



**LAND USE SERVICES DEPARTMENT
PLANNING DIVISION
PLANNING COMMISSION STAFF REPORT**

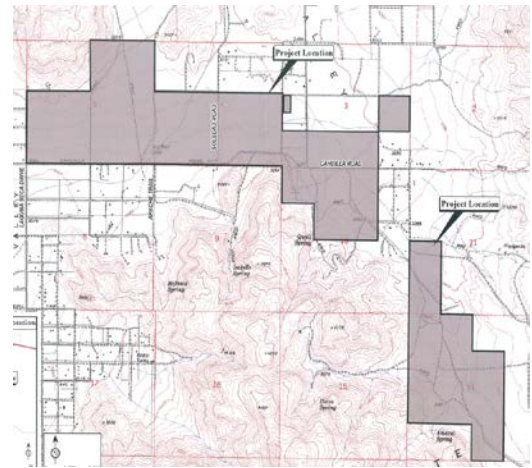


HEARING DATE: December 5, 2013

AGENDA ITEM # 2

Project Description

APN:	0436-032-21,30; 0436-021-13-16; 0436-041-02-04,16; 0436-261-10,14; 0436-261-14; 0436-081-01-05
APPLICANT:	STRATA EQUITY GROUP, INCORPORATED
COMMUNITY:	APPLE VALLEY
LOCATION:	LAGUNA SECA DRIVE AND CAHUILLA ROAD, NORTHEAST CORNER
PROJECT NO:	P200700944
STAFF:	VERNON JONES
REP(S):	ALLARD ENGINEERING
PROPOSAL:	A) SPECIFIC PLAN FOR A MASTER PLANNED COMMUNITY, INCLUDING 3,114 RESIDENTIAL UNITS, 15 ACRES OF COMMERCIAL, AND 336 ACRES OF PARKS, EQUESTRIAN AND OPEN SPACE ON 1,557 ACRES. B) GENERAL PLAN LAND USE ZONING DISTRICT AMENDMENT FROM RL-5, RL-20 AND RL-40 TO SP (SPECIFIC PLAN) ON 1,557 ACRES. C) DEVELOPMENT CODE AMENDMENT TO ADD THE PROPOSED SPECIFIC PLAN TO THE LIST OF SPECIFIC PLANS IN THE COUNTY.



294 Hearing Notices Sent On: November 22, 2013 Report Prepared By: Vernon Jones
P.C. Field Inspection Date: November 26, 2013 Field Inspected By: Commissioner Coleman

SITE INFORMATION:

Project Size: 1,557 Acres

Terrain: Relatively Flat with the exception of isolated rock outcrops and peripheral hills.

Vegetation: Holland's community types: Creosote Bush, Joshua Tree, Burrow Bush, and California Buckwheat.

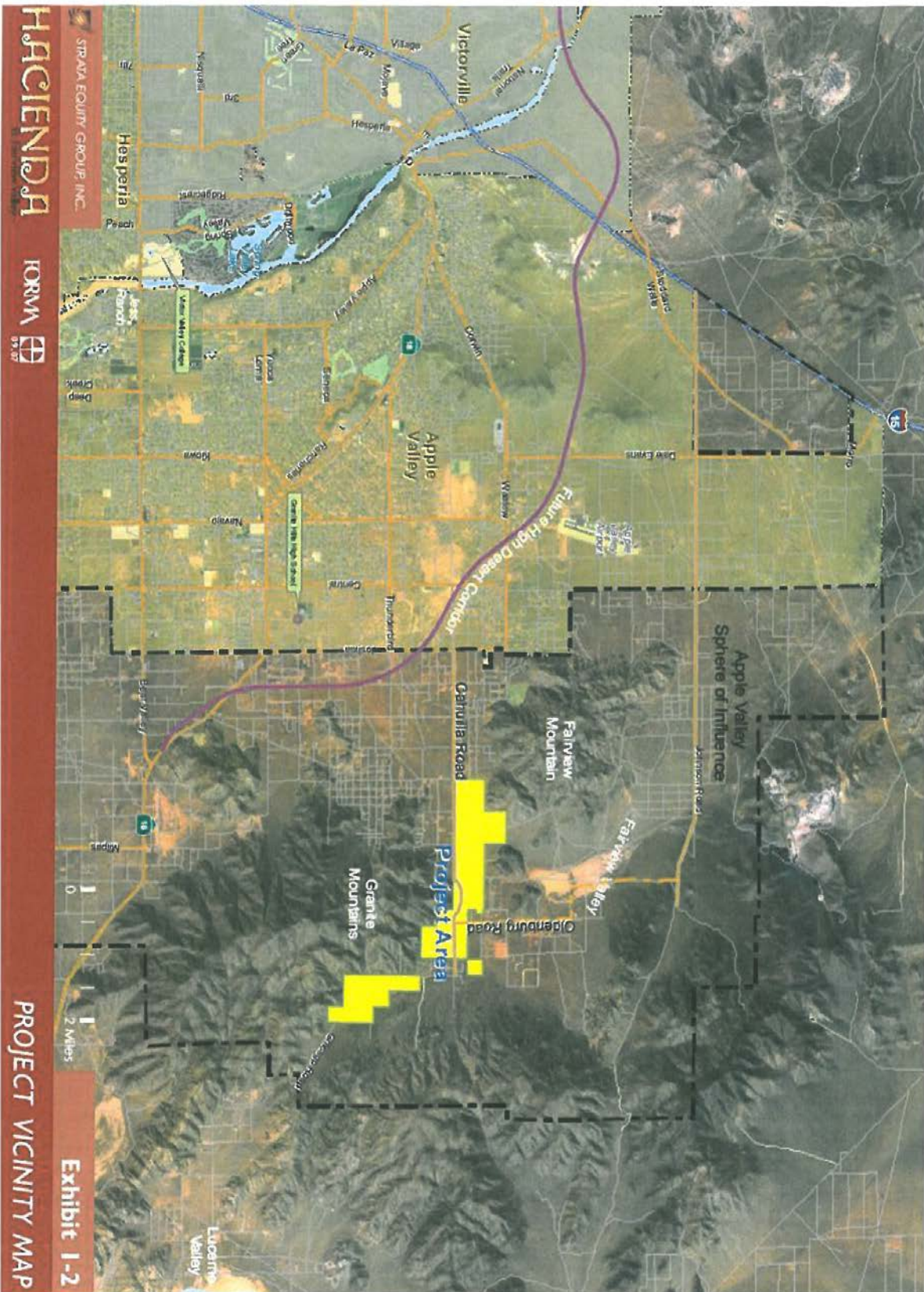
SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	AV/RL-5, AV/RL-20, and AV/RL40.
North	Single Residential, Open Space (BLM)	AV/RL-5, AV/RL-20, and AV/RL40
South	Single Residential, Open Space (BLM)	AV-RL, AV/RC
East	Single Residential, Open Space (BLM)	AV/RL-20, AV/RL40, and AV/RC
West	Single Residential	AV/RS-1

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	Apple Valley	Reviewed by Town of Apple Valley Staff.
Water Service:	AVRWC	Will serve letter provided.
Sewer Service	Not Currently Served	Applicant has elected to use on-site treatment run by the County CSA or other similar agency.

STAFF RECOMMENDATION: That the Planning Commission **Recommend** that the Board of Supervisors Adopt the Hacienda at Fairview Valley Specific Plan.

Recommendations to the Board of Supervisors are not subject to appeal.



HFVSP's Vision

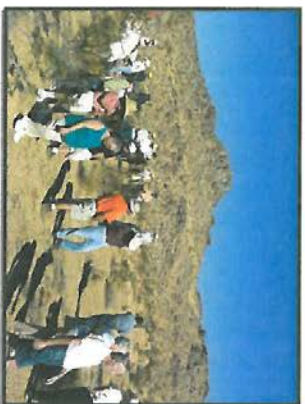
Active Adult & Equestrian Lifestyles



Bocce Ball



Horseback Riding



Hiking



Swimming



Biking



Quality Architecture



Veranda Living



Solar Roof

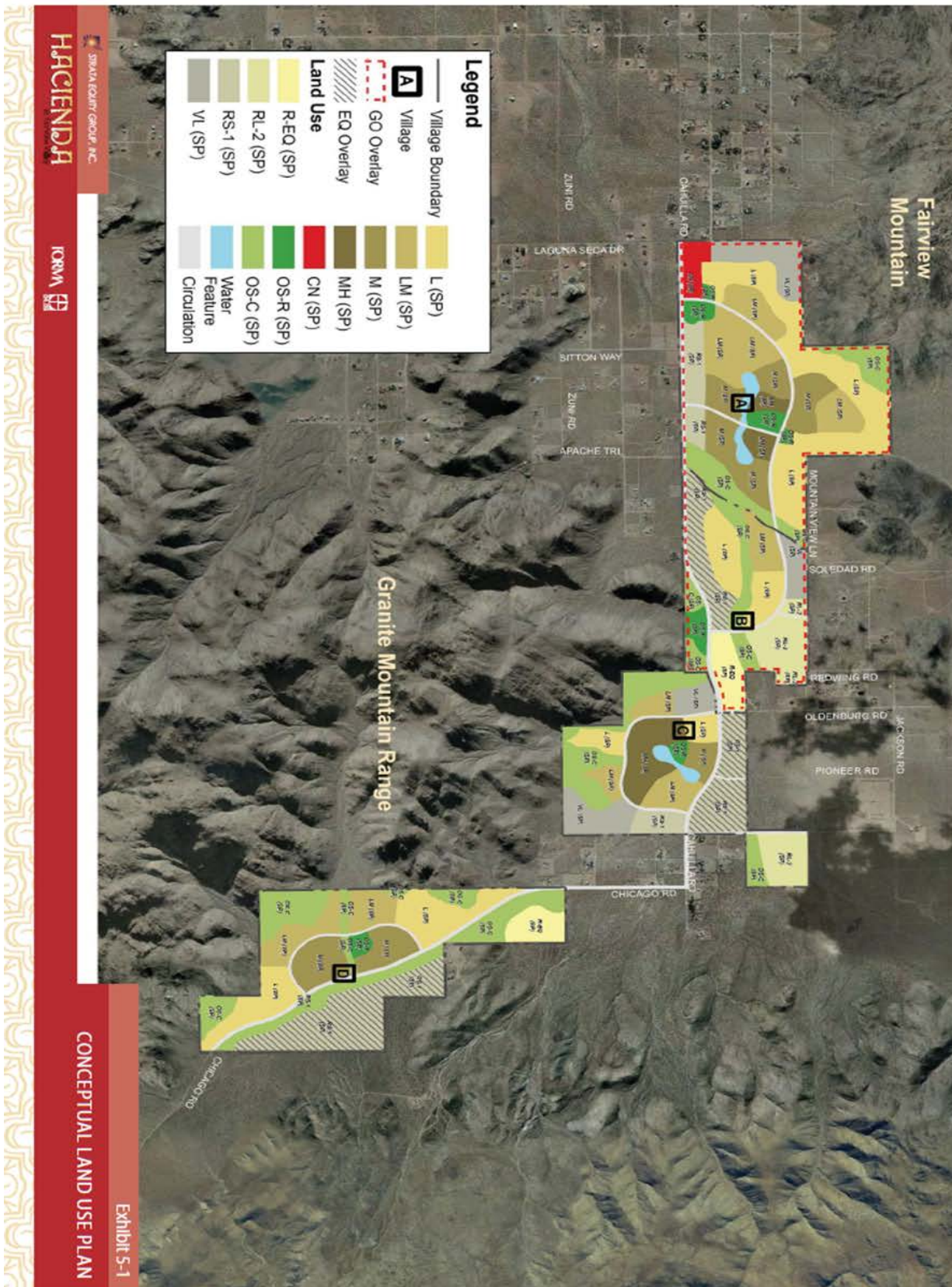
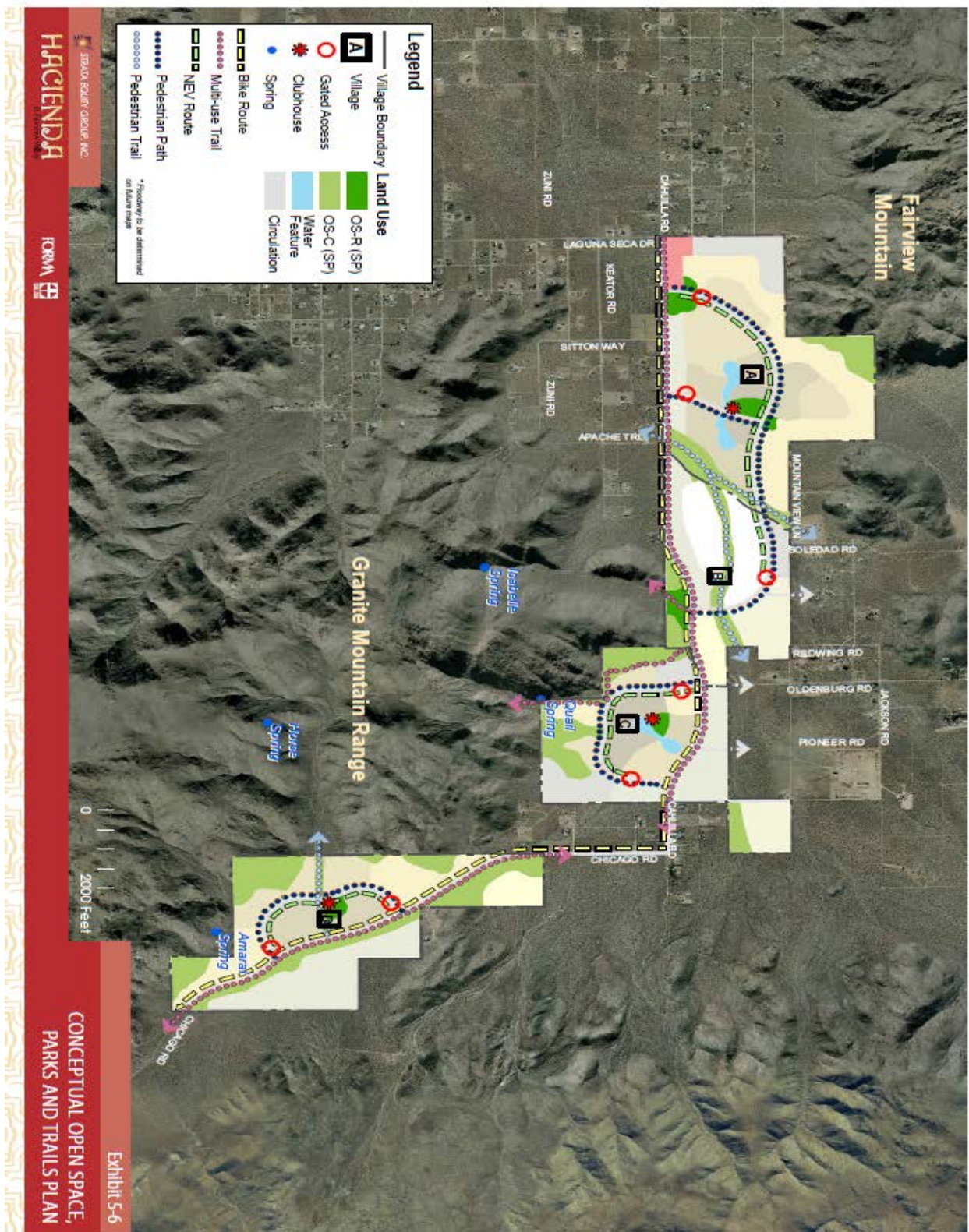
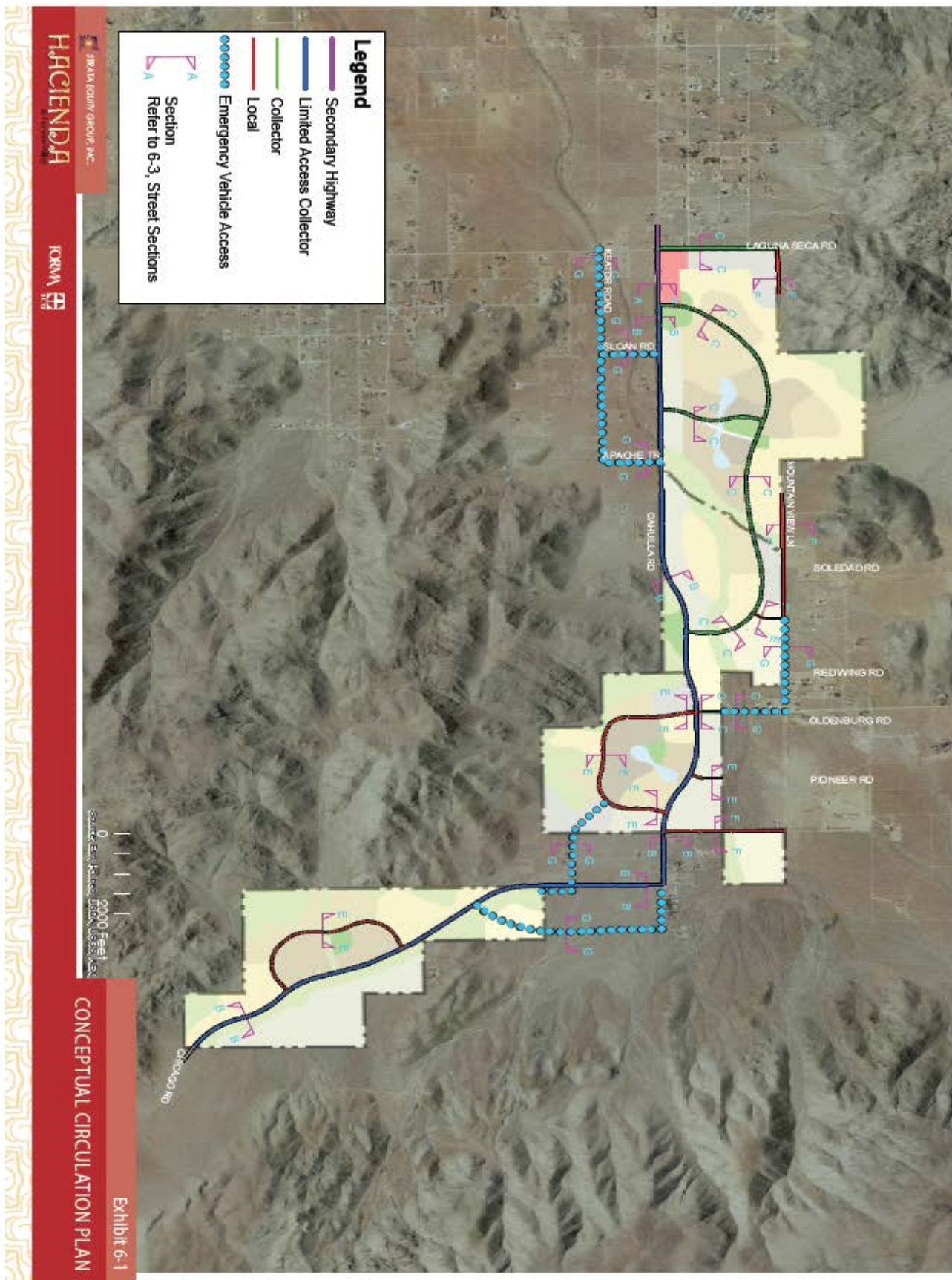


