

# OAK HILLS



# COMMUNITY PLAN

Adopted by the City of Hesperia on April 3, 2002

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# Introduction

## Chapter 1 Overview of the Community of Oak Hills

### I. Location and Regional Setting

The Community of Oak Hills is located in the High Desert region of San Bernardino County, 35 miles northeast of San Bernardino and about 80 miles northeast of Los Angeles (See Figure I-1). Oak Hills is one of several unincorporated communities within the Victor Valley region of the County. The Community is bordered by the City of Hesperia to the east, the unincorporated Community of Phelan to the west; the City of Victorville to the north; and the unincorporated area of Summit Valley to the south.

The Community of Oak Hills is structured around the County Service Area 70, Zone J, a special district formed by the County in 1972 to provide water, sewer and road maintenance services. To date, the County has constructed a water system designed to serve residential units on parcels of 2 1/2 acres in size. There are also a small number of commercial uses located at the summit of the Cajon Pass, near the Oak Hill Road freeway exit.

Fire protection is provided by the California Department of Forestry. A paid call fire station is located on Caliente Road, near the Oak Hill Road overpass. Additional fire protection services are provided through mutual aid agreements with the City of Hesperia and the City of Victorville.

The Community of Oak Hills encompasses approximately 28 square miles within a transitional area located between the foothills of the San Bernardino Mountains to the south and the Mojave Desert to the north. Consequently, the planning area contains a variety of slope conditions, soil types, plants and animals and other physical characteristics that vary from south to north. Generally, the planning area slopes from southwest to northeast, with surface and subsurface flows trending away from the foothills along the Oro Grande Wash as well as other wash systems that roughly parallel the freeway. While the foothill areas north of Summit Valley contain significant slopes, most of the planning area outside of the washes is fairly level.

Located on the edge of the Mojave Desert, within the rain shadow of the San Bernardino Mountains, Oak Hills's climate is arid. Summers in this area are hot and dry, while winters may experience freezing temperatures and infrequent snowstorms. Daytime high temperatures range from a monthly average of 58°F. in January, to 98°F. in July, with extremes recorded as low as the teens and as high as 110°F. Temperatures are slightly lower in the higher elevations, providing residents with cool evening hours. Average annual precipitation is five (5) inches. Air quality is generally good; however, due to its location just north of the Cajon Pass, dividing the South Coast Air Basin from the Mojave Desert Air Quality Management Basin, Oak Hills receives windborne air pollutants from valley areas to the south.

Oak Hills is strategically located with respect to the Victor Valley, the San Bernardino Valley, and the Los Angeles Basin. With direct access to Interstate 15 and State Highway 395, as well as rail access

from two railroads, the Community is easily accessible to commuters and future industrial or commercial users. Recreation is as close as Wrightwood or Big Bear for skiing in the winter and as near as Silverwood Lake for fishing and boating. In addition, the many attractions located in the Orange and Los Angeles County areas are within a two-hour drive from Oak Hills.

The Community's location at the top of Cajon Pass, the closest of the High Desert communities to more populated regions to the south, gives it a locational advantage for home buyers and businesses from San Bernardino, Riverside, Los Angeles and Orange Counties. The planning area contains approximately three miles of freeway frontage along Interstate 15 and one mile of frontage along State Highway 395 (see Figure I-2). The majority of this frontage property is undeveloped and remains in large parcels, giving the area exceptional opportunities to attract high quality business development. The planning area also contains opportunities for a variety of housing types, including estate sized lots, equestrian lots, and standard single family residential development.

## **II. Adjacent City, County and Sphere Boundaries**

The City of Hesperia encompasses approximately 69 square miles, and the City's adopted sphere of influence contains approximately 42 square miles. This area includes approximately 28 square miles that is considered the Community of Oak Hills. This area, referred to in this Community Plan as the "planning area", is generally bounded by the California Aqueduct to the north, the City of Hesperia's existing city limits to the east, Baldy Mesa Road to the west and Summit Valley to the south. The planning area is also generally defined by the existing boundary of County Service Area 70, Zone J.

