aesthetic and functional streetscapes and trails which provide internal connections
- c. Provide a mix of housing types

The California Government Code Section 65450 et seq grants local planning agencies the authority to prepare specific plans for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the General Plan. A Specific Plan is designed to address site specific issues such as existing on-site conditions relative to topography and existing environmental concerns, site and design layout including setbacks and visual appearance as well as circulation, utility provisions and infrastructure financing alternatives.

## 2. Environmental

### 2.1 GEOPOLITICAL

#### Relationship to General Plan

The City of Victorville and State law require that the content of a Specific Plan include a discussion of the relationship between the Specific Plan to the goals and policies of the elements of the City General Plan. This section provides the analysis necessary to demonstrate that the Mojave Vistas Specific Plan is consistent with, and results in the implementation of, applicable goals and policies of the General Plan of the City of Victorville.

#### Land Use Element

*Goal: Victorville as a community which provides adequate city services and infrastructure.*

*Consistency:*

The Mojave Vistas project will provide adequate roadways and infrastructure for the project site. The developer will pay development impact fees to pay for necessary public services for the project.

*Goal: Victorville as an aesthetically pleasing community with development standards which reflect community needs.*

*Consistency:*

The Mojave Vistas Specific Plan will provide design standards and guidelines to provide for cohesion throughout the project. There are landscape standards, architectural guidelines and development standards that insure that the project will be aesthetically pleasing.

#### Circulation Element

*Goal: Victorville with an efficient transportation system.*

*Consistency:*

The Mojave Vistas circulation system will

be reviewed by City staff to ensure that the roadway widths will function in an efficient manner.

*Goal: Victorville which requires that circulation infrastructure be constructed in an orderly and fiscally efficient manner.*

*Consistency:*

The Mojave Vistas project will provide adequate roadways and infrastructure for the project site in a timely manner.

#### Housing Element

*Goal: Victorville as a community encourages the provisions of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in Victorville.*

*Consistency:*

The Mojave Vistas Specific Plan allows for the opportunity of a wide variety of housing unit types varying from cluster units to R-1 6,000 single family homes. The proposed plan includes fifty-three point two acres (53.2 Ac) of cluster housing, fifty-nine point two acres (59.2 ac) of R-1 5,500 sf minimum residential, and forty-seven point six acres (47.6 Ac) of R-1 6,000 sf minimum residential. These housing types will allow for a wide range of price, type of product and lot size. [\(SPA-1/2007\)](#)

#### Noise Element

*Goal: Victorville as a community which is sensitive to and identifies significant noise sources.*

*Consistency:*

Mojave Vistas proposes implementation of the above-stated policy through project design and by providing mitigation of noise impacts with setbacks and solid perimeter walls where required.

**Safety Element**

*Goal: Victorville as a community which integrates public health and safety issues into its planning and development policies.*

# EXISTING CONDITIONS/ SURROUNDING LAND USE

FIGURE 2-1





*Consistency:*

Mojave Vistas proposes to avoid development within the open space conservation easement and will assure adequate emergency service access to the entire project area. The developer will work with the Fire Department on locating a new Fire Station potentially within the project.

**Resource Element**

*Goal: Victorville as a community which continues to identify and manage resources in coordination with its growth and development.*

*Consistency:*

The Mojave Vistas Specific Plan establishes the project's storm water management system including the provision of detention basin areas as necessary. The plant palette for Mojave Vistas has been designed to be compatible with the climate and reduce/minimize water use.

## 2.2 GEOLOGY / TOPOGRAPHY

The Mojave Vistas Specific Plan lies within the Victor Valley area which is primarily composed of alluvium and undifferentiated older alluvial sediments. The San Andreas Fault lies approximately twenty miles (20 mi) to the southwest of the project area as depicted in the Victorville General Plan. The project is not in any fault zones or Alquist-Priolo Special Studies Zone.

### Topography

The project site is comprised of rolling desert topography with an one hundred eighty feet (180') elevation difference. The highest elevation at the southeast corner is approximately 2,720 feet above mean sea level (MSL) trending toward the west corner to approximately 2,900 feet MSL. The southern portion of the site is separated from the northern portion by a canyon that crosses to the northeast from the east end of Tawney Ridge Lane to National Trails Highway. See Figure 2-3.

## 2.3 HYDROLOGY

The Mojave Vistas Specific Plan is not located within a flood hazard area identified by the Federal Emergency Management Agency (FEMA). The site does lie within the Mojave River Ground Water Basin Area, Alto sub-basin with a supply of groundwater approximately two hundred feet (200') below ground level. No jurisdictional "blue-line" streams or other "wetlands" areas are designated on the site. Flows off-site will be maintained at current levels, there will not be any additional flows off-site after completion of the project.

## 2.4 BIOLOGY

The site is currently undeveloped, with numerous unimproved roads and trails from use of off-road recreational vehicles.

There are no known sensitive plant species or animals such as: Desert Tortoises, Sharp-shinned hawks,

loggerhead shrike's, Mojave ground squirrels or Burrowing Owls on site. *Desert Tortoises* do not occur on the property or within the immediate area as determined by field surveys conducted in April 2005, and it is unlikely that tortoises will move onto the site in the near future due to the low population levels in the immediate area.