Table 5-1
LAND USE SUMMARY TABLE

Land Use (1)	Village A			Village B			Village C			Village D			Total	
	Planned DUs	Max DUs	Acres (4)	Planned DUs	Max DUs	Acres (4)	Planned DUs	Max DUs	Acres (4)	Planned DUs	Max DUs	Acres	Planned DUs (2)	Maximum DUs (3)
Rural Living (RL-2)	0	0	44	16	19	29	11	13	0	0	0	73	27	32
Estate (RS-1)	29	18	40	25	30	65	41	49	92	58	70	226	142	170
Equestrian (R-EQ)	0	0	25	16	19	0	0	0	22	14	17	47	30	36
Very Low (VL)	35	37	44	16	20	43	46	55	0	0	0	94	100	120
Low (L)	140	421	505	48	144	23	69	83	77	231	277	288	865	1,038
Low-Medium (LM)	89	357	428	20	80	39	156	187	48	192	230	196	785	942
Medium (M)	84	460	552	0	0	12	66	79	50	274	329	146	800	960
Medium-High (MH)	17	111	133	0	0	39	254	305	0	0	0	56	365	438
Residential Total	394	1,404	193	298	250	643	289	769	1,126	3,114				
Commercial (CN)	15		0		0	0			0			15		
Commercial Total	15		0		0	0		0	0			15		
Parks (OS-R)	20		10		4				5			39		
Water Feature	11		0		7				0			18		
Open Space (OS-C)	50		42		65				122			279		
Open Space Total	81		52		76				117			336		
Circulation (Road Area)	21		17		19				23			80		
Circulation Total	21		17		19				23			80		
Project Total	511	1,404	262	298	345	643	439	769	1,557	3,114				

(1) Exact configurations for area designations such as retention/denomination boulevards, fire station(s), library, and open space preservation will be determined during tract map processing.
 (2) These unit counts are the planned number of units that could be developed within each Land Use Designation of the Specific Plan Area.
 (3) Total permitted dwelling units within any Residential Land Use may be lesser or greater than the "Planned DUs" shown, if a) "Maximum DUs" are not exceeded for any individual land use designation and b) overall Specific Plan Area does not exceed 3,114 units.
 (4) Average may adjust in each Planning Area ±20% for each land use as long as the total area and maximum amount of dwellings does not exceed 3,114 dwellings.





INTRODUCTION:

The Hacienda at Fairview Valley Specific Plan (HFVSP or Project) proposes to establish a master planned residential community focused primarily on active adults (ages 55+). HFVSP also provides opportunities for family-oriented lifestyles, equestrian uses, and commercial development. The Project is organized around four (4) neighborhood “villages” and is assumed to be developed in four (4) phases. The “villages” will be linked together through a network of local roadways, multi-use trails and pedestrian paths, parks, greenbelts, water features, and natural open space. The Project contains two (2) overlay districts that provide options for expanded equestrian uses and a golf course. The subject site consists of 1,557 acres located approximately two miles east of the Town of Apple Valley and within the Town’s sphere of influence. See **Exhibit #1, Vicinity Map**.

BACKGROUND:

The Project is a specific plan for a master planned community, including 3,114 residential units, 15 acres of commercial, and 336 acres of parks, equestrian facilities and open space on 1,557 acres. The Project also includes a general plan land use zoning district amendment from RL-5, RL-20 and RL-40 to SP (specific plan) on 1,557 acres and a Development Code Amendment to add the Project to the San Bernardino County (County) list of Specific Plans. The 1,557 acre site includes several parcels, not all of which are immediately adjacent to each other as the specific plan covers two separate locations. The first location is approximately 1,115 acres and the second location is approximately 440 acres. These two locations have a separation of approximately 1,400 feet but are otherwise connected by Cahuilla Road/Chicago Road.

The Project site is adjacent to the Town of Apple Valley and within the Town’s Sphere of Influence. The Project site consists primarily of undisturbed vacant land. Historic ranching/grazing activities, current off-road vehicle use and illegal trash dumping have disturbed portions of the Project site. The primary vegetation community on the site is Mojave creosote bush scrub, which comprises approximately 99 percent of the vegetation cover. In addition, Joshua trees are located throughout the Project site. The topography ranges between 3,080 to 4,000 feet above mean sea level. With the exception of some isolated rock outcrops and peripheral hills, the Project site is topographically flat with less than 10% fall from the southeast to the north and west.

The California Government Code establishes the authority for cities and counties to adopt specific plans by resolution for policy issues and by ordinance for zoning regulations. The HFVSP, if adopted, would require actions by the County Board of Supervisors to incorporate the changes into the General Plan by resolution, the change in zoning by ordinance and the changes to the Development Code by ordinance. The HFVSP will constitute zoning for the properties within the Project area. Proposed planned developments, site plans, tentative parcel maps, tract maps, and use permits must be consistent with the HFVSP. In the future, if development agreements are sought, they also must be consistent with the HFVSP and the County’s General Plan.

The HFVSP must be consistent with, and implement, the County's General Plan. Because the County uses a single General Plan/Zoning Map, adoption of this specific plan will include a General Plan Map amendment.

SPECIFIC PLAN VISION AND GOALS

The HFVSP creates an active adult (55+) lifestyle in a resort setting, with some limited opportunities for single-family, equestrian-friendly residential uses and commercial development. See **Exhibit #2, Vision**. "Going Green" and supporting environmentally-sensitive design practices is an important component of the HFVSP. The building architecture, landscape architecture, and respect for the natural areas of Fairview Valley are also important provisions of the Plan. The site planning of the residential areas maximize passive and active solar energy, and support other efficiencies of land use and building orientation; such as, transportation and alternative modes of transit, reclaimed water and xeriscape, and decreased energy consumption and greenhouse emissions. The design elements of the HFVSP build upon the area's natural topographic features surrounding Fairview Valley. This is accomplished by blending the desert terrain with the new development through transitional landscape programs, such as parkway landscaping, edge treatments along residential properties, and preserving natural drainage ways that have natural desert wash features. In addition, Joshua Trees will be incorporated into the master landscape plan for the area providing an opportunity to replace those lost to the development of the site.

The Specific Plan provides for the following development and open space potential:

- 3,114 residential units (2,815 active adult units and 299 single-family units)
- 15 acres of Neighborhood Commercial uses, including a two-acre (Fire/Police) Public Safety Center
- 336 acres of Parks, Recreation, & Open Space, including a ten-acre Equestrian Center

Specific goals for the HFVSP are as follows:

- Maintain the Semi-Rural Character and Promote a Resort Lifestyle that is Compatible with the Surrounding Area
- Establish Community and Support High Desert Lifestyles
- Support Natural Features and Resources
- Establish a Long-Term Master Planned Community
- Implement Green and Sustainable Principles that are Society Responsible
- Establish a "Green" Community for the High Desert
- Provide Accessibility and Services in the Community
- Provide a Variety of Recreational Opportunities Incorporating a Comprehensive Trail System, Park, and Recreation Centers
- Diversify Housing Product Types to Serve a Range of Lifestyles and Market Demands

Jurisdictional Considerations

County of San Bernardino General Plan

The County's General Plan contains more than one hundred (100) goals and policies that are applicable to the HFVSP area. Appendix C of the HFVSP provides a list of the applicable General Plan goals and policies and the relevant General Plan Consistency Analysis.

Town of Apple Valley

The subject site is located within the Town of Apple Valley's Sphere of Influence (SOI). In November 1999, the residents of the Town of Apple Valley passed Measure N, which established a maximum density of two (2) units per acre for the Town's SOI area. Consistent with Measure N, the HFVSP proposes an average residential density of two (2) units per acre for the 1,557 acre site. The applicant has worked closely with the staff of the Town of Apple Valley to ensure that the Project satisfies the Town's General Plan and Zoning requirements, as well as future demands on the Town's municipal services. At Apple Valley's request, language has been added to the HFVSP document to address the following areas:

- Standards to address Light and Glare
- Public Services, including adding financing mechanisms to ensure that the planned public 10-acre Equestrian Park has adequate construction, and on-going maintenance, funding
- Revisions to the Drainage Plan to ensure as much water as possible is retained onsite using detention basins
- Payment of traffic impact fees for established traffic program and submittal of traffic impact reports
- Requirements for Residential Care Facilities
- Landscape Requirements

Local Agency Formation Commission (LAFCO)

LAFCO is the regional agency responsible for ensuring the establishment of appropriate, sustainable, and logical municipal level government structures providing for the distribution of efficient and effective public services. LAFCO staff have participated in the review of the HFVSP at periodic Development Review Committee meetings with County staff, and requested a number of additions to the HFVSP document to provide further clarification of the maintenance and operation mechanisms for the following uses: a package sewage treatment plant, the 10-acre (public) Equestrian Park, streetlights, detention basins, and open space. Accordingly, language has been added to the HFVSP to address the following areas:

- A Community Service District (CSD) has been added to Section 9.5.2 of the HFVSP as one of the possible maintenance and operation funding mechanisms for the uses listed below:

- Landscaping located at community and neighborhood entries
 - Landscaping along public street systems
 - Street Lighting and Traffic Signals (where required)
 - Private street right-of way
 - Emergency Vehicle Access
 - Village Commons which are private recreation areas
 - Wastewater treatment facilities
 - Open Space drainage areas, detention basins and/or stormwater improvements
 - Open space slopes not within private residential lots
 - Recreational Trail Systems within the Specific Plan Area
- An Assessment District is identified in Section 9.5.5 of the HFVSP as the maintenance mechanism for the 10-acre Equestrian Park, under the responsibility of the Town of Apple Valley.

LAND USE PLAN

The HFVSP is envisioned as an integrated master-planned community that provides a mix of residential homes, Neighborhood Commercial, and Parks/Recreation/Open Space. The complimentary land uses are to be linked together through a network of multi-use trails and pedestrian paths, parks, greenbelts, water features, and natural open space. See **Exhibit #3, Conceptual Land Use Plan**.

The HFVSP proposes four (4) residential “village” neighborhoods (providing both passive and active recreation opportunities) that are linked together by a trail system. Each village is defined by a cohesive theme and provides a mix of residential and non-residential uses, distinctive amenities, and community facilities. In addition, each village contains a Village Commons area that acts as a focal point for the village. The Villages are referenced as A-B-C-D.

In addition, two (2) overlay districts (equestrian and golf) have been incorporated into the land use plan to provide for the potential expansion of these types of recreational uses based upon future demand. The Equestrian Overlay would only impact portions of Villages B, C, and D, while the Golf Overlay would only impact Villages A and B. Finally, the HFVSP provides a 15-acre neighborhood shopping center to meet the needs of the proposed Project and the surrounding community. See **Exhibit #4, Land Use Summary Table**.

Following is a brief description of each of the four (4) villages:

Village A: Village A consists of approximately 511 acres in the western portion of the Project site. It is generally bounded by Cahuilla Road to the south, Laguna Seca Drive to the west, and Mountain View Lane to the north.

Village A would include a 15-acre neighborhood commercial center that would support both the Project site and the communities in the immediate vicinity. Village A would also include the Golf Course Overlay designation. Housing types proposed in Village A include Estate Ranches, Very Low, and Active Adult residences. In addition, there are two (2) open space conservation areas within Village A. A total of 81 acres of Open Space, including Open

Space Conservation (located at the foot of Fairview Mountain and along Fairview Creek) and Open Space Recreation (private parks) are also proposed as part of Village A. One (1) transit stop would be located in Village A, along Cahuilla Road. It is anticipated that approximately 1,404 residential units would be developed as part of Village A.

Village B: Village B consists of approximately 262 acres in the central portion of the Project site. It is generally bound by Mountain View Road to the north, Cahuilla Road to the south, Oldenburg Road to the east, and Fairview Creek to the west.

Village B would contain mostly large lot land uses, including Rural Living, Estate Ranch, Equestrian Estate, and Very Low residential uses. Village B also includes an Equestrian Overlay, which would provide the option for the boarding of horses on Estate Ranch lots where this type of use is normally not allowed. In addition, Village B includes a Golf Course Overlay. Active adult uses as well as open space are also proposed as part of Village B. Fairview Valley Equestrian Park, a public recreational amenity, is proposed in Village B, in addition to an equestrian trails loop. A total of 52 acres of Open Space, including Open Space Conservation (adjacent to Fairview Creek and Granite Mountains) and Open Space Recreation (public and private parks) is also proposed as part of Village B. It is anticipated that approximately 298 residential units would be developed as part of Village B.

Village C: Village C consists of approximately 345 acres in the central and eastern portion of the Project site. It is generally bounded by Oldenburg Road to the west, Cahuilla Road to the north, residential areas to the east, and Bureau of Land Management (BLM) property to the south and southwest.

Village C contains a variety of designations. Residential uses include Rural Living, Estate Ranch, Equestrian Estate, and Very Low Residential designations. An Equestrian Overlay is also proposed as part of Village C. Active adult uses are also proposed, including Low, Low Medium, Medium, and Medium High land uses. A total of 76 acres of Open Space, including Open Space Conservation (to protect the foothills of the Granite Mountains, Quail Spring, and to areas adjacent to BLM land) and Open Space Recreation (private parks). One (1) transit stop is located in Village C. It is anticipated that approximately 643 residential units would be developed as part of Village C.

Village D: Village D consists of approximately 439 acres in the southeastern portion of the Project site. The Granite Mountains are located west of Village D, and undeveloped property is located to the east. Village D is located approximately one-quarter (1/4) mile from the southeastern corner of Village C. This village contains Estate Ranch and Equestrian Estate residential uses. In addition, active adult uses are also proposed, including a mix of Low, Low Medium, and Medium residential land use designations. An Equestrian Overlay is proposed in Village D. A total of 127 acres of Open Space, including Open Space Conservation areas (to protect the foothills of the Granite Mountains, along drainage courses and areas adjacent to BLM land) and Open Space Recreation (private parks) is also proposed. One (1) transit stop would be located within Village D. It is anticipated that approximately 769 residential units would be developed as part of Village D.

Residential Land Uses

The Land Use Plan provides for eight (8) Residential Land Use Categories, including large lot residential areas, standard lot residential areas, active adult areas, and opportunities for equestrians. Most of these have some similarity to certain existing land use districts in the County Development Code, but each has been customized for the future uses and the kind of development envisioned for the HFVSP area. Exhibit 5-1, Conceptual Land Use Plan, illustrates the proposed land use designations in the Specific Plan Area. See Attachment 1. Table 5-1, Land Use Summary Table, describes the statistical summary of the land uses that comprise the Specific Plan Area. See Attachment 2. The HFVSP provides for the development of the following residential land uses:

Rural Living (RL-2) consists of large single-family lots 2 acres or greater. This designation provides for rural living and a transition to adjacent existing development and future land uses. This designation supports the boarding of horses.

Estate Residential (RS-1) consists of large single-family lots 1 acre or greater. This designation provides an Estate theme along major public roads and a transition to adjacent existing development. The RS-1 is planned for residents that would like to live on properties similar to those that board horses but do not desire to own a horse. This base designation does not support boarding of horses. The RS-1 designated areas in portions of the four Villages may also have an Equestrian Overlay (EQ) designation that permits the boarding of horses.

Equestrian Estate Residential (R-EQ) will consist of larger single-family lots 1 acre or greater. This designation provides an Estate theme along major public roads and a transition to adjacent existing development. This land use type is planned to support equestrian activities and will be zoned to permit equestrian residential development only. This designation supports the boarding of horses.

Very Low Residential (VL) consists of single-family lots 32,500 SF or greater. This designation is planned to have an Estate Ranch neighborhood theme and does not support the boarding of horses.

The following land use designations are planned to support the Active Adult neighborhood lifestyle and will be deed restricted to support an age-restricted community for occupancy by persons 55 years of age and older as defined and regulated by the Housing for Older Persons Act (HOPA) within the Federal Fair Housing Act (FHA) in effect at time of final map approvals:

Low Residential (L) consists of single-family lots 7,000 SF and greater. The lots in this designation are deed restricted for active adult use.

Low-Medium Residential (LM) consist of single-family lots 6,000 SF and greater. The lots in this designation are deed restricted for active adult use.

Medium Residential (M) consist of single-family lots 5,000 SF and greater. The lots in this designation are deed restricted for active adult use.