The adjacent City of Hesperia incorporated on July 1, 1988. In September, 1988 the County's Local Agency Formation Commission (LAFCO) approved the extension of the City's sphere of influence west of I-15 into the area called "West Hesperia Sphere" and south of Muscatel Street into the area called "Oak Hills". In September 1989, LAFCO approved the extension of the City's sphere south of Whitehaven Street into the area known as "Summit Valley". In 1993, LAFCO approved the extension of the sphere to encompass the remainder of the Community. This area of approximately 14 square miles, lies between Highway 395, Interstate-15 and Baldy Mesa Road. The City has completed seven annexation requests located adjacent to the planning area. Pursuant to an agreement with LAFCO, the City will not consider additional annexations in Oak Hills until the Community Plan is completed.

## **III. City and County Structure**

Hesperia is a "general law" city operating under the council-manager form of government. Five City Council members are elected at large for four-year overlapping terms. The Council selects one of its members to serve as Mayor. The City Council also appoints a five member Planning Commission composed of residents of the City and/or sphere areas. The City Manager is appointed by and serves at the pleasure of the City Council.

**Figure I-1  
Location Map**

The City presently provides general municipal functions, water and sewer service, community development and public works, fire prevention and protection, and animal control services. Police services are provided under a City contract with the San Bernardino County Sheriff's Department. Park and recreation services are provided by the Hesperia Recreation and Park District, a board-governed special district. Library services are provided by the San Bernardino County Library system. Schools services are provided within the City by the Hesperia Unified School District. The District provides education services for grades K-12. The boundaries extend within the eastern portion of the planning area, but no facilities are located within Oak Hills at this time.

The County of San Bernardino is the largest county in the continental United States. With an area of over 20,000 square miles, it encompasses the entire high desert, including the Victor Valley. The Board of Supervisors, representing five districts, governs the County. The High Desert, including the entirety of Oak Hills, is within the First District. The County manages construction inspection and planning services within Oak Hills and other unincorporated areas. County planning staff provides administrative support to the Board of Supervisors, as well as the County Planning Commission, a five member Commission comprised of residents from all five districts. The County provides services primarily through a series of Special Districts, such as County Service Area 70, Zone J. School services for the balance of Oak Hills not served by HUSD are provided by the Snowline Unified School District. The district also serves the Phelan/Pinion Hills area. The districts provides education for grades K-12, but has no facilities within Oak Hills at this time.

The relationship between the City and County and the need to coordinate municipal services, is discussed in the Public Facilities chapter of the Community Plan.

**Figure I-2  
Vicinity Map & Planning Areas**



#### IV. Planning Issues in the Community

The Community of Oak Hills has experienced its share of growth along with the remainder of the Victor Valley. This growth has been fueled by the relatively inexpensive housing that is available in the high desert compared to homes located in the San Bernardino Valley and the Los Angeles basin. For example, between the years 1980 and 1990, the adjacent City of Hesperia was the tenth fastest growing Community in the state, with a population increase of 272 percent. Population grew from 13,540 to 50,418 during these years. The number of dwelling units increased from 5,690 to 17,563. The current population is 63,589. Even during the recent recession, the trend has been towards the provision of housing for first-time-move-up buyers. These homes are typically located on the City's west side, within easy access to the I-15 freeway. Many Oak Hills residents commute to jobs located "down the hill".

The Phelan area has also experienced its share of growth. The area's population is estimated at 15,000. A Community Plan was completed for the area in 1990. The area has also entertained the concept of forming a city. The Phelan Area Plan continues to provide a definitive set of guidelines for future development of that area.

Oak Hills lies between Hesperia and Phelan and has been identified as having a pivotal role in the future growth of the Victor Valley. The development of the freeway corridor is critical to both the City of Hesperia and the County as a source of tax revenue to pay for needed services. The area is also attractive to home builders, who can locate new residential tracts to take advantage of the proximity to the freeway. The special district serving water to Oak Hills currently has 2,064 active water meters. Property owners have expressed a desire to extend utilities to this area to facilitate development. Property owners in outlying areas also must be extended services to enable the development of residential parcels of 2 1/2 acres in size. Because of the low density involved, the cost to extend water lines and roads to these areas is relatively high. These property owners have also expressed concerns that added development in the Community will adversely affect their rural lifestyle. Locational criteria and development standards to guide future land uses must be developed to preserve the rights of property owners along the freeway corridor, as well as within outlying areas of Oak Hills.