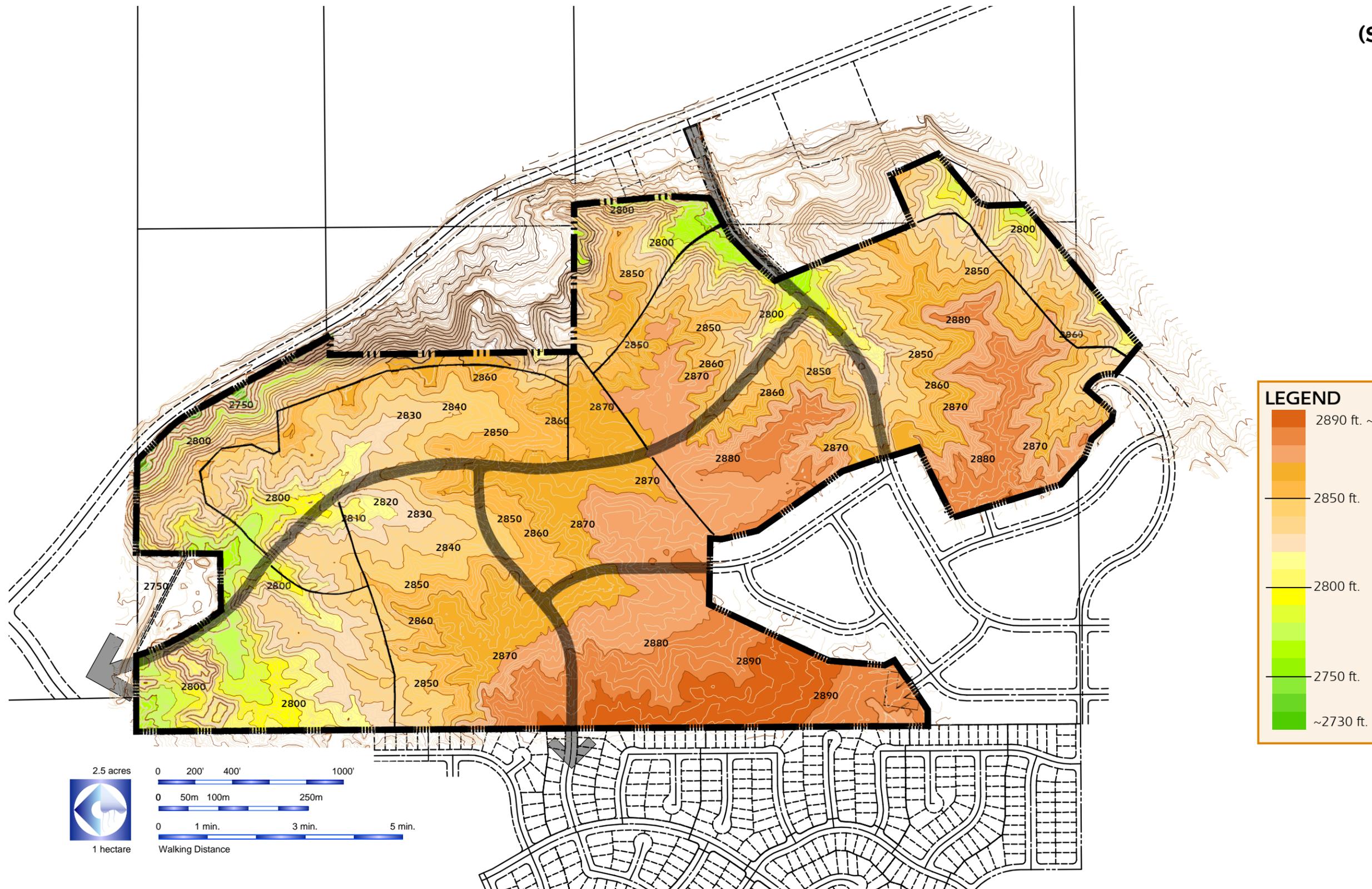
*Sharp-shinned hawks and Loggerhead Shrikes* were not observed on the property or within the immediate area.

*Mohave Ground Squirrels*, the site supports native vegetation, including winterfat and spiny hop-sage plants, which could be potential habitat for the Mohave Ground Squirrel.

*Burrowing Owls*, the surveys did not identify any owls on the site; however, potential owl burrows were observed on the property and in the surrounding area. Should any of the above listed species be observed during future development activities California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS) should be contacted to discuss potential mitigations which may be required by the agencies.

The biological information above was provided in the Biological Survey prepared on April 25, 2005 by RCA Associates, Inc. Additional biological studies may be conducted as required prior to grading of the project site.

**TOPOGRAPHY  
FIGURE 2-3  
(SPA-1 / 2007)**



## 3. Land Use Plan

### 3.1 DESIGN

The Mojave Vistas Specific Plan is being developed as a Master Planned Community incorporating residential, school, open space and park uses into a walkable community. The proposed project will comprehensively develop the approximately two hundred nineteen acres (219 Ac). The land uses will be integrated together through the use of landscape, architecture and theming to create a sense of community. A diversity of residential product types are situated within walking distance of the school, parks and open space trails. The project encourages the use of alternate modes of transportation such as walking and biking within the community.