Medium-High Residential (MH) consist of single-family lots 4,000 SF and greater. Medium-High Residential may also include Single-Family Attached products. The lots in this designation are deed restricted for active adult use.

Retail/Commercial

A commercial land use designation allows for a neighborhood scale shopping center or a cluster of retail/commercial and medical uses that serves the entire Specific Plan Area and neighboring residential properties. Uses anticipated include, but are not limited to, grocery store, retail, office, day care, restaurants, etc. This area may also include public facilities such as fire station, sheriff station, post office annex, etc., to serve the overall community.

Commercial (CN) will consist of approximately 15 acres of land area in Village A near Laguna Seca Drive and Cahuilla Road to serve as a community shopping area. Retail and food services incidental to each Village Commons may be included within each of the clubhouses that assist in supporting community needs.

Open Space

The Project proposes a total of 39 acres of recreational open space (parks), 18 acres of water features and 279 acres of conserved open space. Two categories of Open Space are designated to support the Land Use Plan:

Open Space Recreation (OS-R) supports active and passive recreation areas such as gardens, lawn bowling, putting greens, sport courts, detention basins, clubhouses, and pools. There are four (4) park areas, also known as “Village Commons,” one within each Village and a community wide trail system that supports walking, jogging, and hiking. All parks have controlled access and serve the active-adult community. The 10-acre Fairview Valley Equestrian Park (in Village B) provides public access into an equestrian friendly facility and a staging area for a trailhead into the Quail Spring area and Granite Mountains. Water features are planned for Village A (11 acres) and Village C (7 acres).

Open Space Conservation (OS-C), supports areas that have been targeted to maintain a more natural environment to transition land uses into the Granite Mountains and Fairview Creek. The intent is to integrate the natural environment into each Village. Most areas designate existing natural features or support transitional areas from the community towards more sensitive natural areas. This area also supports detention basin locations that function for flood control but remain as open land areas. Desert-appropriate landscaping supports transition in the natural areas. See **Exhibit #5, Conceptual Open Space, Parks, and Trails Plan**.

Overlay Districts

Two overlay districts provide expanded flexibility in the overall Village concept, in that they continue to diversify recreational opportunities and lifestyles. The Equestrian Overlay (EQ) is located in Villages B, C, and D. The Golf Overlay (GO) is located in Villages A and B.

Equestrian Overlay (EQ) allows equestrian residential development to occur as an option to the base residential land use. The EQ Overlay is located exclusively on estate residential lots 1 acre or greater in portions of Village B, C, and D. Development standards and guidelines regulating the equestrian development option are included in the Overlay section of the Specific Plan. This will complement the Equestrian Estate Lots (R-EQ) in that those residents with smaller lots between 1 and 2 acres may enjoy their equestrian lifestyle. The Equestrian Overlay allows up to 3 horses per residential lot.

Golf Overlay (GO) provides future builders an option of constructing a golf course within Villages A and B. If the golf overlay plan is implemented, the number of residential units would be reduced because the golf course would replace some of the housing in Villages A and B.

Landscape Concept Plan

The Landscape Concept Plan targets an overall theme between all four Villages and to allow each individual Village to have its own landscape identity. For example, Cahuilla Road and Loop Road can carry through a consistent theme that links the four Villages as an identified community known as Hacienda at Fairview Valley. Village A, B, C, and D may have their own unique characteristics through planting schemes and materials creating identity and ambiance.

The landscape architecture design concept for Hacienda at Fairview Valley draws upon elements of the existing natural landscape forms and vegetation. The goal of the planting design is to provide a rich variety of plant material that is: consistent with the overall character of the Project, drought tolerant, and appropriate to the high desert climate. The Community Landscape Concept Plan has three basic objectives:

1. Preserve and integrate the natural landscape
2. Provide a safe, water-sensitive “sustainable” landscape
3. Create a sense of place that fits well with nearby neighborhoods.

Lighting is also an important component of the Landscape Concept Plan. The HFVSP includes a requirement that the community lighting system shall be designed to be compatible with the semi-rural character of the area. All outdoor lighting fixtures shall be installed in conformance with the Dark Sky regulations

CIRCULATION PLAN

The Circulation Plan consists of a road network provided to serve the HFVSP area, including each of the four (4) Villages. The primary access for the Specific Plan is Cahuilla Road, designated by the County General Plan as a secondary highway.

The Conceptual Circulation Plan provides a community system of multi-use trails and bikeways that connects the users to recreational opportunities in and around Hacienda at Fairview Valley. Collector streets from Cahuilla and Chicago Road provide access to neighborhoods within each Village. The overall circulation plan provides continuous looped

road access points and two points of entries for ease of emergency access. Speed limits for collector and local roads are planned for 35 miles per hour to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles to decrease the need for automobile use for local trips which will reduce greenhouse gas emissions from gasoline-powered vehicles. See **Exhibit #6, Conceptual Circulation Plan**.

All roadways within Hacienda at Fairview Valley are within County jurisdiction and in the Town of Apple Valley's Sphere of Influence, which is a consideration in designating roadways and street systems that interface with Apple Valley and major highways such as the future High Desert Corridor. Traffic and vehicle movement generated by Hacienda at Fairview Valley is planned for street designs that support and meet Level of Service Criteria under the County's Congestion Management Plan. The Traffic Analysis (as part of the certified Environmental Impact Report (EIR) that supports this Project) identifies mitigation measures that serve the roadway system and circulation plan. A detailed listing of these identified mitigations is provided in **Attachment 7, Table 6-1 – Roadway Off-site Improvement Summary**.

Off-site improvements may require coordination with neighboring property owners and approval by the appropriate jurisdiction, including the County.

Trails

Hacienda at Fairview Valley promotes walking and other outdoor activities, by providing a trail plan that interconnects the four (4) Villages. The overall trail system creates opportunities for recreational alternatives such as walking, hiking, jogging, and horse riding on over six (6) miles of improved trails and unimproved paths which lead along roadways, desert washes and into the Granite Mountains. Trails within each Village are planned to be improved with paved or compacted materials and properly landscaped. Some trails and paths along the washes provide access to natural features and amenities being preserved by the Project.

Bikeways

Bikeways along Cahuilla Road are planned to eventually connect with a regional system to the west in Apple Valley. The backbone for road bike touring (cycling long distances) is supported along Cahuilla Road to Chicago Road with over four (4) miles of Class II (on-street) bike way. Loop roads in each Village provide additional bikeways either as dedicated bike paths or painted bike routes where adequate road widths are provided. Mountain bike riding is supported via the multi-use trails and the trail way system towards the Granite Mountains.

Transit

Three (3) transit stops are proposed along Cahuilla Road and Chicago Road, the major backbone roads capable of supporting transit to the Villages when made available by the local transit authority. It is anticipated that these locations in Village A, Village C and Village D function as the major destination points for the majority of transit riders within the Specific Plan Area. Shuttle systems may provide access to transit for those that could not make the

distant walk from the other two Villages. In the long term, it is planned that more transit stops be made available based on future needs.

PUBLIC FACILITIES & SERVICES

A number of public facilities will serve the HFVSP development. There will be parks and recreation areas, trails, a public safety center, and provisions for services, such as water, waste water, and drainage. Services and dry utilities such as electric, gas, telephone and cable TV currently exist in the Town of Apple Valley and may be extended easterly to serve the specific plan area. Fiber optics cables for telephone, internet, and video may be provided to service the area, as well. Table 7-1, Public Facilities and Service Providers, lists the Agency/Entity scheduled to provide the noted service:

**Table 7-1
PUBLIC FACILITIES AND SERVICE PROVIDERS**

Public Facility / Service	Agency / Entity
Water – infrastructure and supply	Apple Valley Ranchos Water Company (AVRWC)
Sewer	Victor Valley Wastewater Reclamation Authority
Electricity	Southern California Edison
Gas	Southwest Gas
Solid Waste	Burrtec Industries
Police	San Bernardino County Sheriff
Fire	Apple Valley Fire Protection District
Schools	Apple Valley Unified School District
Public Equestrian Park	Town of Apple Valley Parks and Recreation

Water

HFVSP is located within the Apple Valley Ranchos Water Company (AVR) service area but is not currently served by the Water Company. AVR currently has facilities and a service area within a mile to the west of the site. Presently, the residents in the vicinity of the Specific Plan draw water from onsite wells or have access to water that is commercially transported into the region. A Water Supply Assessment for the project (completed, and adopted by AVR, in 2008), & the Urban Water Management Plan (prepared for the region), show that there will be adequate water supplies even during multiple dry years to serve the project.

Development of the Specific Plan area will require water mainline service extensions, booster pump stations, and water tank facilities to be designed during subsequent tentative tract map and final tract map processes through the County.

Due to its size and natural elevation changes, the site may require the construction of up to three (3) water tank/reservoir areas. Each area would provide space to locate one (1) potable water tank (for domestic uses) and one (1) reclaimed water tank (for irrigation and other common area uses) adjacent to each other, if needed. Several wells exist on the site which are no longer in service. These wells may be analyzed for potential reuse and new

well sites may be placed on the site to provide a supplemental water source, following appropriate County procedures.

Wastewater

Reuse of wastewater effluent is strongly encouraged to reduce the demand on the local groundwater supply and importation of State Project water to augment the local groundwater.

Currently, a regional wastewater entity, the Victor Valley Wastewater Regional Agency (VWVRA), treats most of the sewage in the Victor Valley. The local cities and County areas have regional sewer interceptors that transport the sewage to the Regional wastewater treatment facilities. There are a number of rural and low density housing areas that have septic systems for wastewater treatment in the Victor Valley. Currently, the use of septic tanks is limited to residential lots with ½ acre or more by the Lahontan Regional Water Quality Control Board.

The majority of Hacienda at Fairview Valley is planned to have residential densities that are greater than the ½ acre minimum and will require greater wastewater treatment than septic tank systems provide. There are a total of approximately 440 acres planned with 299 planned residential units on lots greater than ½ acre that would qualify for septic tank systems. Wastewater collection systems, and wastewater treatment and effluent disposal or reuse will be required for the remaining approximately 686 acres with 2,815 planned residential units on lots smaller than ½ acre within Hacienda at Fairview Valley. Each Village is recommended to have its own wastewater treatment system and plant.

Waste Management

Waste Management Services are planned to be provided by *Burrtec Waste Industries*, the current provider for Fairview Valley.

Fire and Police Services

A Public Safety Center on approximately two (2) acres is provided within the 15-acre neighborhood commercial site. The Public Safety Center would contain a Fire Station that could also accommodate the needs of the County Sheriff's Department. Fire protection services would be provided by the Apple Valley Fire Protection District.

Law enforcement services are planned to be provided by County Sheriff's Department. The Sheriff's Department will have allocated space within the Public Safety Center. This will assist for staging, "checking in" and administrative support with the Sheriff's Department, if officers are necessary to operate out of a sub-regional facility.

Schools

School sites are not planned for the HFVSP site. It is anticipated that approximately two hundred (200) K-12 students would reside within the Specific Plan area in that the majority

of the residential land uses support active adult lifestyles. The master developer is subject to school district fees as required by the Apple Valley Unified School District.

Parks

There are four (4) park areas, also known as “Village Commons,” one within each Village and a community wide trail system that supports walking, jogging, and hiking. The parks located in Villages A, C, and D will have controlled access and serve the active adult community. The 10-acre Fairview Valley Equestrian Park in Village B provides public access into an equestrian friendly facility and a staging area for a trailhead into the Quail Spring area and Granite Mountains.

Grading

Several grading approaches will be utilized to construct the development. All grading will be performed to the appropriate standards of the County.

Larger lot subdivisions (3/4 acre and larger) are planned to be graded in a way that avoids significant impact to the existing conditions. Lots of 3/4 acre or larger shall not be mass graded or cleared of all native vegetation, including Joshua Trees. Disturbance shall be limited to the installation of building pads, driveways, landscaping or other reasonable uses associated with the primary land use including fire clearance areas.

Proposed rural local streets have been designed to be narrower to minimize grading. Buildable pads will be elevated for drainage protection and consideration for the balance of the lots are planned to remain natural to preserve native vegetation and rock features. Smaller lot subdivisions are planned for standard grading techniques as required for earthwork balance, infrastructure improvements and usable private yard areas. Grading will be performed on a phased basis to minimize impacts, such as erosion and air pollution, from wind borne dust.

It is anticipated that grading will be contained within the Specific Plan boundaries. Overall grading plans shall be designed so that no import or export from the site is required. Interim stockpiles are permitted pursuant to County standards, but shall be maintained to reduce wind borne dust.

Drainage & Water Quality

The entire site is tributary to Fairview Creek. Fairview Creek traverses west through the Project Area and exits out at Cahuilla Road and eventually terminates at the Apple Valley Dry Lake in the Town of Apple Valley. The site has a large tributary watershed characterized by steep mountains, including Fairview Mountain and the Granite Mountain Range.

The area is within the boundary of the Apple Valley Master Plan of Drainage (MPD). Fairview Creek is a large wash that winds through the floor of Fairview Valley. The creek has a gentle slope of 1% to 3% in the upper reaches within the Specific Plan Area. A drainage easement will be located within the OS-C zoned area of Villages A and B. Final

alignment and width of the easement will be established per the County approved drainage study.

Flood protection is assured through a system of channels, levees, pipes, flood walls, detention basins and recreational water features. The recreational water features will serve as integral components of the overall drainage system. Increased runoff will be mitigated with the use of detention basins.

The Drainage Report prepared for the HFVSP also includes construction and operational Best Management Practices (BMPs) consistent with Regional Water Quality Control Board (RWQCB) requirements for the region. All relevant BMPs will be incorporated at the Tentative Tract and Final Map stages of the Project's implementation. In addition, Project drainage shall comply with the current County manuals and policies including the latest Hydrology Manual and all applicable WQMP requirements in effect at time of Tract and/or Final Map preparation.

GREEN DEVELOPMENT SYSTEMS

The HFVSP establishes a regulatory framework that dictates that growth occur (within the Project site) "with Green Development". The Green Development Goals and Efficiency Provisions contained in the HFVSP are intended to result in a superior community development that reduces greenhouse gas emissions and conserves water and energy resources, consistent with the California Global Warming Solutions Act (AB 32).

Four (4) Green Development goals are established in the HFVSP to guide the implementation of the Project towards the Green Development objective:

- Goal 1: Land Use Efficiency** - Respect the natural site, increase land use efficiency, reduce greenhouse gas emissions and increase public health of residents and surrounding neighborhoods.
- Goal 2: Transportation Efficiency** - Increase overall transportation system efficiency, reduce greenhouse gas emissions and decrease demand for gasoline powered vehicles.
- Goal 3: Water Efficiency** - Increase water use efficiency, decrease water use demand and thereby decrease energy use associated with water supply and conveyance.
- Goal 4: Energy Efficiency** - Increase use of renewable energy sources, increase energy efficiency, reduce greenhouse gas emissions and decrease energy demand.

These goals will be achieved through the HFVSP regulations, which govern the design and implementation of land use patterns, infrastructure, buildings, energy systems, landscapes and other features at the subject site. For example, there is a:

- Energy Efficiency provision requiring that a minimum of 25% of the total residential units constructed shall be powered by solar energy;
- Land Use Efficiency provision establishing a maximum dwelling size for each land use designation to facilitate the reduction of the carbon footprint; and
- Water Efficiency provision that establishes a maximum percentage of turf grass coverage for residential front yards.

- Transportation efficiency provision requiring lower traffic speed limits on local streets to accommodate neighborhood electric vehicles.

Application of County's Greenhouse Gas (GHG) Emissions Reduction Plan

Since preparation of the Project's initial air quality and greenhouse gas analyses in 2008, the County has adopted new guidance for evaluating greenhouse gas emissions and associated impacts. On December 6, 2011 the County formally adopted the GHG Emissions Reduction Plan ("GHG Plan"). The GHG Plan addresses the reduction of GHG emissions in the unincorporated areas of the County that are under the County's land use authority.

Because the proposed Project was initiated before the GHG Plan was adopted, the GHG Plan does not apply. Nevertheless, the proposed Project has been evaluated under the new GHG Plan to see if the potential GHG impacts would be considered better or worse. Under the GHG Plan (and associated Development Review Process requirements), the Project would utilize the County's Screening Tables as a tool to assist in calculating GHG reduction measures and the determination of a significance finding.

The County guidelines state that projects that garner 100 or greater points would not require quantification of project specific GHG emissions reductions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan, such that the GHG emissions from new development, when considered together with emissions from existing development, will allow the County to meet its 2020 target and support reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

After a review of the Project's design features and mitigation measures included in the Draft EIR, the HFVSP Project would result in a minimum of 106 points and, therefore, a less than significant individual and cumulative impact for GHG emissions would occur.

It should be noted that the Project's Draft EIR currently indicates that the Project would have a significant and unavoidable cumulative impact to greenhouse gas emissions and climate change. Notwithstanding, the evaluation presented herein illustrates that if the Draft EIR were prepared based on the County's Greenhouse Gas Reduction Plan that a less than significant individual and cumulative impact would otherwise occur.

FISCAL IMPACT ANALYSIS

A major focus of the County's General Plan Update in 2007 was to ensure that new development would "pay its own way," thereby ensuring that the County would not get "stuck" subsidizing the capital, maintenance, or service costs of a private development project. Therefore, the use of a fiscal impact analysis "tool" to evaluate the potential implications of private projects on the County's general fund has become a critical component of the development review process for the County.

Accordingly, there are a number of goals and policies in the County's General Plan that emphasize this point. For example, the General Plan contains a Circulation/Infrastructure Goal (CI-9) stating that: "The County will ensure the quality of life by pacing future growth with the availability of public infrastructures." More specifically, one of the Policy Programs (CI-9.6) requires that large new development projects "utilize fiscal impact analyses (FIA) to determine the County's ability to provide adequate services and facilities through the imposition of conditions of approval, fees, special taxes, financing mechanisms, etc., on new development." In addition, the Land Use Element contains a goal (LU-9.2) that states: "Discourage leap-frog development and urban sprawl by restricting the extension or creation of new urban services or special districts to areas that cannot be sustained in a fiscally responsible manner."