The issues listed below stem from the five concerns identified within the Community. These issues have been expanded in order to more clearly address the concerns of the Community.

**a. To provide for orderly growth for the entire Community.**

How can orderly growth be planned for?:

1. Planning land uses to account for realistic growth in the area.
2. Establishing criteria to allow for development of commercial, industrial and higher density residential development.

3. Establishing Land Use Designations to define different land uses and development standards.

**b. To preserve the Community identity.**

The residents have repeatedly stated that Oak Hills has a unique character that must be preserved. The Community Plan must attempt to identify the elements of this character and establish policies to express it through visible means.

1. Establish the characteristics that make Oak Hills a unique Community.
2. Determine the means to identify the Community through development standards for both public and private improvements.

**c. To retain the unique character of Oak Hills as a residential Community.**

As discussed above, growth patterns in the Victor Valley will continue to encroach on previously undeveloped areas. The existing residents of Oak Hills have expressed concerns that commercial and higher density development will adversely affect their lifestyle. The Community Plan must identify the residential characteristics of Oak Hills and specify the measures to preserve those characteristics.

1. To determine development standards for residential areas, such as density transfers, grading criteria and animal keeping.
2. To determine requirements for buffering between different land uses located adjacent to each other.

**d. To provide and enhance Community services and facilities.**

In the past it was considered a "given" that the City or County could provide services for a growing Community or City. The economy was healthy, and property taxes provided revenue to fund a variety of services. Current budget limitations in all jurisdictions require that the costs of needed infrastructure and services be imposed on the property owners that benefit directly from the added infrastructure or services. The Community Plan should consider:

1. What level of services are necessary to facilitate the growth pattern that is being planned for, and at what cost.
2. What is the capacity of the property owners to pay for the required improvements.

**e. To provide for the expansion of the local business community.**

Oak Hills currently has few opportunities for shoppers to purchase goods without leaving the area. Most shopping is done in the adjacent cities of Hesperia and Victorville or in cities where the residents work. As more people move into the area, the need for local retail services will increase. In

addition, the freeway corridor has been identified as a location for regional commercial uses that would benefit from visibility to traffic on the Interstate freeway.

1. To improve opportunities for commercial development.
2. To identify criteria for the amount and locations of neighborhood commercial shopping opportunities.
3. To determine the locations for regional commercial uses within the Community.
4. To establish job-producing businesses to provide local employment opportunities.

A program to address these issues is outlined in the Community Plan. As the Community evolves and the Plan is implemented over time, adjustments and amendments will be needed to ensure that the Community Plan reflects changing Community values. It is the intent of the Community Plan to provide a framework for land use decisions and policies that will serve the Community of Oak Hills now and in the future.

## **Chapter 2                    Overview of the Community Plan**

### **I.            Purpose of the Community Plan**

The Community Plan for Oak Hills has been prepared in order to provide consistent policies and establish guidelines for the future development of Oak Hills. These policies and guidelines are to be applied whether development occurs under the County or City administration. In addition, it was the direction of the Local Agency Formation Commission (LAFCO) to prepare a Community Plan as a condition of Hesperia being awarded the Sphere of Influence that includes Oak Hills. This Community Plan is prepared under the authority of California Government Code Section 65300, which requires that each city and county within the state "adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

The Community Plan serves as a foundation in making land use decisions within Oak Hills, based on goals and policies related to land use, circulation, population growth, development standards, open space, rural lifestyle issues, community character preservation and other related physical, social and economic development factors. In addition to serving as a basis for local decision making, the Community Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities and the County, and provides the Community with an opportunity to participate in the planning and decision making process.

The purpose of this Community Plan is to comply with LAFCO and state requirements, but more importantly, to provide the City and County with a comprehensive, long-range policy guideline for future development.