### 3.2 LAND USE PLAN

The project incorporates the goals and objectives of the City of Victorville's General Plan. The land use for Mojave Vistas is designed to integrate with adjacent development and create an interface to future development around the site.

#### Single Family Residential Planning Areas 1, 3, 4, 6, 7, 8, & 10

The range of housing types within the Mojave Vistas Specific Plan includes a variety of single family dwelling types, cluster, R-1 5,500 residential and R-1 6,000 residential incorporated into seven (7) planning areas. The single family areas are composed of five thousand square feet (5,000 sf) lot minimums, five thousand five hundred square feet (5,500 sf) lot minimums, and six thousand square feet (6,000 sf) minimum lots. The overall project proposes a maximum of nine hundred seventy-two units (972 DU)

for an average density under four point four units per acre (4.4 DU/Ac).

The single family residential will incorporate three (3) minimum lot sizes to allow for a variety of single family detached residences within the proposed community. Planning areas 1, 6 and 8 are Cluster products on five thousand square feet (5,000 sf) minimum lots on approximately of fifty-three point two acres (53.2 Ac) with a maximum of four hundred seventy-eight units (478 DU) for a density of nine units per acre (9 DU/Ac). Planning areas 3 and 7 will be R-1 5,500 residential on five thousand, five hundred square feet (5,500 sf) minimum lots on approximately fifty-nine point two acres (59.2 Ac) with a maximum of two hundred seventy-four units (274 DU) and a maximum density of five units per acre (5.0 DU/Ac). Planning areas 4, and 10 will be R-1 6,000 residential on six thousand square feet (6,000 sf) lot minimums on approximately forty-seven point six acres (47.6 Ac) with a maximum of one hundred eighty-nine (189 DU) homes for a maximum density of four and one half units per acre (4.5 DU/Ac). In addition, should the School not be developed in Planning Area 5 it shall revert to Park and the two (2) parks that totaling approximately six acres (6.2 Ac) shall become R-1 5,500 residential with a maximum density of five units per acre (5 DU/Ac), for a total of thirty-one (31) units. *(SPA-1/2007)*

#### School Planning Area 5

A twelve point three acre (12.3 Ac) school site is proposed across the street from one (1) of the neighborhood park sites. The school site is centrally located to allow school children to walk safely to and from school.

Should the school not be located within the Mojave Vistas Specific Plan, the twelve point three acre (12.3 Ac) site shall become a park. [\(SPA-1/2007\)](#)

### **Parks Overlay**

#### **Planning Areas 2, & 9**

Within the project, approximately six point two acres (6.2 Ac) of developed park space are proposed. One (1) neighborhood park is located near the northern project entry and will provide both a visual amenity and a recreation area for the project residents. The second neighborhood park is located east of the school site adjacent to and providing connectivity to the conservation easement/open space area. The parks will include active recreation facilities. Paseos (with concrete paths) and enhanced parkways have been proposed through the project in order to simplify access from all planning areas within the Specific Plan. The parks, school and neighborhoods will be connected with paseos, enhanced parkways and/or sidewalks. [\(SPA-1/2007\)](#)

Should the school site in planning area 5 revert to a park the two (2) parks listed above may revert to R-1 5,500 residential for a maximum of five units per acre (5 DU/Ac).

### **Open Space/Conservation Easement**

Within the project there are approximately Thirty-one point four acres (31.4 Ac) of open space/conservation easement proposed. The open space/conservation easement will allow for hillside hiking opportunities and scenic views. The Conservation easement area shall be maintained as open space (natural conservation area is approximately twenty-nine point six acres (29.6 ac) with approximately one point eight acres (1.8 ac) of slopes that may be graded and revegetated), water

detention/retention or other water quality or flood control facilities maybe located within the easement. Service access shall be provided to the Conservation easement to allow for maintenance and/or emergency service vehicles. [\(SPA-1/2007\)](#)

**LAND USE  
STATISTICAL SUMMARY  
(SPA-2 2015)  
TABLE 3-1**

LAND USE	PLANNING AREAS	ACRES	DENSITY	UNITS
Cluster	1, 6 & 8	53.2	9.0	478
R-1 5,500 Residential	3 & 7	<b>57.9</b>	<b>4.6</b>	<b>268</b>
R-1 6,000 Residential	4, & 10	47.6	4.0	189
Parks (Overlay) Med. Density*	2, & 9	6.2	5.0	31
School	5	12.3		
Open Space/Conservation		<b>26.2</b>		
Streets		9.3		
<b>TOTAL</b>		<b>212.7</b>	<b>4.5</b>	<b>966</b>