The applicant prepared a FIA for the HFVSP that analyzes the (phased 20 year) built-out fiscal condition of the Project. Projected revenues include: Property taxes, Sales and Use taxes, Franchise and Recording Fees, Library funding, and Operating transfers. General fund costs for the Project include: Sheriff protection, Street maintenance, and Countywide costs (i.e. Administrative, Economic Development, Fiscal, Human Services, Law and Justice, Operations and Community Services, and Contingencies and Reserves). A number of special districts serve the area, including: Apple Valley Fire Protection District (AVFPD), County Library District, and County Flood Control District (CFCD).

In order to determine if the new development can be fiscally self-sufficient, the FIA analyzes two (2) realistic fiscal scenarios that could occur as the Project is implemented:

- **Scenario A** evaluates fiscal impacts based on a conservative assumption that sales prices for the new homes developed over the 20-year phasing period would not increase in real terms (i.e., above inflation).
- **Scenario B** evaluates fiscal impacts based on a reasonable, but less conservative, assumption that real sales prices for the new homes would increase at an annual rate of 1.5% over the 20-year phasing period.

As shown in the table below (summarizing the projected General Fund revenues and costs under Scenarios A and B), both scenarios show a modest positive fiscal condition at build-out, with Scenario B more fiscally positive.

General Fund	Scenario A	Scenario B
	\$000s	
Annual Revenues at Buildout	2,993.6	3,322.1
Annual Costs at Buildout	<u>2,305.6</u>	<u>2,305.6</u>
Net Impact	688.1	1,016.5
Cumulative 20-year surplus/deficit	6,873.0	9,393.9

*Note: totals may not sum due to rounding.

In addition to a build-out analysis, the FIA analyzed the projected recurring revenues and costs for the Project in 5-year increments, which show a slightly positive net impact in most categories.

As previously stated, implementation of the HFVSP is anticipated to occur over a 20-year period. The HFVSP document contains a detailed chapter (Chapter 9 - Implementation) that identifies how the Project will be implemented over time. Section 9.6 (of Chapter 9) outlines the "Required Steps Following Specific Plan Approval," including the requirement for a Comprehensive Infrastructure Phasing Plan (at subsequent levels of planning), which must contain an updated FIA (that will be based upon more current data relevant to the timeframe). Additional fiscal studies and oversight will be needed, as development phases are planned, to ensure that all facilities and services are available as they are needed.

The applicant has also provided a recent Residential Economic Report, prepared in August 2012, which shows an increasingly aging population in the Southern California region and the growing demand for residential product-type to accommodate active adults. The HFVSP Project is intended to assist in meeting the needs of active adults over the next 20-year timeframe.

IMPLEMENTATION

The HFVSP creates a master planned community in an area that is currently rural and undeveloped. The purpose of the specific plan is to facilitate the orderly development of a complementary pattern of land uses that will occur over the next 15 to 20 years. Although the required infrastructure to implement the specific plan have been extensively studied, additional future studies will be necessary before all needed public facilities can be more specifically identified and analyzed to accommodate the development phases of the Project.

Consistent with California Government Code and the County Development Code requirements for the preparation of Specific Plans, Chapter 9 includes a discussion of implementation measures for the HFVSP. Implementation is generally carried out through the application and processing of standard County approvals as set forth in the County Development Code. Subsequent applications, plans and studies shall require review and approval from responsible County departments, service providers, and local agencies in compliance with latest approved County/Town/Agency manuals or policies.

The Implementation section of the HFVSP provides: (1) a discussion of the California Government Code provisions, which govern the amendment of this Specific Plan, including criteria under which the County Board of Supervisors may approve Amendments to the Specific Plan, and under which the Director of Land Use Services may approve minor modifications; (2) the Conceptual Development Program for implementation of the Specific Plan and a discussion of financing alternatives; (3) a Conceptual Phasing Plan, and identifies the subsequent timing of when a Comprehensive Infrastructure Phasing Plan for the overall Specific Plan Area and the individual phases will be prepared; (4) the maintenance responsibilities of the various areas within the Specific Plan Area, and (5) a discussion of the formation and the responsibility of a Master HOA and Sub HOA(s) that may be necessary.

Conceptual Phasing Plan

A Conceptual Phasing Plan exhibit has been developed for the HFVSP. See **Exhibit #7, Conceptual Infrastructure Phasing Plan**, which shows the area included in each phase. Four (4) development phases have been assumed within the Specific Plan area, based on future development patterns, and existing and future availability of infrastructure. Variations in the phasing sequence are permitted provided that infrastructure phasing is able to be adjusted accordingly. Streets, emergency vehicle access, utilities, and off-site improvements illustrated on this exhibit will be constructed within each noted phase. Modifications to this infrastructure phasing are permitted with approval of the County Public Works Director, County Surveyor and Director of Land Use Services with input from all relevant departments or affected agencies and will not require a Specific Plan Amendment.

Required Steps Following Specific Plan Approval

The Specific Plan provides direction for future development within the Specific Plan area. Much of the Specific Plan is conceptual and sets the stage for more definitive studies and approvals that will guide the development of the 1,557 acre site. Following approval of the Specific Plan, a detailed *Comprehensive Infrastructure Phasing Plan* will be required that builds upon the Specific Plan's Conceptual Phasing Plan, as provided in Chapter 9, Section 9.3.1, of the Development Program. The *Comprehensive Infrastructure Phasing Plan* is intended to ensure that needed infrastructure is constructed and/or extended in a logical and orderly manner while limiting impacts to surrounding landowners and onsite natural systems. Specifically, the *Comprehensive Infrastructure Phasing Plan* will include a list of all required public and private facilities, and respond to the following questions:

- Who is responsible for constructing the needed facilities:
- How is each funded, and by whom?
- Who maintains each facility, i.e. HOA, Master Builder, CFD, CSD, other?
- When is each facility needed, and what is the phasing/timeline?

A Fiscal Impact Analysis (which satisfies the applicable Goals/Policies/Programs outlined in the County's General Plan) must also be prepared in conjunction with the *Comprehensive Infrastructure Phasing Plan*, and updated with each development phase.

The following discretionary actions and approvals are the required next steps in order to implement the adopted Specific Plan:

1. Preparation and Approval of a *Comprehensive Infrastructure Phasing Plan* and Fiscal Impact Analysis
2. Approval of Tentative Parcel Map (i.e. Large Lot Conveyance Map)
3. Off-site Road Improvement Plans coordinated with the County Department of Public Works
4. Approval of Tentative Tract "A" Map, including a detailed Fault Hazard Investigation for tract maps for Villages C and D
5. Approval of Final Tract "B" Maps
6. Site Plan Reviews

Joshua Tree Survey Report & Management Program

The Joshua tree is a key component of the desert ecosystem. Joshua trees and Joshua tree woodlands are not a Federal or State protected endangered species, threatened species, or species of concern; however, they are a biologically valuable resource to wildlife in the region and are regulated under the County's Development Code, which prohibits the removal of Joshua trees without justified reason (Section 88.01.050).

In order to determine the size of the existing Joshua tree population, a survey of the Joshua trees located within the Project site was conducted in late 2008, and subsequently updated in March 2009. Utilizing a density tree mapping technique, a total of 3,891 Joshua trees are estimated to be located on the subject site. Of the estimated 3,891 trees, a total of 948 Joshua trees were fully inventoried, mapped, and assessed for their health and transferability. Of the 948 fully assessed trees: 38 percent (361) were considered transferable based on size, health, and location), 18 percent (172) are classified as potentially transferable, and 44 percent (415) were classified as non-transferable.

The Joshua Tree Management Plan, prepared in conjunction with the Joshua Tree Survey Report, requires that a Joshua tree survey and report be prepared for each Tentative Tract Map submitted within the HFVSP boundary. Further, a Tree Removal Permit shall be required for the removal of any Joshua tree or other regulated desert native plant. Mitigation measures reinforcing these requirements have also been included in the Final EIR's Mitigation Monitoring and Report Program.

ENVIRONMENTAL ANALYSIS

A Project-level EIR prepared for the HFVSP evaluated potentially significant effects for the following environmental areas of concern: 1) Aesthetics, Light, and Glare; 2) Air Quality, including Climate Change and Greenhouse Gases; 3) Biological Resources; 4) Cultural and Historical Resources; 5) Geology, Soils, and Seismicity; 6) Hazards and Hazardous Materials; 7) Hydrology, Drainage, and Water Quality; 8) Land Use and Planning; 9) Noise; 10) Public Services and Utilities; 11) Population and Housing; and 12) Transportation and Traffic.

The potential environmental effects have been analyzed in a Final Environmental Impact Report together with a DEIR and Errata thereto (SCH #2008111009) (FEIR), which is subject to certification by the Board of Supervisors.

All of these potential environmental impacts were determined to be capable of being reduced to a less than significant level except in the following areas: 1) Aesthetics, 2) Air Quality, 3) Biological Resources, and 4) Traffic and Circulation.

The major steps involved in the environmental review are as follows:

- An Initial Study was completed for the proposed Project to determine the potential environmental impacts of the Project.
- A Notice of Preparation (NOP) was distributed to state agencies, local organizations, and individuals on November 3, 2008, for a 30-day comment period; it is included in Appendix A of the Draft EIR. These are included in Appendix A of the Draft EIR.
- A scoping meeting was held on November 18, 2008 to solicit comments from the public.
- The Draft EIR was distributed for a 45-day public review and comment period on November 11, 2009, which was subsequently extended an additional 15 days and, therefore, ended on January 11, 2010. A total of 97 letters of comment were received.
- Between April and June, 2013, all technical studies prepared for the Project were updated, including: Biological Resources, Air Quality/Greenhouse Gas, Traffic, Geotechnical, Water Supply, Drainage/Hydrology/Water Quality, and Noise. Technical review of these studies confirmed that the reports remain accurate and adequate, and that no new or changed circumstances have arisen which would alter the environmental conclusions.
- The Final EIR (FEIR), which responds to comments, was circulated to commenting parties on November 22, 2013. The ten-day required circulation period has been satisfied. The Final EIR includes an Introduction, Response to Comments, and Errata Sheet. Also included in the Final EIR are a Mitigation Monitoring and Reporting Program (MMRP), and CEQA Findings of Fact and Statement of Overriding Considerations. **See Attachment 10.**

The proposed “project” pursuant to the California Environmental Quality Act (CEQA) Section 21065, is the adoption and implementation of the HFVSP. The purpose of the specific plan is to facilitate the orderly development of a complementary pattern of land uses that will occur over the next 15 to 20 years.

Considerable time has elapsed since the distribution of the HFVSP and the circulation of the Draft Environmental Impact Report (DEIR) for public comment. Several factors have contributed to the delays, including the need for thoughtful review and response to the issues raised in the comments received to the DEIR. Key environmental issues raised in the comment letters include potential impacts to: aesthetics, air quality, biological resources, traffic and circulation, hydrology, and water supply.

Project Alternatives

CEQA requires that a lead agency identify and evaluate a range of reasonable alternatives to the project in the EIR to foster informed decision making and public participation. The alternatives identified should achieve most of the basic objectives of the proposed project while substantially lessening or avoiding significant environmental damage of the proposed project [CEQA Guidelines Section 15126.6(a)]. The review must focus on feasible alternatives capable of either eliminating any significant adverse effects, or reducing them to a less than significant level. The lead agency must determine whether any feasible alternatives to the proposed project would substantially lessen or avoid the impacts identified in the EIR [CEQA Guidelines Section 15096(g)(1)(b)].

In determining whether an alternative scenario could meet the project goals and reduce impacts, the following alternatives were considered and rejected as infeasible:

Alternative 1: No Project Alternative

The No Project Alternative is the build-out of the Project area under the General Plan land use designations.

Alternative 2: Joshua Tree Conservation Alternative

The Joshua Tree Conservation Alternative provides for the development of 2,318 active adult residential units and 585 single-family large lots for a total of 2,903 residential units, a reduction of 211 residential units (7%) when compared to the proposed Project. It also reduces the commercial building area from 200,000 to 150,000 square feet (25%) when compared to the proposed Project. This alternative reduces the number of impacted Joshua Trees by 12% and increases the open space by 5%, when compared to the proposed Project.

Alternative 3: No Neighborhood Commercial Alternative

This alternative would not include the development of the 15-acre Neighborhood Commercial uses at the corner of Cahuilla Road and Laguna Seca Drive. This area would remain as open space to serve as an additional buffer for the existing residences along Laguna Seca Drive and Cahuilla Road.

Public Comment on the Environmental Impact Report: Ninety-seven (97) individuals, agencies, and organizations submitted comments on the Draft Environmental Impact Report (DEIR). All of the comments are presented in the Final EIR, with detailed responses. In general, key environmental issues raised include the potential impacts to aesthetics, air quality, biological resources, traffic and circulation, hydrology and water supply.

Agencies: Comments were received from the following agencies:

The Apple Valley View Mutual Water Company (AVVMWC) raised concerns about potential impacts to their existing well site and storage yard (located adjacent to Cahuilla Road) when Cahuilla Road is widened. They were also concerned about water supply/quality. The Project responses note that Cahuilla Road is not proposed to be widened beyond its existing designation so the AVVMWC facility will not be impacted. Relative to water supply and water quality concerns, the Project responses indicate that the Mojave Water Agency's Urban Water Management Plan and the Apple Valley Ranchos Urban Water Management Plan and the Project's Water Supply Assessment/Supply Studies all indicate that existing water supplies and resources are sufficient to meet the water demands of the Project. In addition, the Project will provide effective water quality treatment for the site through a combination of best management practices (BMPs) and mitigation measures.

The Local Area Formation Commission (LAFCO) requested more discussion and clarification of the "service areas" for water, sewer, wastewater, and parks and recreation, including entities responsible for the services. The HFVSP document has been revised to address LAFCO's concerns, as further discussed on pages 4 and 5 in this report.

Non-government environmental organizations: The Mojave Chapter of the Sierra Club and the Center for Biological Diversity submitted comment letters raising a number of environmental concerns associated with the Project, including potential impacts to: biological resources, water supply, traffic, air quality, aesthetics, and growth inducement. Detailed responses have been provided to each comment received based upon the analysis contained in the technical studies prepared for the Project, which evaluated the impact of the Project in the following areas: Biological Resources, Air Quality/Greenhouse Gas, Traffic, Geotechnical, Water Supply, Drainage/Hydrology/Water Quality, and Noise. As noted below, all potential impacts could be mitigated to a less than significant impact, except for impacts to Aesthetics, Air Quality, Biological Resources, and Traffic.

Unavoidable Adverse Impacts

Unavoidable adverse impacts refer to those impacts of the proposed Project that cannot be feasibly mitigated to a less-than significant level. The evaluation of environmental topics concluded that the unavoidable significant adverse impacts addressed below will occur if the Project is implemented as currently proposed. The FEIR determined that the proposed Project would have significant and unavoidable adverse effects on the environment in relation to Aesthetics, Air Quality, Biological Resources, and Traffic and Circulation. In approving this Project the Board of Supervisors will have to adopt the Findings of Fact and a Statement of Overriding Considerations that identify the benefits of the proposed Specific Plan that override the potential adverse impacts of the Project. Therefore, in order for the County to Adopt the HFVSP, a Statement of Overriding Considerations must be adopted.

Aesthetics

Development of the proposed Project site to the described urban uses would irreversibly change the scenic vista from rural living to urbanized uses. Future uses facilitated by the implementation of the proposed Project would introduce new sources of light and glare on the site and in the Project vicinity. This would also increase nighttime illumination and decrease night sky visibility. Because development of the proposed Project site as a more intense urban use would permanently alter the existing desert open space aesthetic and scenic vista, impacts are considered to be significant and unavoidable.

Air Quality

Implementation of the proposed Project would result in a significant and unavoidable impact for the following areas: regional construction-related emissions, long-term operational Project emissions, cumulative emissions, and consistency with the applicable air quality management plans.

As discussed previously, after a review of the Project's design features and mitigation measures included in the Draft EIR, the HFVSP Project would result in a minimum of 106 points and, therefore, a less than significant individual and cumulative impact for GHG emissions would occur.

Biological Resources

The cumulative impacts associated with the proposed Project and surrounding areas, where similar types of development are occurring or proposed would be considered significant due to a loss of biological habitat within the Victor Valley region, and a potential threat to the threatened and endangered species that depend on these resources. In addition, the lack of an adopted comprehensive habitat conservation plan (West Mojave Plan) further compounds the potential for habitat and species losses within the Victor Valley region. Therefore, cumulative impacts associated with biological resources are considered significant and unavoidable with implementation of the proposed Project.

Traffic and Circulation

The proposed Project would increase traffic and decrease the existing level of service of both local and regional intersections. Mitigation measures have been identified that return levels of service to existing levels of service or better once the improvements have been constructed. The applicant will be expected to pay fair share fees for each of the impacted intersections in proportion to this Project's impact. Some of the affected intersections are within a designated fee plan area for the Town of Apple Valley. For these intersections, the fair share payments are adequate mitigation and the impacts would be considered less than significant with mitigation. However, some of the intersections are not within a designated fee plan area. The timing of improvements to these intersections is unknown since no identified fee program exists to ensure that the remaining shares for these improvements are collected within a specified period time. In addition, the necessary improvements to the impacted roads must undergo extensive design and environmental review prior to construction. Therefore, from a CEQA perspective, the impacts at the non-fee plan area

intersections are considered significant and unavoidable even though the identified improvements, once constructed, will mitigate the Project's impact.