### **II.          Relationship with the City and County General Plans**

In accordance with California Government Code Section 65302, a General Plan must contain the following seven mandatory elements: a) Land Use; b) Circulation; c) Housing; d) Conservation; e) Open Space; f) Noise; and g) Safety. Each element contains diagrams and text setting forth goals, policies, actions and implementation measures for long-range physical development within a jurisdiction's boundaries. The City and County have previously adopted General Plans for their respective jurisdictions. This Community Plan is intended to establish land use policy for a selected set of issues that are a special concern the residents and property owners of Oak Hills.

This Community Plan is not intended to replace either the City's or the County's General Plan. Rather, its purpose is to augment these plans with policies to guide development within Oak Hills to meet the needs of the residents and property owners. As such, development within the Community boundaries of land in the County, as well as any land annexed by the City in the future, will be directly guided by the goals and policies contained in the Community Plan, as well as the City's and County's General Plans. The Community Plan functions as a means of formally communicating what the Community's concerns and issues are in regards to development proposals, master planning of infrastructure, pre-zoning sphere areas prior to annexation, preservation of open space and resource conservation lands, and other related planning issues which may impact the orderly growth of the

Community. In developing goals and policies for the Community Plan, regional issues pertaining to transportation, housing, open space, infrastructure, coordination of emergency services, and other physical, social and economic concerns were considered. Reference should be made to the City or County General Plans for those planning issues not covered by this Community Plan.

### **III. Relationship with the County Development Code**

The County's land use regulations utilize a single map system where by the General Plan designation also serve as the equivalent of zoning districts. The County's Development Code contains Countywide standards for each land use designation. Within the text of the Community Plan, there are included portions of the County's Development Code that amend a Countywide standard that is exclusive to Oak Hills. These standards are included in Division 6 (Planning Areas and Specific Plans) of the Development Code and are adopted as a County Development Code Amendment by action of the Board of Supervisors.

### **IV. Relationship with the City Development Code**

The City's Development Code is applicable to zone districts shown on the City Zoning Map. These zone districts are consistent with the City's General Plan. The Development Code contains development standards applicable to each zone district. The Development Standards contained within the Oak Hills Community Plan are adopted as a City Development Code Amendment. This amendment will represent a separate set of standards applicable to Oak Hills when any portion of the Community Plan area is annexed to the City.

### **V. Development of the Community Plan**

The Community Plan had its beginnings in a series of annexations undertaken by the City of Hesperia that bordered on Oak Hills. These annexations were requested by property owners and accompanied by projects that usually featured suburban residential development that was substantially denser than what was found in Oak Hills. Although these annexations and their associated projects were approved, none of the residential developments were built as the recession curtailed construction in the Victor Valley. The concern remained that piecemeal annexation of the Community would have a detrimental effect on the existing lifestyle that the existing residents have come to enjoy. Planning for the overall Community would be difficult if there was no general plan under which guidelines could be established for the future.

At the same time, several property owners along the freeway were interested in annexation and access to the services that could be provided by the City. As much of the property adjacent to the freeway is contained in large lots, there is ample opportunity for large-scale development that will benefit from this prime location.

These two groups met with the City, County and LAFCO staff over a period of several months. In May of 1994, LAFCO decided to expand the City's sphere of influence to cover all of the Community. In return the City pledged to not pursue any more annexations until the Community Plan was completed.

Work on the plan began with the formation of the Oak Hills Community Plan Advisory Committee (OHCPAC). The First District Supervisor and the City Council selected the Committee jointly. The Committee consists of seven members who represent both residents and property owners in Oak Hills. The Committee held a series of eight meetings beginning in August 1994. Working with City and County staff, including Special Districts, the Committee developed the text and three land use alternatives. Public comments and suggestions for land uses were taken and considered at each meeting. In March of 1995, the Committee endorsed the text and the alternative land use plans for environmental review.

Funding for the EIR took several years to arrange. When both the County and City of Hesperia budgeted the necessary funds, the selection of a consultant was begun. In April of 1999, Lilburn Corporation was hired to develop the EIR for the Plan. On November 17, 2000 the draft EIR was circulated for public review. The required 45-day public comment period closed on January 4<sup>th</sup>, 2001. Eight letters were received from public agencies and three from the general public. These letters, as well as the required responses are compiled in the Final EIR, along with the Mitigation Monitoring Program and Statement of Overriding Considerations. The City and County, as part of the adoption of the plan, will certify the EIR. The EIR will be used as a reference to review subsequent development proposals. LAFCO may also use the EIR to evaluate any annexation requests as part of its review process.