*(SPA-1/2007)*  
*(SPA-2/2015)*

**DETAILED LAND USE  
STATISTICAL SUMMARY  
(SPA-2 / 2015)**

**TABLE 3-2**

LAND USE	PLANNING AREAS	ACRES	DENSITY	UNITS
Cluster	1	22.5	9.0	202
Parks (Overlay) Med. Density*	2	3.2	5.0	16
R-1 5,500 Residential	3	24.9	5.0	124
R-1 6,000 Residential	4	24.5	4.4	109
School	5	12.3		
Cluster	6	16.1	9.0	145
R-1 5,500 Residential	7	33.0	4.4	144
Cluster	8	14.6	9.0	131
Parks (Overlay) Med. Density*	9	3.0	5.0	15
R-1 6,000 Residential	10	23.1	3.5	80
Open Space/Conservation/Basins		26.2		
Streets		9.3		
<b>TOTAL</b>		<b>212.7</b>	<b>4.5</b>	<b>966</b>

\* Should the school district choose not to build a school in PA 5 this site will be a park site. In addition, the two (2) active park sites will be allowed to be constructed as R-1 5,500 residential at 5 DU/Ac.

(SPA-1/2007)

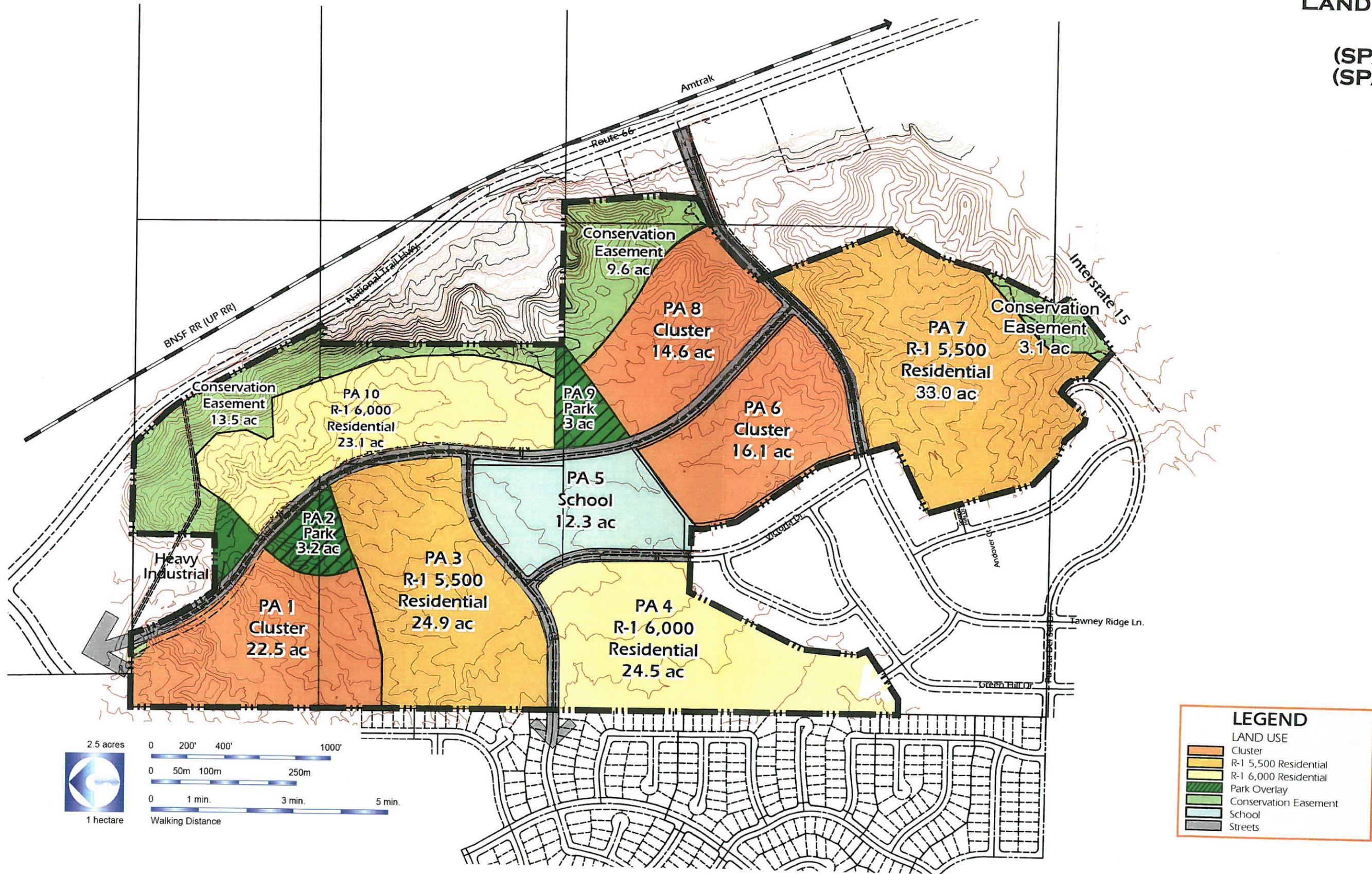
(SPA-2/2015)