Overriding Considerations

Pursuant to Section 15093 of the State CEQA Guidelines, decision-makers are required to balance the benefits of a project against its unavoidable environmental risks in determining whether to approve a project. In the event the benefits of a project outweigh the unavoidable adverse effects, the adverse effects may be considered acceptable. Because not all the Project's impacts can be reduced to a level that is less than significant, Findings of Fact and a Statement of Overriding Considerations must be adopted to approve the Project as proposed. Overriding benefits of the HFVSP Project proposed for consideration include, but are not limited to, new residential development that satisfies an identified need providing housing for active adults in the region, sales tax revenue, and new employment opportunities associated with the proposed commercial development. The CEQA Findings (**Attachment 10**) discuss the mitigation measures for the less than significant impacts and the rationale for making the Findings of Fact and a Statement of Overriding Considerations for those impacts that are significant and unavoidable.

Mitigation Measures

A comprehensive list of mitigation measures has been compiled to eliminate or reduce potential Project impacts. The mitigation measures include, but are not limited to, the following:

- Retention of a Paleontologist and Biologist to monitor all land disturbance activities.
- Conformance with all recommendations included in the Geotechnical Report for the Project.
- Prior to grading activity, the Project proponent shall provide a Fugitive Dust Control Plan.
- The Joshua Tree Management Plan, prepared in conjunction with the Joshua Tree Survey Report, requires that a Joshua tree survey and report be prepared for each Tentative Tract Map submitted within the HFVSP boundary. A Tree Removal Permit shall be required for the removal of any Joshua tree or other regulated desert native plant.
- Conformance with all the federal, state, and regional water quality regulations, implementation of the Best Management Practices in the WQMP and preparation of a Storm Water Pollution Prevention Plan prior to construction.
- Project is subject to proportionate fair share of roadway improvements to thirty (30) intersections in the local area and region.

A complete list of the mitigation measures can be reviewed in the Mitigation Monitoring & Reporting Program (MMRP), which is included in the FEIR document. **See Attachment 10.** Note: Following the printing of the MMRP document, an error was found in Mitigation Measures HYD-5 and HYD-7 relative to the County Department and/or staff position responsible for reviewing the Water Quality Management Plan (WQMP) and Hydrology Report. Those errors have been fixed and the changes are shown in an Errata Sheet. **See Attachment 9.**

SUMMARY

The HFVSP provides new direction for the Project area and a sound basis for day-to-day decision-making as the Project is implemented in phases over the next 10-20 years. The Project responds to multiple community goals and objectives from both the County and Town of Apple Valley in the following ways:

- It complies with the Town of Apple Valley's resident-approved density for the area (of a maximum of two dwelling units per acre), while conserving more open space than could be accomplished through a more traditional plan allowing one-half (1/2) acre home sites by clustering new homes together.
- The HFVSP arranges its land uses so that the higher density uses are located in the center of the site and the lower density uses lie around the edges of the site. As a result, rural residential and open space areas are located adjacent to existing developed properties in the area, as well as BLM land and other resource conservation areas that abut the site.
- It satisfies a projected housing need (in the region) for active adults, many of whom will not be part of a traditional workforce; thus, reducing vehicular trips resulting in improved air quality over typical residential subdivisions.
- It implements best development practices in support of "green building" by establishing Community Design Guidelines that encourage efficient land use, water reuse, transit alternatives, and energy efficiency.
- It also provides commercial, office, and public safety facilities creating a mixed-use community that will provide jobs for existing and future residents in the area.

Staff believes that the HFVSP successfully addresses the priorities and goals set forth in the County's existing General Plan and also incorporates many of the ideas and concerns provided during the Project's public participation process. It responds to community input received over the approximately six-year study effort and complies with recent State law directives, including housing, the environment, and climate change. Therefore, staff recommends approval of the HFVSP, including the General Plan and Development Code Amendments, and all related Findings; and the Final EIR, including the Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION: That the Planning Commission **RECOMMENDS** to the Board of Supervisors that the following actions be taken:

1. **CERTIFY** the Final Environmental Impact Report (SCH #2008111009);
2. **ADOPT** the Findings of Fact and Statement of Overriding Considerations (included in Attachment 10);
3. **ADOPT** the Joshua Tree Management Plan (see Attachment 6) and Mitigation Monitoring and Reporting Program (included in Attachment 10); and

4. **ADOPT** the proposed ordinance and resolution for the General Plan Amendment which revises the General Plan Map EH32A, placing the Specific Plan (SP) Land Use District over the plan area; and
5. **ADOPT** the ordinance approving the Hacienda at Fairview Valley Specific Plan;
6. **ADOPT** the ordinance amending the Development Code;
7. **ADOPT** the findings for all related actions as contained in the staff report (see Attachment 1); and
8. **FILE** a Notice of Determination.

ATTACHMENTS:

1. Findings for General Plan Amendment, Specific Plan, and Development Code
2. General Plan Amendment Resolution
3. General Plan Amendment Ordinance
4. HFVSP Specific Plan Adoption Ordinance **(Draft Specific Plan Previously Provided Under a Separate Cover.)**
5. Development Code Ordinance Amendment
6. Joshua Tree Management Plan
7. Table 6-1 – Roadway Off-site Improvement Summary
8. Correspondence
9. MMRP Errata Sheet
10. Final EIR (SCH 2008111009), including CEQA Findings of Fact and Statement of Overriding Considerations (SOC) and Mitigation Monitoring and Reporting Program (MMRP) **(Previously Provided Under a Separate Cover.)**

ATTACHMENT 1

Findings

FINDINGS: General Plan Amendment, Specific Plan, and Development Code Amendment

FINDINGS - General Plan Amendment

1. The proposed amendment is internally consistent with all other provisions of the respective plan and the General Plan.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a logical and orderly expansion of existing adjacent single residential land uses.
3. The proposed land use district changes within the HFVSP are in the public interest, in that there will be a community benefit and other existing and permitted uses will not be compromised because the district change complies with the development intensity envisioned for the area by the residents of the Town of Apple Valley, who passed Measure N, which established a maximum density of two (2) units per acre for the Town's SOI area. The project will increase the available housing, jobs and recreational opportunities in the area.
4. The proposed land use district changes will provide a reasonable and logical continuation of the surrounding lot size patterns, and is consistent with the goals and policies of the General Plan, as follows:
 - ***Policy LU 1.2*** *The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.*

The HFVSP Land Use Plan and accompanying development standards (Chapter 5 of the Specific Plan) and Community Design Guidelines (Appendix D of the Specific Plan) cluster the higher density residential lots in the central portions of the Villages around recreational facilities, with open space conservation areas and larger, estate residential homes as a transition from surrounding lots in order to retain the existing community character of the area.

- ***Policy LU 2.2*** *When more intensive development is proposed adjacent to developed large lots, the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.*

The Specific Plan provides for a variety of lifestyles and income levels through a range of eight single-family residential categories. The majority of the residences are designed for an active adult lifestyle, with corresponding recreation facilities. Larger estate lots for equestrian-friendly lifestyles provide a transition around the

perimeter of the Specific Plan Area to the adjacent semi-rural areas surrounding the smaller active-adult lots focused around each Village node. An equestrian overlay is also provided in Villages B, C, and D to permit horse-keeping on large lots and take advantage of the many planned trails within the Specific Plan and the surrounding area.

5. The proposed land use district changes do not conflict with the provisions of the County Development Code, and is consistent with the Town of Apple Valley's maximum density of two (2) units per acre for the Town's Sphere of Influence planning area. The County and applicant has worked closely with the Town of Apple Valley to ensure that the project satisfies the Town's General Plan and Zoning requirements, as well as future demands on the Town's municipal services.
6. The proposed land use district changes will not have a substantial adverse effect on surrounding property, as larger estate lots for equestrian-friendly lifestyles have been sited around the perimeter of the Specific Plan Area to provide a compatible transition to the adjacent semi-rural areas. Approximately 21% of the Hacienda at Fairview Valley Specific Plan will remain as open space and/or parkland. The proposed project will have a significant effect on the environment in relation to biological resources, traffic and circulation, air quality and visual resources/aesthetics. The overriding considerations can be supported by the fact that the project will expand housing opportunities, jobs, and recreational opportunities in the area.
7. The HFVSP text, programs, and exhibits demonstrate that the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

FINDINGS- Specific Plan Adoption

1. The HFVSP is generally in compliance with the actions, goals, objectives, and policies of the General Plan;
2. The HFVSP specifies through text and exhibits the design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), that will ensure that the proposed development will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and land use zoning district in which the property is located;

3. The HFVSP will:

- Ensure quality development by encouraging greater flexibility with more creative and aesthetically pleasing designs for major developments, as provided in the HFVSP's Community Design Guidelines;
- Ensure the timely provision of essential public services and facilities consistent with the demand for the services and facilities, as provided in the Public Facilities and Implementation Sections of the HFVSP; and
- Promote a harmonious variety of housing choices and commercial and industrial activities; attain a desirable balance of residential and employment opportunities; and result in a high level of amenities and the preservation of the natural and scenic qualities of open space, as provided in the Land Use and Green Development Systems Sections of the HFVSP.

4. The subject property is physically suitable for the proposed land use zoning district designation(s);

5. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the County's Environmental Review Procedures; and

6. The proposed land use district changes will not have a substantial adverse effect on surrounding property, as larger estate lots for equestrian-friendly lifestyles have been sited around the perimeter of the Specific Plan Area to provide a compatible transition to the adjacent semi-rural areas. Approximately 21% of the Hacienda at Fairview Valley Specific Plan will remain as open space and/or parkland. The proposed project will have a significant effect on the environment in relation to biological resources, traffic and circulation, air quality and visual resources/aesthetics. The overriding considerations can be supported by the fact that the project will expand housing opportunities, jobs, and recreational opportunities in the area. The initial study, environmental impact report and the findings of fact and statement of overriding considerations reflects the County's independent judgment and analysis.

FINDINGS – DEVELOPMENT CODE AMENDMENT

1. The proposed amendment is consistent with the General Plan and its policies.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County; and
3. The proposed amendment is internally consistent with other applicable provisions of the Development Code.

ATTACHMENT 2

General Plan Amendment Resolution

On Tuesday, _____, on motion by _____, duly seconded by _____, and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

WHEREAS, Section 65358 of the California Government Code requires that any mandatory element of the General Plan shall be amended no more than four (4) times during any calendar year; and

WHEREAS, the General Plan Amendments contained in this resolution constitute the first amendment to the San Bernardino County General Plan during 2014; and

WHEREAS, the San Bernardino County Planning Commission and Board of Supervisors have conducted legally noticed public hearings during which the projects comprising the First Cycle were considered and testimony received; and

WHEREAS, the Board of Supervisors has made the findings necessary to adopt the General Plan Amendments;

THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby amends the San Bernardino County General Plan as follows:

SECTION 1.

The General Plan Land Use Zoning District Maps are amended as shown on the attached map marked "LUZD MAP EH32A" from Apple Valley/Rural Living-5 acre minimum parcel size (AV/RL-5), Apple Valley/Rural Living-20 acre minimum parcel size (AV/RL-20) and Apple Valley/Rural Living-40 acre minimum parcel size (AV/RL-40) to Hacienda at Fairview Valley/Specific Plan (HF/SP) on 1,557 acres, located on the northeast corner of Laguna Seca Drive and Cahuilla Road; Apple Valley area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed amendment is internally consistent with all other provisions of the respective plan and the General Plan.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a logical and orderly expansion of existing adjacent single residential land uses.
3. The proposed land use district changes within the HFVSP are in the public interest, in that there will be a community benefit and other existing and permitted uses will not be compromised because the district change complies with the development intensity envisioned for the area by the residents of the Town of Apple Valley, who passed Measure N, which established a maximum density of two (2) units per acre for the Town's SOI area. The project will increase the available housing, jobs and recreational opportunities in the area.
4. The proposed land use district changes will provide a reasonable and logical continuation of the surrounding lot size patterns, and is consistent with the goals and policies of the General Plan, as follows:
 - **Policy LU 1.2** *The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.*

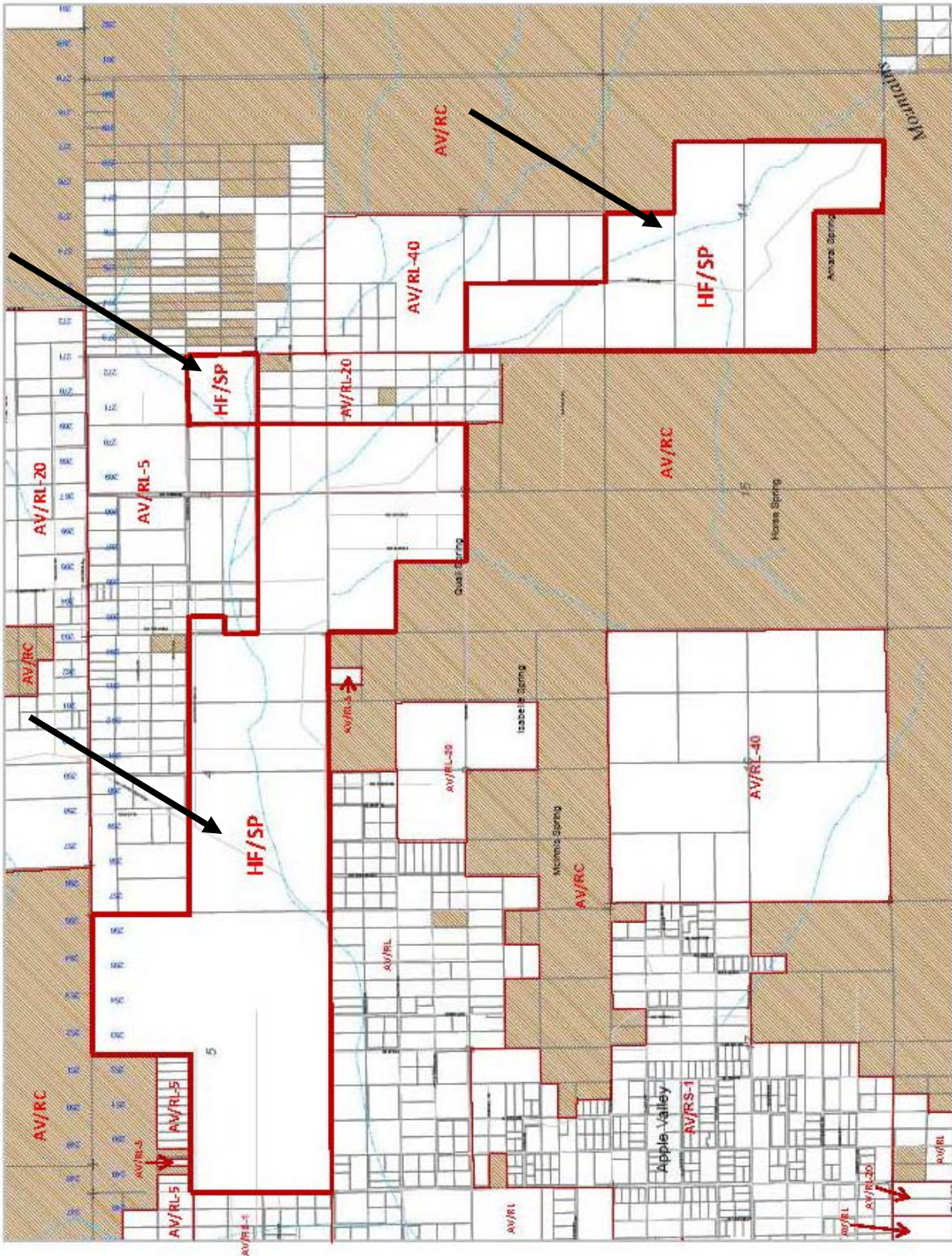
The HFVSP Land Use Plan and accompanying development standards (Chapter 5 of the Specific Plan) and Community Design Guidelines (Appendix D of the Specific Plan) cluster the higher density residential lots in the central portions of the Villages around recreational facilities, with open space conservation areas and larger, estate residential homes as a transition from surrounding lots in order to retain the existing community character of the area.

- **Policy LU 2.2** *When more intensive development is proposed adjacent to developed large lots, the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.*

The Specific Plan provides for a variety of lifestyles and income levels through a range of eight single-family residential categories. The majority of the residences are designed for an active adult lifestyle, with corresponding recreation facilities. Larger estate lots for equestrian-friendly lifestyles provide a transition around the perimeter of the Specific Plan Area to the adjacent semi-rural areas surrounding the smaller active-adult lots focused around each Village node. An equestrian overlay is also provided

in Villages B, C, and D to permit horse-keeping on large lots and take advantage of the many planned trails within the Specific Plan and the surrounding area.

5. The proposed land use district changes do not conflict with the provisions of the County Development Code, and is consistent with the Town of Apple Valley's maximum density of two (2) units per acre for the Town's Sphere of Influence planning area. The County and applicant has worked closely with the Town of Apple Valley to ensure that the project satisfies the Town's General Plan and Zoning requirements, as well as future demands on the Town's municipal services.
6. The proposed land use district changes will not have a substantial adverse effect on surrounding property, as larger estate lots for equestrian-friendly lifestyles have been sited around the perimeter of the Specific Plan Area to provide a compatible transition to the adjacent semi-rural areas. Approximately 21% of the Hacienda at Fairview Valley Specific Plan will remain as open space and/or parkland. The proposed project will have a significant effect on the environment in relation to biological resources, traffic and circulation, air quality and visual resources/aesthetics. The overriding considerations can be supported by the fact that the project will expand housing opportunities, jobs, and recreational opportunities in the area.
7. The HFVSP text, programs, and exhibits demonstrate that the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.



SECTION 4. The General Plan Land Use Zoning District Map Amendments shall become effective thirty (30) days after the adoption of this resolution. This resolution was passed and adopted by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS:

NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, **LAURA H. WELCH**, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of _____.