In summary, this Community Plan and associated EIR have evolved from numerous studies and public hearings involving the Community Plan Advisory Committee, the First District Supervisor, the City and County Planning Commissions, the City Council, the Board of Supervisors and LAFCO. All issues and concerns identified during the public hearing process were evaluated and addressed. This input provided valuable assistance to staff in refining the document.

## **VI. Citizen Input**

California Government Code Section 65351 states that during preparation of the General Plan "... opportunities for the involvement of citizens ... and other community groups" be provided "through public hearings and any other means the city ... deems appropriate."

In accordance with state law and in recognition of the importance and value of citizen involvement, the City and County have provided opportunities for citizen participation throughout the Community Plan development process. A list of property owners, residents and other interested persons was maintained. Notices were sent to all concerned parties for each meeting or public hearing. As stated above both property owners and residents were represented on the Committee. In addition, public comments were taken at each meeting as well as during the review of the EIR and public hearing on the Plan.

In December 8, 2000 a public workshop was held to discuss the draft EIR. The workshop included the OHCPAC, the City Planning Commission and City Council. Representatives of the First District Supervisor's office and County staff from the Planning Department and Special Districts attended as well. There were over 50 persons in attendance.

On January 4, 2001, the public comment period on the Draft EIR ended. There were 8 letters from public agencies and 3 letters from the general public. Also, there were several comments made at the December 8, public workshop as well as a letter. Responses to these comments have been drafted and compiled in the final EIR.

On March 6, 2001, a second public workshop was held by the OHCPAC. The workshop was held to discuss the Draft Community Plan Text and the Final EIR. On April 19, 2001 a third workshop was held. The Committee discussed the formulation of their recommendation and completed discussion of the EIR and the analysis of the three land use alternatives. The Committee held two public hearings on May 29<sup>th</sup> and June 21<sup>st</sup>. Following the second public hearing, the Committee voted to recommend adoption of the Community Plan.

On July 26, 2001, the City of Hesperia Planning Commission held a public hearing and voted to recommend certification of the EIR, adoption of the Community Plan and adoption of development standards applicable to Oak Hills.

The City Council held a public hearing on September 19<sup>th</sup> and a subsequent workshop with the OHCPAC on February 11<sup>th</sup>. At the workshop the Council members present expressed support for areas 2 and 6 to be developed with rural residential uses on 2 ½ acre lots. They also asked the OHCPAC to hold a workshop to discuss the possibility of residential uses within area 3. On March 7<sup>th</sup> the OHCPAC determined that area 3 could be developed with mixed use proposals, provided that any residential portion would not include attached units, and that single family homes would not be developed on lots less than 7,200 square feet.

# Community Plan Policies

## Chapter 1. Land Use/Growth Management

### I. Issues

The following issues have been identified by the Community as important to the physical development of the area and include:

- Land Use designations that reflect the development intent of the Community
- Minimum lot sizes of 2 1/2 acres within the rural areas
- Boundaries to define the location of more intense land uses
- Buffering between differing land uses
- Preservation of open space
- Regulation of density transfers and density bonuses
- Preservation of the natural terrain to retain the visual character for residents
- Preservation of recreational animal uses

The policies contained in this chapter are intended to guide the County in the review and approval of new development proposals within the Community. They are also applicable to the City when making recommendations to the County on proposals within the Sphere of Influence, a basis for pre-zoning areas prior to annexation and as a guide for master planning infrastructure within the City and Community area.

### II. Policies

#### OH/LU-1

Provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles, as well as commercial and industrial uses, by establishing Land Use Designations that are consistent with the City's and County's General Plans and with the policies of the Community Plan.