**DETAILED  
OPEN SPACE / CONSERVATION  
SUMMARY  
TABLE 3-3**

<b>Planning Area</b>	<b>ACRES</b>
PA 7 - Conservation Area	7.5
PA 7 - Graded/Revegetated Area	0.8
PA 8 - Conservation Area	9.3
PA 8 - Graded/Revegetated Area	0.3
PA 10 - Conservation Area	12.8
PA 10 - Graded/Revegetated Area	0.7
<i>Total Conservation Area</i>	<i>29.6</i>
<i>Total Graded/Revegetated</i>	<i>1.8</i>
<i>Grand Total Open Space / Conservation</i>	<i>31.4</i>

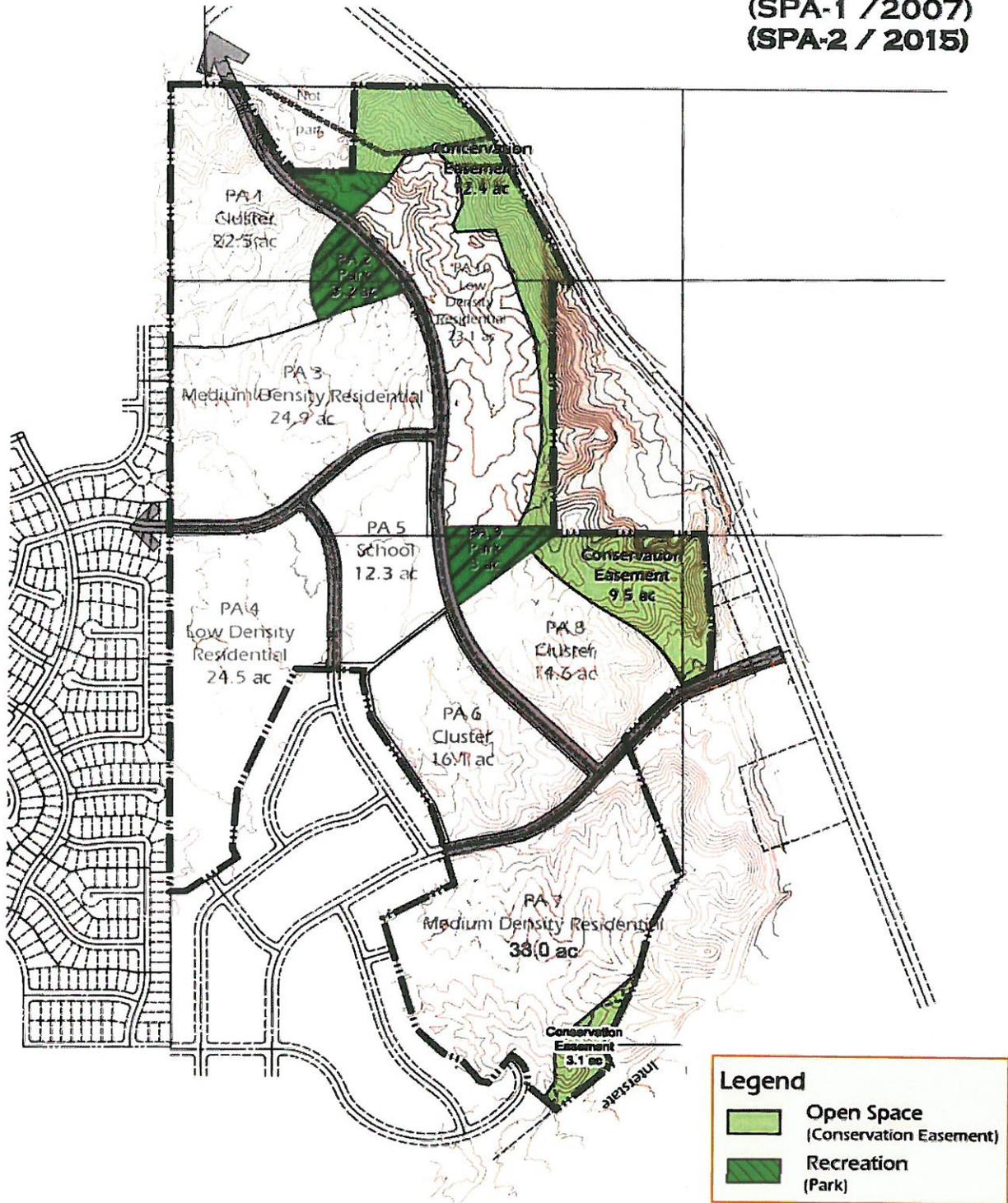
*(SPA-1/2007)*

**LAND USE PLAN  
FIGURE 3-1  
(SPA-1 / 2007)  
(SPA-2 / 2015)**



**OPEN SPACE/RECREATION**

**FIGURE 3-2  
(SPA-1 / 2007)  
(SPA-2 / 2015)**



## 4. Infrastructure Plan

### 4.1 CIRCULATION

#### Project Circulation

The Circulation Plan for Mojave Vistas emphasizes the attractive design and usable streetscapes which balance the needs of pedestrians, bicyclists and vehicles. Another objective of the circulation plan is to provide direct access to parks, and open space from the residential areas within the project.