LAURA H. WELCH
Clerk of the Board of Supervisors

By _____
Deputy

Approved as to Legal Form
JEAN RENE BASLE
County Counsel

By: _____
Kenneth C. Hardy
Deputy County Counsel

Date: _____

ATTACHMENT 3

General Plan Amendment Ordinance

**AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
AMENDING THE SAN BERNARDINO COUNTY GENERAL PLAN LAND USE
ZONING DISTRICT MAPS.**

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. Public hearings have been held before the Planning Commission and Board of Supervisors of the County of San Bernardino, State of California, pursuant to the Planning and Zoning Law of the State of California and the County Code of the County of San Bernardino.

SECTION 2.

The General Plan Land Use Zoning District Maps are amended as shown on the attached map marked "LUZD MAP EH32A" from Apple Valley/Rural Living-5 acre minimum parcel size (AV/RL-5), Apple Valley/Rural Living-20 acre minimum parcel size (AV/RL-20) and Apple Valley/Rural Living-40 acre minimum parcel size (AV/RL-40) to Hacienda at Fairview Valley/Specific Plan (HF/SP) on 1,557 acres, located on the northeast corner of Laguna Seca Drive and Cahuilla Road; Apple Valley area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed amendment is internally consistent with all other provisions of the respective plan and the General Plan.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a logical and orderly expansion of an existing adjacent single residential land uses.
3. The proposed land use district changes within the HFVSP are in the public interest, in that there will be a community benefit and other existing and permitted uses will not be compromised because the district change complies with the development intensity envisioned for the area by the residents of the Town of Apple Valley, who passed Measure N, which established a maximum density of two (2) units per acre for the Town's SOI area. The project will increase the available housing, jobs and recreational opportunities in the area.
4. The proposed land use district changes will provide a reasonable and logical continuation of the surrounding lot size patterns, and is consistent with the goals and policies of the General Plan, as follows:
 - **Policy LU 1.2** *The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.*

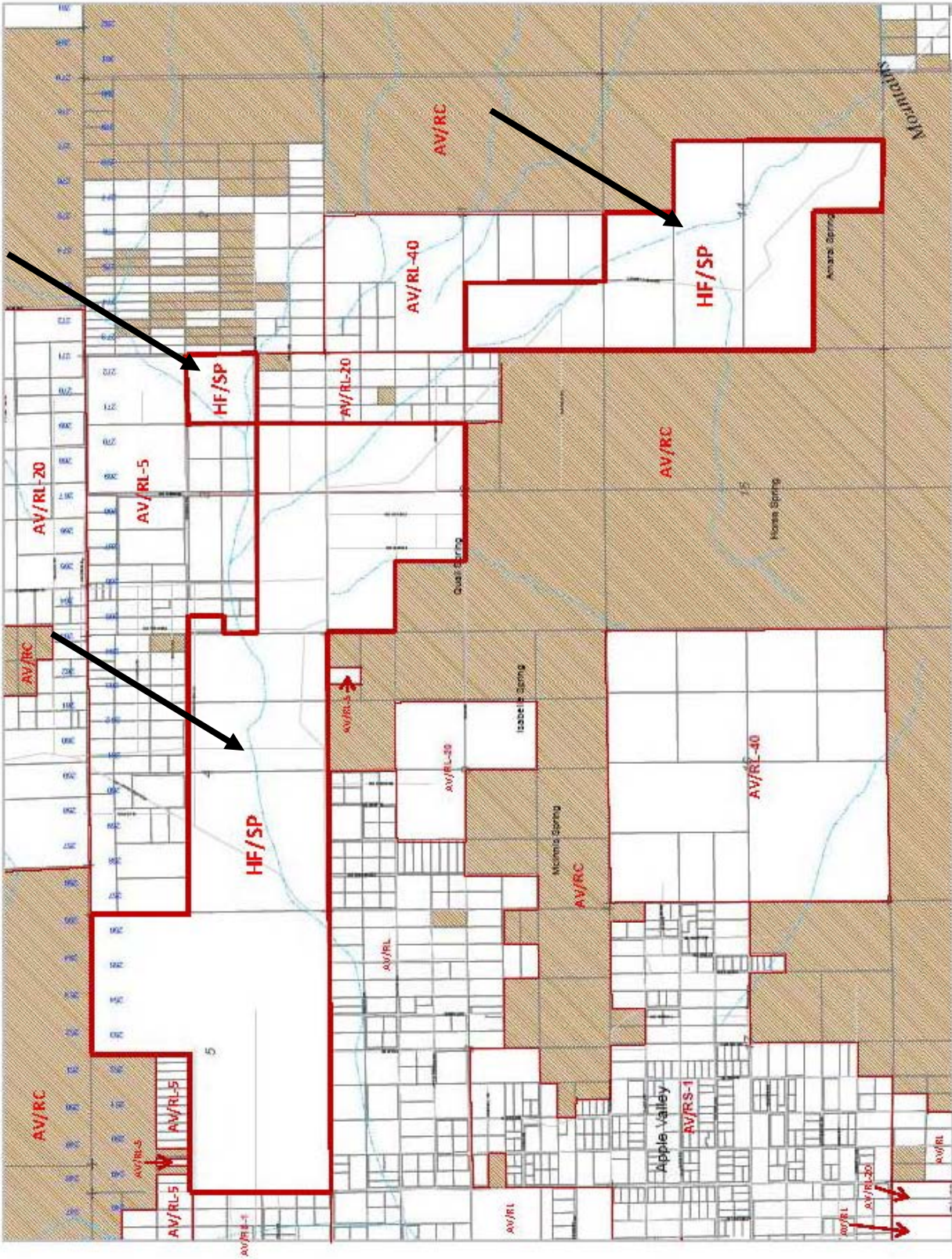
The HFVSP Land Use Plan and accompanying development standards (Chapter 5 of the Specific Plan) and Community Design Guidelines (Appendix D of the Specific Plan) cluster the higher density residential lots in the central portions of the Villages around recreational facilities, with open space conservation areas and larger, estate residential homes as a transition from surrounding lots in order to retain the existing community character of the area.

- **Policy LU 2.2** *When more intensive development is proposed adjacent to developed large lots, the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.*

The Specific Plan provides for a variety of lifestyles and income levels through a range of eight single-family residential categories. The majority of the residences are designed for an active adult lifestyle, with corresponding recreation facilities. Larger estate lots for equestrian-friendly lifestyles provide a transition around the perimeter of the Specific Plan Area to the adjacent semi-rural areas surrounding the smaller active-adult lots focused around each Village node. An equestrian overlay is also provided

in Villages B, C, and D to permit horse-keeping on large lots and take advantage of the many planned trails within the Specific Plan and the surrounding area.

5. The proposed land use district changes do not conflict with the provisions of the County Development Code, and is consistent with the Town of Apple Valley's maximum density of two (2) units per acre for the Town's Sphere of Influence planning area. The County and applicant has worked closely with the Town of Apple Valley to ensure that the project satisfies the Town's General Plan and Zoning requirements, as well as future demands on the Town's municipal services.
6. The proposed land use district changes will not have a substantial adverse effect on surrounding property, as larger estate lots for equestrian-friendly lifestyles have been sited around the perimeter of the Specific Plan Area to provide a compatible transition to the adjacent semi-rural areas. Approximately 21% of the Hacienda at Fairview Valley Specific Plan will remain as open space and/or parkland. The proposed project will have a significant effect on the environment in relation to biological resources, traffic and circulation, air quality and visual resources/aesthetics. The overriding considerations can be supported by the fact that the project will expand housing opportunities, jobs, and recreational opportunities in the area.
7. The HFVSP text, programs, and exhibits demonstrate that the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.



SECTION 3. The General Plan Land Use Zoning District Map Amendments shall become effective thirty (30) days after the adoption of this ordinance.

JANICE RUTHERFORD, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIR OF THE BOARD

LAURA H. WELCH,
Clerk of the Board of Supervisors
of the County of San Bernardino

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, LAURA H. WELCH, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ of _____, 2014, at which meeting were present Supervisors:_____

_____ and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this _____ of _____, 2014.

LAURA H. WELCH,
Clerk of the Board of Supervisors

Approved as to Form
JEAN RENE BASLE
County Counsel

By _____
Deputy

By: _____
Kenneth C. Hardy
Deputy County Counsel

Date: _____

ATTACHMENT 4

HFVSP Specific Plan Adoption Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ADOPTING THE HACIENDA AT FAIRVIEW VALLEY SPECIFIC PLAN, IMPLEMENTING SPECIFIC LAND USE REGULATIONS FOR AN AREA DEFINED WITHIN THE SPECIFIC PLAN THAT IS WITHIN THE UNINCORPORATED AREA OF APPLE VALLEY.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of the County of San Bernardino finds that:

(a) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors of the County of San Bernardino, State of California, pursuant to the Planning and Zoning Law of the State of California and the County Code of the County of San Bernardino.

(b) An Environmental Impact Report (SCH# 2008111009) was prepared for this project. A summary of the impacts identified in the EIR indicate that implementation of the proposed project will result in significant and unavoidable impacts in the areas of Aesthetics, Air Quality, Biological Resources, and Traffic and Circulation. All other environmental impacts were mitigated to a less than significant level. Because not all the impacts can be reduced to a level of non-significance, Findings of Fact and a Statement of Overriding Considerations must be adopted to approve the project as proposed. Overriding benefits of the Hacienda at Fairview Valley Specific Plan (HFVSP) project include:

(1) It complies with the Town of Apple Valley's resident-approved density for the area (of a maximum of two (2) dwelling units per acre), while conserving more open space than could be accomplished through a more traditional plan allowing one-half (1/2) acre home sites by clustering new homes together.

(2) The HFVSP arranges its land uses so that the higher density uses are located in the center of the site and the lower density uses lie around the edges of the site. As a result, rural residential and open space areas are located adjacent to existing developed properties in the area, as well as BLM land and other resource conservation areas that abut the site.

(3) It satisfies a projected housing need (in the region) for active adults, many of whom will not be part of a traditional workforce; thus, reducing vehicular trips resulting in improved air quality over typical residential subdivisions.

(4) It implements best development practices in support of “green building” by establishing Community Design Guidelines that encourage efficient land use, water reuse, transit alternatives, and energy efficiency.

(5) It also provides commercial, office, and public safety facilities creating a mixed use community that will provide jobs for existing and future residents in the area.

(6) It preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses, including Fairview Creek.

SECTION 2. The Hacienda at Fairview Valley Specific Plan is adopted to read:

SECTION 3. The Board of Supervisors hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions thereof be declared invalid or unconstitutional. If for any reason any portion of this ordinance is declared invalid or unconstitutional, then all other provisions hereof shall remain valid and enforceable.

SECTION 4. This ordinance shall become effective thirty (30) days after its adoption.

JANICE RUTHERFORD, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

LAURA WELCH,
Clerk of the Board of Supervisors
of the County of San Bernardino

STATE OF CALIFORNIA)
)ss.
COUNTY OF SAN BERNARDINO)

I, LAURA WELCH, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ day of _____, 2014 at which meeting were present Supervisors:

and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this _____ day of _____, 2014.

JEAN-RENE BASLE
County Counsel

LAURA WELCH,
Clerk of the Board of Supervisors of the County

By: _____
KENNETH C. HARDY
Deputy County Counsel

Deputy

Date: _____

ATTACHMENT 5

Development Code Ordinance Amendment

ORDINANCE NO. _____**AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ADDING SUBSECTION 86.14.090(b)(4) TO CHAPTER 86.14 OF DIVISION 6 OF TITLE 8 OF THE SAN BERNARDINO COUNTY CODE RELATIVE TO ADOPTED SPECIFIC PLANS.**

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of the County of San Bernardino finds that:

(a) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors of the County of San Bernardino, State of California, pursuant to the Planning and Zoning Law of the State of California and the County Code of the County of San Bernardino.

(b) An Environmental Impact Report (SCH# 2008111009) was prepared for this project. A summary of the impacts identified in the EIR indicate that implementation of the proposed project will result in significant and unavoidable impacts in the areas of Aesthetics, Air Quality, Biological Resources, and Traffic and Circulation. All other environmental impacts were mitigated to a less than significant level. Because not all the impacts can be reduced to a level of non-significance, Findings of Fact and a Statement of Overriding Considerations must be adopted to approve the project as proposed. Overriding benefits of the Hacienda at Fairview Valley Specific Plan (HFVSP) project include:

(1) It complies with the Town of Apple Valley's resident-approved density for the area (of a maximum of 2 dwelling units per acre), while conserving more open space than could be accomplished through a more traditional plan allowing half (1/2) acre home sites by clustering new homes together.

(2) The HFVSP arranges its land uses so that the higher density uses are located in the center of the site and the lower density uses lie around the edges of the site. As a result, rural residential and open space areas are located adjacent to existing developed properties in the area, as well as BLM land and other resource conservation areas that abut the site.

(3) It satisfies a projected housing need (in the region) for active adults, many of whom will not be part of a traditional workforce; thus, reducing vehicular trips resulting in improved air quality over typical residential subdivisions.

(4) It implements best development practices in support of “green building” by establishing Community Design Guidelines that encourage efficient land use, water reuse, transit alternatives, and energy efficiency.

(5) It also provides commercial, office, and public safety facilities creating a mixed use community that will provide jobs for existing and future residents in the area.

(6) It preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses, including Fairview Creek.

SECTION 2. Subsection 86.14.090(b)(4) is added to Chapter 86.14 of Division 6 of Title 8 of the San Bernardino County Code, to read:

86.14.090 Adopted Specific Plans

(b) Adopted plans. The following specific plans have been adopted by the Board.

(4) Hacienda at Fairview Valley.

SECTION 3. The Board of Supervisors hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions thereof be declared invalid or unconstitutional. If for any reason any portion of this ordinance is declared invalid or unconstitutional, then all other provisions hereof shall remain valid and enforceable.

SECTION 4. This ordinance shall become effective thirty (30) days after its adoption.

JANICE RUTHERFORD, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

LAURA WELCH,
Clerk of the Board of Supervisors
of the County of San Bernardino

STATE OF CALIFORNIA)
)ss.
COUNTY OF SAN BERNARDINO)

I, LAURA WELCH, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ day of _____, 2014 at which meeting were present Supervisors:

and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this _____ day of _____, 2014.

LAURA WELCH,
Clerk of the Board of Supervisors of the County

JEAN-RENE BASLE
County Counsel

Deputy

By: _____
KENNETH C. HARDY
Deputy County Counsel

Date: _____

ATTACHMENT 6

Joshua Tree Management Plan

**HACIENDA AT FAIRVIEW VALLEY
JOSHUA TREE MANAGEMENT PROGRAM**



Prepared for:

Strata Equity Group
4370 La Jolla Village Drive, Suite 960
San Diego, California 92122

Prepared by:

PCR Services Corporation
One Venture, Suite 150
Irvine, California 92618

November 2008 (Revised March 2009)

TABLE OF CONTENTS

	<u>Page</u>
1.0 PURPOSE AND INTENT	1
2.0 APPLICABILITY.....	1
3.0 DEFINITIONS	2
4.0 EXEMPTIONS.....	2
5.0 TREE REMOVAL PERMITS.....	3
5.1 Joshua Tree Survey and Report	3
5.2 Engineering Plot Plan	4
6.0 CONDITIONS OF APPROVAL.....	4
7.0 FINDINGS FOR REMOVAL OR TRANSPLANT.....	5
8.0 DURATION OF REMOVAL PERMIT	6
9.0 SITE PLANNING DESIGN STANDARDS	6
10.0 DEVELOPMENT STANDARDS DEVIATION.....	7
11.0 CONSTRUCTION STANDARDS	8
12.0 RELOCATION OR TRANSPLANTATION REQUIREMENTS	9
13.0 MAINTENANCE REQUIREMENTS	12
13.1 Inspections and Reporting.....	12
13.2 Transplantation Success Criteria.....	12
13.3 Security	13
13.4 Homeowner Education.....	13
14.0 ADOPTION PROGRAM.....	13
15.0 ENFORCEMENT	15
16.0 PENALTIES	15
17.0 REFERENCES.....	15

JOSHUA TREE MANAGEMENT PROGRAM

1.0 PURPOSE AND INTENT

The “Hacienda at Fairview Valley Joshua Tree Management Program” (the “Management Program” or the “Program”) provides regulations and guidelines for the management of desert native plants, as outlined in the *San Bernardino County Development Code, Division 8, Chapter 88.01.060(c), Desert Native Plant Protection*, (“County Code”) with an emphasis on Joshua trees within the Hacienda at Fairview Valley Specific Plan Area (the “Specific Plan Area”). The provisions are intended to coordinate with, and augment the County Code specifically for development within the Specific Plan Area. Whenever the provisions contained herein conflict with those contained in the County Code, the provisions of the County Code shall take precedence unless the provisions of the Program are more restrictive and do not conflict with the County Code.

It is the intent of this Management Program to preserve and protect all Joshua trees and regulated desert native plants to the maximum extent possible while balancing the region’s need for quality growth and the development rights of private property owners. To achieve this balance, anyone submitting a subdivision or permit application that would allow for land disturbance shall use all reasonable means necessary to retain and preserve such trees in their existing locations to the maximum extent feasible. All land use applications permitting land disturbance shall consider lot configuration, potential property development (building envelope), circulation system, and all associated infrastructure, as further described in this Management Program, to achieve this preservation.

2.0 APPLICABILITY

The provisions in this Management Program apply to the removal of Joshua trees and regulated desert native plants on all private land within the Hacienda at Fairview Valley Specific Plan Area, as defined within the Specific Plan, unless otherwise specified. All Tentative Tract Map and Final Tract Map submittals shall be reviewed in accordance with this Management Program and the Hacienda at Fairview Valley Specific Plan.