#### OH/LU-2

Limit the future expansion of higher density residential and commercial or industrial land uses by establishing geographic boundaries as follows:

- a. West side: The Oro Grande Wash to the existing City limits (west boundary), the freeway (east boundary). In addition, the area north of Main Street/Phelan Road, and east of the powerline easement, as well as the intersection of Phelan Road and Baldy Mesa Road.
- b. East side: Desford Road (south boundary) the Oro Grande Wash (east boundary). Existing City limits (north boundary), and the freeway (west boundary). In addition, the intersection of Rancho Road and Escondido Avenue.



- c. Summit Valley: Santa Fe Railroad (north and west boundary), existing limits of CSA 70 J (east and south boundary) Note: This area is located on the east side of Oak Hills but has access only from Hesperia via Summit Valley Road.

[Insert Map]

OH/LU-3

Restrict the minimum residential lot size to two and one-half acres, except for areas within the boundaries specified in OH/LU-2.

OH/LU-4

Preserve scenic vistas where natural slope exceeds fifteen (15) percent by requiring building foundations for residential structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines.

OH/LU-5

The maximum number of parcels which may be created through the land division process shall be consistent with the Community Plan designation maximum density. In areas where topography exceeds 15% slope, additional criteria apply.

- a. To grade a level building pad, each new parcel must have a buildable site of at least 7000 square feet; with a level pad area no smaller than 60 feet by 80 feet. The building envelope will not exceed a 20% slope.
- b. In cases when the building envelope exceeds 20% slope, stepped house footings shall be employed to meet the contour of the existing terrain. Building grading will not be allowed except for the driveway and turnaround areas for vehicles. The building envelope will not exceed a 40% slope.
- c. To minimize hillside cuts and to preserve natural terrain, where slopes exceed 20%, parcels may be created with density transfers through the specific plan or planned development process. Parcels thus created shall be no smaller than 70% of the land use designation minimum. The overall density of the area shall not exceed that designated by the land use designation. The building envelope must be at least 6000 square feet, with a minimum width of 60 feet.
- d. In cases of density transfer, all parcels created which are larger than the Land Use Designation minimum or those created to preserve open space shall have deed restrictions placed upon them to preclude further subdivision.

OH/LU-6

Within single-family residential areas, preserve entitlements for recreational equestrian and animal uses.

OH/LU-7

Transitional buffers between different land uses or development projects may consist of, but shall not be limited to the following:

- a. Transitional density buffers consisting of larger lot sizes shall be provided at the periphery of new residential subdivisions to create a density transition between the new subdivision and adjacent residential land uses of lesser density.

The additional lot area required to create the buffer at the periphery of the new subdivision shall be based upon the planned density of the abutting land, or, in the case where subdivisions exist adjacent to the proposal, the density of the existing subdivision. The transition buffer must equal 0.5 times the lot size of the lower density lot. (2 1/2 ac. to 1 ac. = transition lots of 1.25 ac.)

- b. Where the proposed uses include commercial or industrial facilities, transitional buffers may also include:

Increased building setbacks incorporating earthen berms and appropriate landscaping.

Streets separating the different land uses, where appropriate.

Solid barrier hardscape treatments such as decorative walls.

Trails and pedestrian circulation areas.

#### OH/LU-8

Density bonuses shall be as provided in Government Code Section 65915, or as subsequently amended by the State. The maximum bonus density will be equal to the minimum allowed by law.

#### OH/LU-9

Discourage linear development of commercial development of shallow depth along streets when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or it can be demonstrated the equally effective services can be provided in an alternate configuration. Such development should be encouraged at intersections of arterial or secondary streets.

For policies OH-LU-10 through OH/LU-15, refer to Chapter 2 (Community Character).

For policies OH-LU-16 through OH/LU-17, refer to Chapter 3 (Natural Resources).

For policies OH-LU-18 through OH/LU-26, refer to Chapter 4 (Public Facilities).

## Chapter 2. Community Character

### I. Issues

The character of Oak Hills is established by the rural residential portion of the Community. This is an area where homes are scattered on large lots. The absence of suburban facilities and the natural appearance of the area contribute to the slow paced lifestyle that the residents enjoy. Animals native to the area are frequently seen, and limited street lighting allows the residents to appreciate the night sky. It is desired that this residential community be given a physical identity through various means listed below.