#### Vehicular Circulation

The primary vehicular access to the project is provided from National Trail Highway at Tawney Ridge Lane crossing the site from east to west. The north to south access to the site will be from Tawney Ridge Lane.

Figure 4-1 depicts the planned area-wide circulation system established in the Circulation Element of the General Plan. The street right of way and designations for the surrounding roadways are as follows:

National Trails Highway (Route 66)-  
Major Arterial  
One hundred foot right of way  
(100' R/W)

Note: Mojave Vistas Drive as shown in the General Plan Circulation Element is located slightly to the west of the proposed alignment within the Mojave Vista's specific plan. The proposed alignment has moved east due to an existing half-width section of Mojave Vistas Drive, which was previously not constructed along the section line.

Internal roadways are classified as follows:

Tawney Ridge Lane / Collectors -  
Sixty-four-foot right of way  
(64' R/W)

Local Streets -  
Sixty foot right of way  
(60' R/W)

Figure 4-2 illustrates a circulation plan that will provide access to the site as well as the internal backbone system that will complete the local circulation network of the project. See figure 4-3 street cross sections. Enhanced landscape setback areas will be incorporated through the project adding landscaping beyond the right of way making the streetscapes pleasing and welcoming to motorists and pedestrians. See Section 6.5 Landscape Architecture.

#### Pedestrian And Bicycle Circulation

The tree lined, pedestrian routes along the streets within the project will be supplemented with a trail system. The trail system is a network of roads, multi-purpose trails, enhanced parkways and paths working together to provide convenient linkages to destinations within the community. The enhanced landscape areas along the right of ways create a feeling that is inviting for pedestrians and cyclists. Bike routes are located along National Trails Highway and 7th Street, off-site from the project.

#### Proposed Traffic Mitigation

As a part of the Mojave Vistas project, Tawney Ridge Lane is proposed to be constructed to National Trails Highway. With the construction of Tawney Ridge Lane, it is recommended that the ultimate intersection improvements for the intersection of Tawney Ridge Lane and National Trails Highway be constructed. The traffic generated by the project in itself will not require this traffic signal to be installed at the intersection. However, as development occurs along Blue

Canyon Road, specifically by other projects, traffic volumes will increase such that the traffic signal installation will be justified. The following measures are recommended improvements for the project per the July 22, 2005 Traffic Impact Analysis performed by VVCE, Inc.

1. Install a traffic signal at Tawney Ridge Lane and National Trails Highway and construct a north to west left turn lane, an additional northbound and southbound through lanes
2. Construct a north to west left turn lane and an additional northbound and southbound through lane at the intersection of National Trails Highway and Rancho Road.

## 4.2 WATER & SEWER

### Water

The Mojave Vistas Specific Plan is within the Victor Valley Water District's (VVWD) service area. VVWD has indicated that service will be provided for this project by means of existing services as well as services that will be required to be constructed as part of this project. Currently there is an eight inch (8") water main located in Tawney Ridge Lane, Victoria Drive and Brookfield Drive. In addition, there is a fourteen inch (14") line in National Trails Highway bordering the east side of the project. We should be able to connect into the future tracts to our north and west. Victor Valley Water District (VVWD) prepared a Water Assessment Report to properly determine the extent of the infrastructure water needs for this project.

There has been no indication from VVWD of a possible Reclaimed or Recycled water system to be utilized for irrigation or other non-potable uses.