This requirement does not apply to the application and approval of Tentative Parcel Maps, when prepared for financial purposes that do not provide any rights for land disturbance.

Nothing in this Program shall relieve nor be interpreted to exempt a development within the Specific Plan Area from complying with applicable State or Federal laws and regulations.

3.0 DEFINITIONS

“Desert Native Plant Specialist” means one of the following: a) County certified plant expert; b) State of California Agricultural Biologist; c) State of California registered forester; d) I.S.A certified arborist; e) Others approved by Director.

“Director” means County of San Bernardino Director of Land Use Services or their designees.

“Growing season” means the time period each year generally between November through May.

“Joshua tree” means a living tree with botanical name of *Yucca brevifolia* var. *brevifolia*.

“Land disturbance” means grading, surface clearance, trenching or other construction-related activity authorized by the approval of a County permit.

“Protection zone” refers to a zone five feet beyond each Joshua tree’s canopy dripline.

“Regulated Desert Native Plants” refers to all plant species referenced under the County Code Chapter 88.01.060(c)(1 through 5).

“Tree Disturbance” means human activity including land disturbance that changes the environmental setting of an existing regulated tree to the extent that the amount of sun, water or wind the tree traditionally receives or substances are introduced which may be unhealthy for the tree, interferes with the tree’s growth potential or causes direct physical damage to the tree.

4.0 EXEMPTIONS

The provisions of this Management Program shall not apply to the exempt activities provided in County Code Section 88.01.030 (*Exempt Activities*).

5.0 TREE REMOVAL PERMITS

A Tree Removal Permit shall be required for the removal of a Joshua tree or other regulated desert native plant. The Director may approve the removal of a Joshua tree or other regulated desert native plant when requested in conjunction with a land use application (e.g. Tentative Tract Map, Final Tract Map, grading permit, building permit and all other development permits).

This requirement does not apply to the application and approval of Tentative Parcel Maps when prepared for financial purposes that do not provide any rights for land disturbance.

The Fire Chief may approve a Tree Removal Permit for the removal of regulated trees when requested for the purposes of mitigating fire hazards and independent of a land use or development permit application.

An approved land use application and/or development permit shall be considered to include a Tree Removal Permit, if the land use or permit application specifically reviews and approves the tree removals subject to compliance with the applicable provisions of the County Code and this Management Program. Compliance with the County Code and this Management Program includes a Joshua tree survey and the preparation of a Joshua tree survey report and engineering plot plan consistent with County submittal requirements and the provisions of this Program.

5.1 Joshua Tree Survey and Report

A Joshua tree survey and report shall be completed and submitted with a land use application for Tentative Tract Map(s). The Joshua tree survey and report shall encompass the entire property area within the Tentative Tract Map boundaries and any off-site improvement areas required for development of the subject Tract Map.¹

A land use application for Final Tract Map shall also include a Joshua tree survey and report. This application may utilize the previously completed Survey as that submitted and approved with the Tentative Tract Map application for the same property. If the property boundaries of the Final Tract Map differ from the Tentative Tract Map, the Director shall review the application and deem if an additional survey is necessary for the area(s) that are different.

¹ *If an overall Joshua tree survey has been previously completed for the Specific Plan Area, a phase thereof, or a portion which covers the entire property comprising the Tract Map or offsite areas which may be impacted by the construction of the subject Tract Map, this Survey may be used for the application submittal.*

The required Joshua tree survey and report shall be prepared by a Desert Native Plant Specialist and will include a field inventory of Joshua trees throughout the site, indicating their approximate height, age, health rating, transferability, and whether they are a clone or single-trunked tree. The report shall include a plot plan showing the on-site locations of all Joshua trees.² The Joshua tree report shall also identify any applicable desert native plants, as defined in Section 3.0 of this Program, if identified during any Joshua tree survey conducted on Specific Plan area.

5.2 Engineering Plot Plan

Prior to the issuance of a Tree Removal Permit in conjunction with a development permit and/or approval of a land use application which authorizes such removal(s), a plot plan or grading plan shall be reviewed and approved by the applicable review authority for each site indicating exactly which trees are authorized to be removed and/or replaced (as indicated in the Transplanting Plan). The plot plan shall incorporate the exact locations of existing trees per the Joshua tree survey and report.

6.0 CONDITIONS OF APPROVAL

A Tree Removal Permit may be subject to the following conditions of approval, when conditions are deemed appropriate in consultation with the retained Desert Native Plant Specialist for the project:

1. When applicable, conditions of approval shall include criteria, methods and persons authorized to conduct the proposed activities in addition to, but in conformance with, the Development Code and the requirements in this Program.
2. Where conditions are determined appropriate, proposed mitigation shall include the transplantation of suitable trees slated for removal to a designated preservation area. Trees selected for transplantation may be stockpiled on site for future transplanting and/or placed in the adoption program. Proposed transplantation shall be conducted per the requirements outlined in Section 12 of this Program.
3. The approved land use application shall be conditioned to provide the required Adoption Program fees per Section 14 of this Management Program

² *The use of Global Positioning System (GPS) technology for tree locations is not required, but is strongly encouraged in order to more accurately position the existing Trees within the engineering plot plans.*

4. The review authority may require posting and maintenance of a monetary security deposit where necessary to ensure the completion of any required mitigation measures. If the project is otherwise required to post a bond for landscape maintenance requirements, this requirement may be incorporated into the same bond.
5. Any specific conditions of approval prescribed by the Director, and not agreed to by the applicant, may be first challenged before the Director, then the Planning Commission. If still unresolved, the condition(s) in question may be appealed before the County Board of Supervisors following County procedures for appeals. The decision of the Board of Supervisors shall be final.

7.0 FINDINGS FOR REMOVAL OR TRANSPLANT

The applicable review authority may authorize the removal of a Joshua tree or other regulated desert native plant only if the following findings are made:

1. The Director shall deem that Tentative Tract Map and Final Map applications are in substantial conformance with the provisions of this Program as a necessary finding for map approval by the applicable review authority.
2. Joshua trees that are proposed to be removed will be transplanted, or stockpiled for future transplanting whenever possible.
3. When stockpiling occurs, the permittee shall comply with the requirements of Section 12.0 of this Management Program to ensure the maximum survivability of the stockpiled plant material. Transplanting shall comply with the provisions of the Development Code.
4. No other reasonable alternative exists for the development of the land when the removal of specimen size Joshua tree(s) is requested. Specimen size trees are defined as meeting one of the following criteria:
 - a. A circumference measurement equal to or greater than 50 inches measured at 4.5 feet above natural grade;
 - b. Total tree height of 15 feet or greater;
 - c. Trees possessing bark-like trunk;
 - d. A cluster of 10 or more individual trees, greater than 3 feet, growing in close proximity to each other.

The removal of a Joshua tree or other regulated desert native plant is justified for at least one of the following reasons:

1. The location of the tree and/or its dripline interferes with an allowed structure, paved area, utility service, sewage disposal area, or other approved improvement or ground disturbing activity and there is no other feasible alternative location for the improvement.
2. The location of the tree and/or its dripline interferes with the planned improvement of a street or development of an approved access to the subject or adjoining property and there is no other feasible alternative location for the improvement.
3. The location of the tree is hazardous to pedestrian or vehicular travel or safety.
4. The tree interferes with or is causing extensive damage to utility services, roadways, sidewalks, curbs, gutters, drainage, flood control improvements, foundations, existing structures, or municipal improvements.
5. The condition or location of the tree is adjacent to and in such close proximity to an existing or proposed structure that the regulated tree has or will sustain significant damage.

8.0 DURATION OF REMOVAL PERMIT

The duration of a Tree Removal Permit issued in conjunction with a land use application and/or a development permit, shall have the same duration of the associated application or permit, unless otherwise specified at the time of application approval.

9.0 SITE PLANNING DESIGN STANDARDS

Land use applications, including Tentative Tract Map and Final Tract Map shall comply with all appropriate standards and guidelines contained in the Specific Plan and applicable County Development Codes. To achieve the maximum retention in place of existing Joshua trees or other regulated desert native plants, the following planning design standards and guidelines shall be considered and incorporated into site plans to the maximum extent feasible:

1. The Conceptual Land Use Plan of the Specific Plan illustrates the approximate boundaries of each land use designation. As noted in the Specific Plan, the final delineation of the boundaries between adjoining land use areas will be determined

during preparation of subsequent land use applications. Final delineation of the Open Space Conservation (OS-C) land use area boundaries shall be determined following review of the required Joshua tree survey and report, as specified in Section 5.0 of this Program.

The delineation of the boundary between residential land uses and adjoining OS-C land use areas should consider high density areas of Joshua trees and should locate these high density areas within OS-C land uses to the maximum extent feasible.

2. Subdivisions of $\frac{3}{4}$ acre and larger lot sizes shall not be mass graded or cleared of all native vegetation including existing healthy Joshua trees or other regulated desert native plants. Land disturbance shall be limited to the installation of building pads, driveways, utilities, fire clearance areas, property line fences and other reasonable accessory uses associated with the primary land use.
3. Segments of the project's multi-use (hiking, equestrian) trail system located in Open Space Conservation areas (OS-C) should avoid alignments which would require the removal of Joshua trees or other regulated desert native plants. Trail width standards may be modified for short lengths, as approved by the Director, when specifically employed to retain tree(s) in their existing location(s).
4. When an existing specimen Joshua tree or stand of Joshua trees are located within an Open Space Recreation (OS-R) land use area, the design of the recreational facilities within that parcel should incorporate these trees into the overall design to the maximum extent feasible.
5. Development should incorporate preserved in place or transplanted trees to landscape on-site detention basins, entry statement areas, transition areas, open space buffers and other open space sites whenever possible, where xeric landscaping is appropriate and appropriate conditions exist for viable Joshua tree growth.

10.0 DEVELOPMENT STANDARDS DEVIATION

In the event that the supporting documentation submitted with the land use application and/or development permit illustrates reasonable means and best efforts were attempted to preserve existing Joshua trees and other regulated desert native plants in their existing on-site locations, and it can be demonstrated that the plant materials cannot be retained and preserved in place or without disturbance unless a required Development Standard (per the applicable Specific Plan or County Development Code Sections) is modified, the following deviations may be granted by the Director when specifically employed to retain the Joshua trees or other regulated desert native plants in their existing locations:

1. **Front Yard Setback:** the required minimum front yard setback may be reduced by the least distance necessary to preserve an existing tree in its present location by no more than fifteen percent (15%) of the required setback.
2. **Side Yard Setback:** the required minimum side yard setback may be reduced by the least distance necessary to preserve an existing tree in its present location by no more than twenty percent (20%) of the required setback.
3. **Rear Yard Setback:** the required minimum rear yard setback may be reduced by the least distance necessary to preserve an existing tree in its present location by no more than twenty percent (20%) of the required setback.
4. **Lot Width:** the Planning Commission at the Director's recommendation, in its consideration of a subdivision request, may, to preserve an existing tree in its present location, reduce the required minimum lot width by up to a maximum of ten percent (10%), but in no case shall this lot width reduction be granted for more than fifteen percent (15%) of the total number of lots within the subject subdivision under review.
5. **Lot Depth:** the Planning Commission at the Director's recommendation, in its consideration of a subdivision request, may, to preserve an existing tree in its present location, reduce the required minimum lot depth by up to a maximum of ten percent (10%), but in no case shall this lot depth reduction be granted for more than fifteen percent (15%) of the total number of lots within the subject subdivision under review.
6. **Lot Area:** the Planning Commission at the Director's recommendation, in its consideration of a subdivision request, may, to preserve an existing tree in its present location, reduce the required minimum lot area by up to a maximum of eight percent (8%), but in no case shall this lot area reduction be granted for more than fifteen percent (15%) of the total number of lots within the subject subdivision under review.

11.0 CONSTRUCTION STANDARDS

During construction, and prior to final inspection under a development permit, the following construction standards shall apply, unless otherwise approved in writing by a Desert Native Plant Specialist and submitted to the applicable review authority:

1. The trunks of regulated trees shall not be enclosed within roof lines or decking.
2. Utilities, construction signs, or other hardware shall not be attached so as to penetrate or scrape the bark from any living regulated tree.

3. No grade alterations shall bury any portion of the protection zone of a regulated tree or significantly undercut the root system within the dripline of the tree.
4. "Trap fencing" shall be utilized to prevent compaction damage to the root zone of preserved-in-place or transplanted trees and shall be installed along the tree's protection zone to the maximum extent practicable.
5. It is recommended that the proposed tree salvage occur outside of the nesting season (typically February 15 to August 30) to avoid any potential construction related impacts to nesting birds, which are protected under the federal Migratory Bird Treaty Act. In addition, nests and eggs are protected under Fish and Game Code Section 3503. If work cannot be scheduled outside of the nesting season, a preconstruction nesting bird survey should be conducted by a qualified biologist within seven (7) days prior to the start of work. If an active nest is identified within the project area, a no-work zone shall be established within 100 feet from the nest (300 feet for raptors). The no-work zone shall be maintained until the young are fully fledged from the nest, as determined by a qualified biologist.

12.0 RELOCATION OR TRANSPLANTATION REQUIREMENTS

Trees may be transplanted to another location on the same property, to another location within the Specific Plan Area, or may be made available for adoption through the Joshua Tree Adoption Program as described in Section 14.0 of this Management Program.

Transplanting of trees within the boundaries of the Specific Plan, and approved by the Tree Removal Permit, must be completed under the supervision of a Desert Native Plant Specialist. Transplanting must take into consideration the time of year, the tree's original and transplanted physical orientation, prevailing wind direction, soil type of the original and transplanted location, and other related microclimate characteristics that may affect the successful transplantation as determined by the retained Desert Native Plant Specialist.

When transplanting is proposed, a Joshua Tree Transplantation Plan shall be prepared outlining steps that will be undertaken to ensure the survival of the stockpiled and transplanted trees. The Transplantation Plan may be included as an addendum to the original Joshua tree report.

The Transplantation Plan shall provide the following:

1. The Transplantation Plan shall identify the number and location of each tree proposed to be transplanted, and shall designate the location of the proposed transplantation site.
2. The Transplantation Plan shall identify the party responsible for salvaging the on-site Joshua trees within its respective project phase. Retaining a professional tree moving company with experience and success moving Joshua trees is recommended.
3. A timeframe that the proposed removal and replanting will occur. Please note that it is recommended, although not necessary, that tree removals occur during the wetter winter months (between November through March). However, low temperatures may negatively impact stockpiled trees and may increase rates of mortality. Ambient nighttime temperatures should be a consideration for the timing of the transplantation.
4. An outline of all actions determined necessary for the optimum survivability of the transplanted trees. These actions should address the following considerations (information that is recommended for inclusion within the Transplantation Plan is provided below, where applicable):
 - a. Method of salvage:
 - i. Front end loader or hydraulic tree spade are recommended. A tree spade is only recommended for smaller specimens with few branches and within sandy or silty soils.
 - ii. Excavation with hand tools may be recommended to prepare the tress for salvage. If hand excavation is warranted it shall be outlined within the Transplantation Plan.
 - iii. The northern face of each tree shall be marked in the field prior to salvage.
 - iv. All trees shall be tagged with a uniquely numbered, metal tree tag.
 - v. Only trees less than 10-feet in height, and in good condition, shall be selected for transplant.
 - b. Post-salvage care:
 - i. Including trimming damaged roots.
 - ii. Application of fungicide or sulfur to roots to minimize infections risks.
 - iii. Proper sterilization of equipment.

iv. Proper storage during stockpiling (see below).

c. Stockpiling:

- i. Stockpiling is defined as the short-term, on-site storage of salvaged Joshua trees for later replanting elsewhere on the project site or as part of an approved Joshua tree adoption program (off-site replanting).
- ii. Stabilizing and supporting larger trees. Stakes or boulders are recommended.
- iii. Shading of trees. A minimum of a (30 percent) shade cloth recommended.
- iv. Duration of stockpiling. A minimum of three days is recommended to allow for root callusing. A maximum of two weeks without boxing or ditching stockpiled trees.

For extended stockpiling (longer than 2 weeks) specimens should be temporarily stored in tree box containers or within shallow earthen ditch(es), backfilled with native soils, and tamped down. Extended stockpiling (over 45 days) is not recommended.

- v. Watering frequency. Depending on ambient day time temperatures, it is recommended that stockpiled trees should be watered one to two times per week.

d. Replanting:

- i. Expected time frames for replanting.
- ii. Proposed replanting location(s).
- iii. Site/soil preparation. Including if soil or biological amendments will be utilized.
- iv. Irrigation installation, use and maintenance.
- v. Methods of stabilization. Staking or guying is recommended.
- vi. Long term maintenance and monitoring. The Transplantation Plan should identify the party responsible for future care and maintenance of all relocated Joshua trees (see below).

5. Monitoring and Reporting:

- a. Oversight: A Desert Native Plant Specialist shall be on-site to oversee all phases of the plant salvage, stockpiling, maintenance and watering, and replanting.
- b. Reporting: Status reports shall be prepared following salvage and replanting activities, and as outlined in Section 13.0 of this Program.
- c. Long term mitigation monitoring requirements. An annual inspection and report for at four years is recommended (see below). Reports of all monitoring should be submitted to the County.

13.0 MAINTENANCE REQUIREMENTS

Upon completion of construction, and after final inspection and acceptance by the County, the following provisions shall be made, such that the trees preserved-in-place or transplanted within on-site common areas, in landscape easements, or landscape assessment districts are maintained in a healthy condition for a minimum of two growing seasons to ensure maximum long-term survivability.

13.1 Inspections and Reporting

1. An initial inspection of preserved-in-place or transplanted Joshua trees, or other regulated desert native plants shall be conducted by a Desert Native Plant Specialist, annually for at least four years after transplantation. The inspection shall include an assessment of the health and condition of all preserved-in-place and transplanted trees on-site. Transplanted trees that are determined to be dead or in severe decline shall be identified and mapped. Designated preserved-in-place trees that are determined to be damaged, dead, or in severe decline shall also be identified and mapped.

A status report of each year's inspection shall be submitted to the County. The report shall include recommendations for any mitigation measures determined necessary to improve any sub-standard conditions identified during the evaluation, as warranted.

13.2 Transplantation Success Criteria

Transplantation shall be considered successful if, following four growing seasons, including two growing seasons with artificial irrigation supplied to the transplanted trees, and two additional growing seasons without irrigation, the transplanted trees and regulated desert native plants maintain a minimum of 80% survivability. This percentage shall be based on all

trees transplanted within each approved Tract Map (phase). If this rate of survival is not attained following these four growing seasons, additional nursery grown stock, or trees acquired from another un-related adoption program, shall be transplanted to designated transplantation areas, to replace dead or dying trees at a quantity to meet or exceed the required minimum rate of survivability.

It will be the responsibility of the applicant or its designated assignees to provide replacement vegetation as determined by the Desert Native Plant Specialist and approved by the County. This subsequent transplanting shall be at the expense of the development applicant or its assignees.

13.3 Security

The County shall require posting of a bond, or other appropriate security at the time of Final Map approval to assure maintenance of trees preserved-in-place or transplanted within on-site common areas, in landscape easements, or landscape assessment districts for a period of two years. If the project is otherwise required to post a bond for landscape maintenance requirements, this requirement shall be incorporated into the same bond.

13.4 Homeowner Education

The applicant or its designated assignees shall provide initial homeowners purchasing private residential lots containing preserved-in-place or transplanted Joshua trees or other regulated desert native plants with informational literature on the proper care of these trees and/or plants. This information may be provided within Department of Real Estate documentation or by the Homeowners Association.

14.0 ADOPTION PROGRAM

Development build-out of Hacienda at Fairview Valley is anticipated to occur during a 15-20 year time period following approval of the Specific Plan by the County. This construction forecast is largely dependent upon regional housing market conditions and therefore may occur in less or more time. The Specific Plan anticipates this build out, and therefore contains several overall project phases. These phases generally will be developed from the western portion of the project to the east. As a result, the anticipated land disturbance of the project area will occur in a phased manner generally from west to east.

It is the intent of the Specific Plan, to preserve and protect all Joshua trees and other regulated desert native plants to the maximum extent feasible, while balancing the region's need

for quality growth and the development rights of private property owners. To realize this intent, the County, in cooperation with property owners and applicants within the Specific Plan, shall establish and maintain a Joshua Tree Adoption Program for Joshua Trees that are approved for removal following the provisions of this Management Program.

This Adoption Program shall be a publicly available listing of locations where property owners have applied to disturb, move, remove or destroy existing Joshua trees. The Adoption Program shall include the name and contact information for the property owner, the address and/or assessor parcel number of the property containing the Joshua trees, the number of trees to be disturbed, moved, removed or destroyed, and the approximate size, physical characteristics, and physical condition of the available tree as of the date the tree was listed on the Adoption Program.

The project's development activities over time and in distinct phases will provide ample time to notice the surrounding community of the upcoming availability of impacted Joshua trees for adoption through the project's Adoption Program.

The Adoption Program may also include an annually updated list of names and contact information of individuals who have contacted the County and expressed a desire to receive transplantable Joshua trees.

To promote awareness of the availability and disposition of impacted Joshua trees within the project, the County shall send out legal public notice per County noticing requirement, including to the individuals on the Adoption Program list. The notice shall be sent a minimum of thirty (30) days prior to start of grading or other land disturbance that may cause tree disturbance to trees within the Adoption Program. The notice shall include reference to the Adoption Program and specifically state the deadline for adoption of noted trees. Any tree included in the Tree Removal Permit may be removed after the public has had the opportunity to transplant the available trees for a time period not less than the public noticing period.

No Joshua tree shall be approved for transplantation more than once within every 12 years. The Planning Commission may, at the time of discretionary review and granting of the Tree Removal Permit, approve the transplant to an interim location, for up to eighteen (18) months for storing Joshua trees to allow for the phased development of the project.

As a condition of approval for the Tree Removal Permit issued by the appropriate review authority, the applicant shall pay a Joshua Tree Adoption Program Fee. The fees will be collected by the County and held in a separate account specifically for the Adoption Program. The fees shall partially cover the cost of maintenance, monitoring, research and administration of the Adoption Program. Fees shall be paid equal to ten dollars (\$10) for each existing healthy (as

defined by a Desert Native Plant Specialist) Joshua tree and other regulated desert native plants which will not be preserved-in-place or transplanted on-site; or will otherwise be permanently removed from the project site and placed into the Adoption Program.

15.0 ENFORCEMENT

No person(s), except as provided in this Management Program, shall commence with a land disturbance (e.g. clearing or grading) without first obtaining approval to ensure that said disturbance will not result in the unnecessary removal of any Joshua tree or other regulated desert native plants. Said approval may be in the form of a development permit or a Tree Removal Permit issued by the appropriate authority.

The provisions of San Bernardino County Development Code Chapter 88.01.050(i) (Enforcement) shall apply to this section.

16.0 PENALTIES

The provisions of San Bernardino County Development Code Chapter 88.01.050(j) (Penalties) shall apply to this section.

17.0 REFERENCES

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ATTACHMENT 7

Table 6-1 – Roadway Off-site Improvement Summary

TABLE 6-1 (1 of 3)

GENERAL PLAN BUILDOUT (POST-2030) ROADWAY OFF-SITE IMPROVEMENT SUMMARY

INTERSECTIONS	IMPROVEMENT ¹	IN FEE PROGRAM? ²
Dale Evans Pkwy. (NS) at: • High Desert Corridor EB Ramps (EW) • High Desert Corridor WB Ramps (EW)	New Interchange New Interchange	
• Corwin Rd. (EW)	Install a traffic signal Reconstruct NB shared left through lane as 1st exclusive left Reconstruct NB right turn lane as 1st through lane Construct 1st NB exclusive right turn lane Construct 1st and 2nd SB exclusive left turn lanes Construct 1st SB exclusive right turn lane Construct 1st EB exclusive left turn lane Construct 2nd EB through lane Reconstruct WB shared left through lane as 1st exclusive left Reconstruct WB right turn lane as 1st through lane Construct 1st WB free right turn lane	
South Dale Evans Pkwy. (NS) at: • Waalew Rd. (EW)	Install a traffic signal Reconstruct NB shared left right turn lane as 1st exclusive left turn lane Construct 1st NB exclusive right turn lane Reconstruct WB shared left through lane as 1st exclusive left turn lane Construct 2nd WB exclusive left turn lane Reconstruct WB through lane	
North Dale Evans Pkwy. (NS) at: • Waalew Rd. (EW)	Install a traffic signal Construct 1st exclusive SB left turn lane (includes 2nd WB receiving lane) Reconstruct EB shared left through lane as 1st exclusive left turn lane Reconstruct EB through lane	
Dale Evans Pkwy. (NS) at: • Otoe Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 2nd NB through lane Construct 1st SB exclusive left turn lane Construct 2nd SB through lane Construct 1st EB exclusive left turn lane Reconstruct WB shared left through lane as 1st exclusive left turn lane Reconstruct WB through lane	
• Thunderbird Rd. (EW)	Install a traffic signal Reconstruct NB right turn lane as 2nd through lane Reconstruct SB right turn lane as 2nd through lane	
Navajo Rd. (NS) at: • Waalew Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 2nd NB through lane Construct 1st and 2nd SB exclusive left turn lanes (includes 2nd WB receiving lane) Construct 1st SB exclusive right turn lane Construct 1st and 2nd EB exclusive left turn lanes Construct 1st EB exclusive right turn lane Construct 1st WB exclusive left turn lane Construct 1st WB exclusive right turn lane	
• Thunderbird Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st SB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 2nd EB through lane Construct 1st WB exclusive left turn lane	
• Hwy 18 (EW)	Construct 2nd NB exclusive left turn lane Construct 3rd EB through lane Construct 1st EB exclusive right turn lane with overlap phase Construct 2nd WB exclusive left turn lane	

TABLE 6-1 (2 of 3)

GENERAL PLAN BUILDOUT (POST-2030) ROADWAY OFF-SITE IMPROVEMENT SUMMARY

INTERSECTIONS	IMPROVEMENT ¹	IN FEE PROGRAM? ²
High Desert Corridor SB Ramps. (NS) at: • Waalew Road (EW)	New Interchange	
High Desert Corridor NB Ramps. (NS) at: • Waalew Road (EW)	New Interchange	
Central Rd. (NS) at: • Lafayette Street (EW)	Construct 1st EB shared left through right turn lane Construct 1st WB shared left through right turn lane	
• Waalew Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 2nd NB through lane Construct 1st SB exclusive left turn lane Construct 1st SB exclusive right turn lane with overlap phase Construct 1st and 2nd EB exclusive left turn lanes Construct 1st WB exclusive left turn lane Construct 2nd WB through lane	
Central Rd. (NS) at: • High Desert Corridor WB Ramps (EW) • Otoe Road / Cahuilla Road (EW)	New Interchange Install a traffic signal Construct 1st NB exclusive left turn lane Construct 2nd NB through lane Construct 1st SB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st EB through lane Construct 1st WB exclusive left turn lane	
• High Desert Corridor EB Ramps (EW)	New Interchange	
Central Rd. (NS) at: • Thunderbird Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st SB exclusive left turn lane Construct 2nd SB through lane Reconstruct EB shared left through lane as 1st exclusive left turn lane Reconstruct EB exclusive right turn lane as 1st through lane Construct 1st WB exclusive left turn lane	
• Standing Rock Av. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st WB exclusive left turn lane	
• Esaws Av. (EW)	Reconstruct NB right turn lane as 2nd through lane Reconstruct SB right turn lane as 2nd through lane	
• Ottawa Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st WB exclusive left turn lane	
• Nisqually Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st EB exclusive left turn lane Reconstruct WB shared left through lane as 1st exclusive left turn lane Reconstruct WB right turn lane as through lane	
Joshua Rd. (NS) at: • Cahuilla Rd. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st SB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 1st WB exclusive left turn lane	YES

TABLE 6-1 (3 of 3)

GENERAL PLAN BUILDOUT (POST-2030) ROADWAY OFF-SITE IMPROVEMENT SUMMARY

INTERSECTIONS	IMPROVEMENT ¹	IN FEE PROGRAM? ²
• Standing Rock Av. (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st SB exclusive left turn lane Reconstruct EB shared left through lane as 1st exclusive left turn lane Reconstruct EB right turn lane as through lane Construct 1st WB exclusive left turn lane	(1/2 share) YES YES YES
• Esaws Av. (EW)	Construct 1st WB shared left right turn lane	YES
• Hwy 18 (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Reconstruct SB shared left through lane as 1st exclusive left turn lane Reconstruct SB right turn lane as through lane Construct 2nd EB exclusive left turn lane	(1/3 share) YES YES YES YES
High Desert Corridor SB Ramps. (NS) at: • Standing Rock Avenue (EW)	New Interchange	
High Desert Corridor NB Ramps. (NS) at: • Standing Rock Avenue (EW)	New Interchange	
Hwy 18 (NS) at: • High Desert Corridor WB Ramps (EW) • High Desert Corridor EB Ramps (EW)	New Interchange New Interchange	
• Bear Valley Rd. (EW)	Install a traffic signal Construct 2nd NB exclusive left turn lane Add SB right turn overlap phase Construct 2nd EB exclusive left turn lane Add free right turn to existing EB right turn lane	(1/2 share) YES YES YES YES
Milpas Dr. (NS) at: • Hwy 18 (EW)	Install a traffic signal Construct 1st NB exclusive left turn lane Construct 1st SB exclusive left turn lane Construct 1st EB exclusive left turn lane Construct 2nd EB through lane Reconstruct WB shared left through lane as 1st exclusive left turn lane Reconstruct WB right turn lane as through lane Construct 2nd WB through lane	(1/2 share) YES YES YES YES YES YES
Laguna Seca Dr. (NS) at: • Cahuilla Rd. (EW)	Install a traffic signal Construct 1st SB shared left through right turn lane Construct 1st EB left turn lane Construct 1st EB through lane Construct 1st WB through lane	

¹ The construction of turn pockets and intersection endpoints are assumed to be included as widening improvements in the South/East Apple Valley Local Area Transportation Facilities Plan.

² Improvements included in the South/East Apple Valley Local Area Transportation Facilities Plan or Regional Transportation Mitigation Plan.

ATTACHMENT 8

Correspondence

November 25, 2013

Robert Lovingood
First District Supervisor
385 N. Arrowhead Ave., 5th Floor
San Bernardino, CA 92415

We Support Hacienda at Fairview Valley

Dear Mr. Lovingood:

We are writing you this letter as a private property owner near the proposed Hacienda at Fairview Valley community (APNs 0464-022-07 and 0464-023-03). We have owned this property for many years, and therefore are very interested in any plans for change in the Fairview Valley.

We have had many conversations with Strata over the years, and we are in favor of this planned community. This project is thoughtfully planned and offers many benefits to existing and future residents of Fairview Valley and Apple Valley.

Please accept our letter of support for Hacienda at Fairview Valley. We ask that you approve this project. Thank you.

Sincerely,



Cheryl Florence
APN: APNs 0464-022-07 and 0464-023-03

Cc: Commissioner Randy Coleman

November 25, 2013

Robert Lovingood
First District Supervisor
385 N. Arrowhead Ave., 5th Floor
San Bernardino, CA 92415

Re: Support for Hacienda at Fairview Valley

Dear Mr. Lovingood:

We are writing you this letter as a private property owner near the proposed Hacienda at Fairview Valley community (APN 0436-021-57). We have owned this property for over 40 years, and therefore are very interested in any plans for change in the Fairview Valley.

After reviewing the available project documents and speaking directly with the property owner about our initial concerns, we have a very favorable impression of the project's land uses and design standards. This project is well planned and offers many benefits to existing and future residents of Fairview Valley and Apple Valley.

Please accept our letter of support for Hacienda at Fairview Valley. We ask that you approve this project. Thank you.

Sincerely,



Toni Cameron
APN: 0436-021-57

Cc: Commissioner Randy Coleman

ATTACHMENT 9

MMRP Errata Sheet

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>HYD-4: Prior to issuance of grading permits, applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the County for coverage under the NPDES General Construction Permit.</p>	<p>Require as a condition of approval for Grading or Building Permit</p> <p>Prepare and submit a Stormwater Pollution Prevention Plan</p> <p>Measures to be installed by Project Applicant</p> <p>Implement control measures</p>	<p>Land Use Services Department</p> <p>Project Applicant</p> <p>Building and Safety Department</p> <p>Project Applicant</p>	<p>Draft and Incorporate condition as part of grading permit approval</p> <p>Prior to filing an application for a grading permit</p> <p>Complete site inspections during grading and construction</p> <p>During grading and construction activities</p>	<p>Deny application grading permit</p> <p>Reject Application for grading permit</p> <p>Halt grading and construction until appropriate measures are implemented</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
<p>HYD-5: Prior to issuance of grading permits, the applicant shall submit to the County Engineer <u>Land Development Division, LUSD</u> for approval, a</p>	<p>Require as a condition of approval for grading or building permit</p>	<p>Land Use Services Department</p>	<p>Draft and Incorporate condition as part of grading permit approval</p>	<p>Deny application for grading permit</p>	

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>WQMP, including a project description and identifying Best Management Practices (BMP's) that will be used onsite to reduce pollutants into the storm drain system to the maximum extent practicable, including the use of Continuous Deflective Separation (CDS) units at the end of each storm drain line. The WQMP shall identify the structural and non-structural measures consistent with the County's adopted requirements.</p>	<p>Prepare and submit a Water Quality Management Plan</p> <p>Measures to be installed by Project Applicant</p> <p>Implement control measures</p>	<p>Project Applicant</p> <p>Building and Safety Department</p> <p>Project Applicant</p>	<p>Prior to filing an application for a grading permit</p> <p>Complete site inspections during grading and construction</p> <p>During grading and construction activities</p>	<p>Reject application for grading permit</p> <p>Halt grading and construction until appropriate measures are implemented</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
<p>HYD-6: Prior to issuance of grading permits, the Public Works Department must review and approve the final engineering of the grading and drainage plans.</p>	<p>Require as a condition of approval for Grading or Building Permit</p>	<p>Building and Safety Department</p>	<p>Prior to issuance of grading permits</p>	<p>Deny grading permits</p>	
<p>HYD-7: Prior to approval of the final project plans and specifications, the applicant shall provide a detailed hydrology report</p>	<p>Require as a condition of approval for Grading or Building Permit</p>	<p>Land Use Services Department</p>	<p>Draft and Incorporate condition as part of Tentative Map Approval</p>	<p>Deny application for Tentative Map</p>	

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>that specifies the expected stormwater volumes, projected peak storage capacity or temporary basins, and percolation characteristics of soil. The hydrology report shall demonstrate that adequate stormwater conveyance and capacity is available in onsite or offsite basins. The hydrology report would be subject to review and approval by the County Engineer <u>Land Development Division, LUSD.</u></p>	<p>Prepare and submit a detailed hydrology report</p> <p>Measures to be installed by Project Applicant</p> <p>Implement control measures</p>	<p>Project Applicant</p> <p>Building and Safety Department</p> <p>Project Applicant</p>	<p>Prior to filing an application for a Grading Permit</p> <p>Complete site inspections during grading and construction</p> <p>During grading and construction activities</p>	<p>Reject Application for Tentative Map</p> <p>Halt grading and construction until appropriate measures are implemented</p> <p>Halt grading and construction until appropriate measures are implemented</p>	