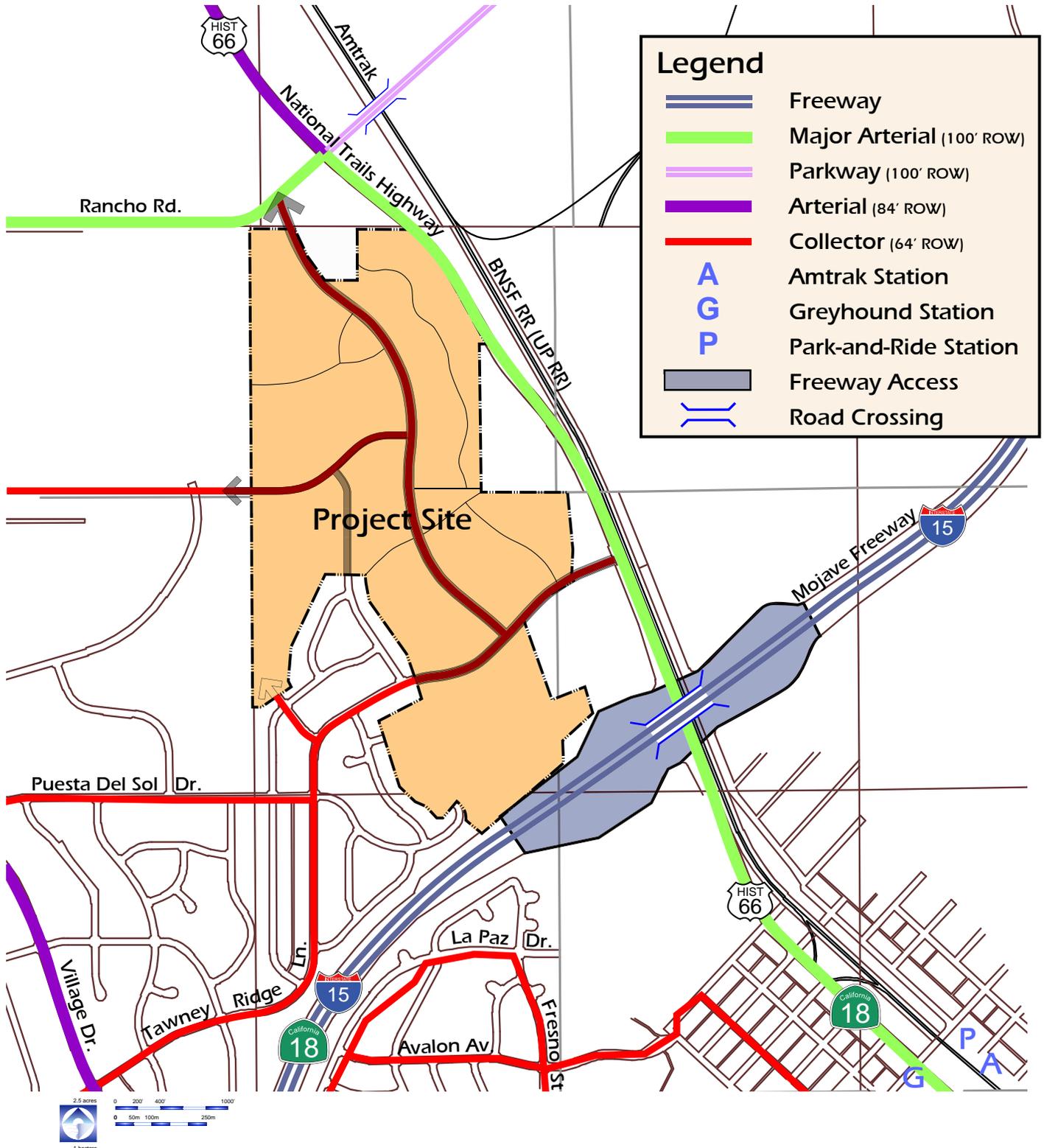
See Figure 4-4 conceptual water plan

### Sewer

3. The Mojave Vistas Specific Plan is within the City of Victorville service area. Currently there is a ten inch (10") trunk sewer installed within the future alignment of Tawney Ridge Lane which runs easterly through the south half of project. Due to the topography of the site, the southern portion of the project will be able to be serviced by this system. The remaining portion will be serviced by a sewer main that is being planned as part of the Tract 14863 located along the westerly boundary. The project may be phased so that the southern portion is constructed first, allowing the northern portion to be built after the infrastructure for Tract 14863 is in place. A conceptual master sewer plan for the project site is illustrated in Figure 4-5. A phasing plan is illustrated in Figure 7-1.

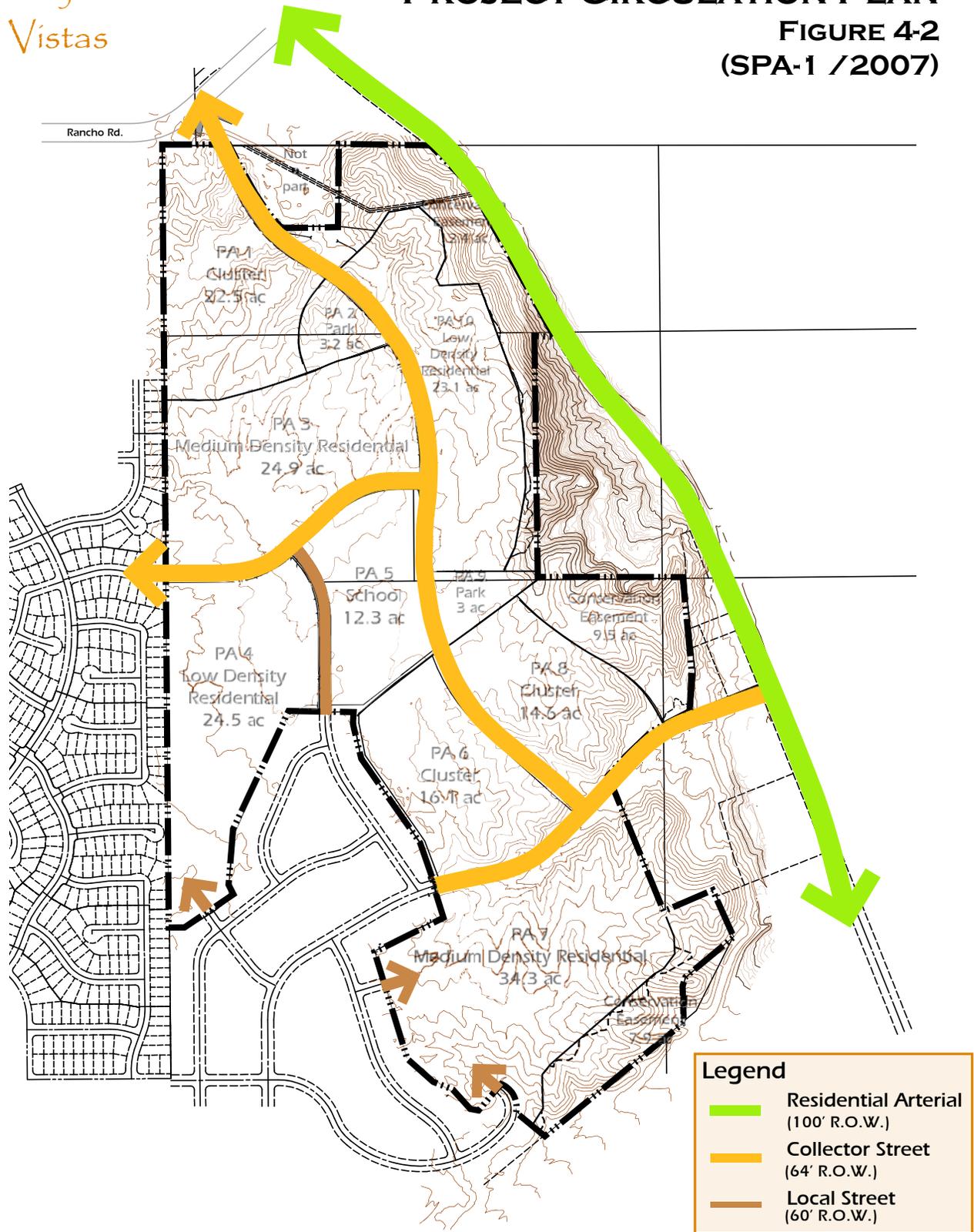
# GENERAL PLAN CIRCULATION

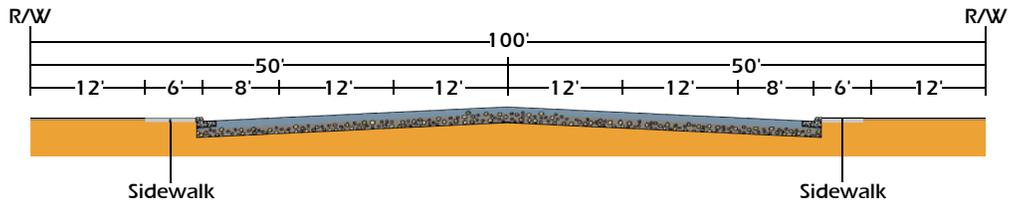
FIGURE 4-1



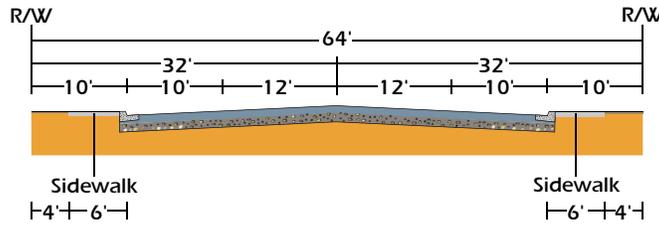
# PROJECT CIRCULATION PLAN

FIGURE 4-2  
(SPA-1 / 2007)

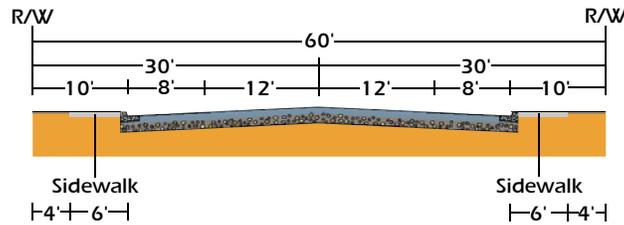




**Major Arterial**  
**(National Trails Highway/off-site)**



**Collector**  
**(Tawney Ridge Lane and Internal Collectors)**



**Local**  
**(Neighborhood Streets)**

## 4.3 DRAINAGE Drainage Plan

The proposed project will include a total of ten (10) planning areas that consists of residential, school, park and open space land use types. The proposed project will provide flood control facilities to intercept and convey off-site and on-site drainage areas to existing drainage facilities located within National Trail highway/Route 66. The contours indicate that the general flow direction is in the easterly direction. The runoff emanating from the project site ultimately discharges into the Mojave River located immediately east of the project site. The existing flow rates off-site will be maintained, no additional off-site flows will result from this project .

Planning Areas 1-5 and 9-10 will drain to the detention basin prior to being discharged to the adjacent property located northeast of the project site. The runoff will be conveyed to the existing water course that discharges into the Mojave River. Planning Areas 6—8 will be collected within subsurface storm drain facilities. The proposed storm drain will be discharged into the existing storm drain located on the east side of National Trail highway/Route 66. The existing facility is multiple-box crossing that traverse the railroad right-of-way. On the east side of the railroad right-of-way the multiple-box crossing discharges into an earthen channel that discharges into the Mojave River.

Figure 4-6 shows the proposed infrastructure alignments that will be required for the project site. In addition, the exhibit shows the location of one proposed detention basin. The exhibit also shows the existing storm drain facilities within the area. Currently the reconnaissance study performed for the project indicated that there is a