In addition, the freeway corridor is expected to be developed with the full range of land uses, including commercial, industrial and residential. While development in this area will be significantly different than within the rural residential areas, this area should reflect the character and nomenclature that make Oak Hills a unique Community.

The following issues are pertinent to the values and lifestyle concerns of the Community:

- Establish Community identification
- Establish entry monuments at major thoroughfares
- Require street signs with the Oak Hills logo
- Approve new developments named with the Oak Hills theme
- Achieve separate Post Office identification
- Limit street lighting and outdoor lighting in rural areas

These measures can be implemented through requirements on new development or in cooperation with the City, County, State and Federal agencies.

### II. Policies

The following additional land use policies reflect the desire to establish the character of Oak Hills through the physical development of the Community:

#### OH/LU-10

Where new developments are approved within the Community, encourage the use of the Oak Hills Community theme when establishing names and constructing signage and entry monuments for commercial or residential tract developments.

#### OH/LU-11

Require the use of customized street signs that feature the Oak Hills logo, within new residential subdivisions, or in conjunction with new commercial or industrial developments.

**OH/LU-12**

The City and County shall sponsor the use of Community entry signs along major roadways into Oak Hills.

**OH/LU-13**

When population levels warrant, the City and County shall support the establishment of a Post Office and Zip Code to provide postal identification to the residents and businesses of Oak Hills.

**OH/LU-14**

Street lighting in rural areas shall be limited to intersections and places where lighting is necessary to ensure public safety.

**OH/LU-15**

Require that lighting for new development be designed to minimize glare on adjacent properties.

## Chapter 3. Natural Resources

### I. Issues

As stated in Chapter 2, an essential component of Oak Hills is the preservation of the natural appearance of the area. The following issues reflect the concerns of the Community to preserve the rural character of the area through preservation of the native vegetation and limitation, to the extent possible, of alterations to the existing landforms. These policies are also applied to development within the freeway corridor in order to encourage the most efficient use of the land and to promote harmony with the surrounding rural areas.

- Preservation of native vegetation
- Conservation of water resources
- Establishment of landscaping standards
- Minimization of alterations to the natural terrain

### II. Policies

#### OH/BI-1

Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the building official to make a finding that no other reasonable siting alternative exists for the development of the land.

Specimen size trees are defined as meeting one or more of the following criteria:

- A circumference measurement equal to or greater than 50 inches measured at four feet from grade.
- Total tree height of 15 feet or greater.
- A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.

#### OH/LU-16

Where commercial, industrial or multi-family residential uses are required to have landscaped areas, a maximum of 10% of the project parcel shall be retained in planted landscaped areas. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert character and water conservation. All required vegetation shall be continuously maintained in good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.

Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed below.

- Landscaping will consist of native or drought resistant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. A list of plants determined capable of meeting this criteria is available. Other plants may be considered on their merits in meeting this criteria. Determination of plant species suitability will be made upon submission of landscaping plans.
- Landscaping materials may consist of wood timbers, decorative rocks/boulders, sand, gravel, or a combination thereof; provided, however, that the majority of landscape materials shall consist of plants as set forth above.
- Irrigation of required landscaped areas shall be by drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Timing devices should include soil moisture sensors.
- No more than 25% of landscaped areas for multiple family residential, commercial, or industrial developments, shall be landscaped with lawn, turf, or similar plant materials.
- Lawn and turf shall be for low water use types such as Tall Fescue, Hybrid Bermudas, Saint Augustine, Zoysia, or any similar plants which are low water types.

OH/LU-17

Require subdivisions within the Community Plan area to have all common landscaping consisting of xeriscape plant materials.

OH/WA-1

Encourage the implementation of a water conservation ordinance in order to minimize water use consumption.

OH/WA-2

Encourage the use of ultra-low-flush toilets because their use can conserve water and increase septic tank lifespan.

OH/WA-3

When specific storm drain or wastewater treatment facilities are required in the future, construction will utilize a design that retains the natural character of the drainage channel to the extent possible. This protects wildlife corridors and prevents loss of critical habitat in the region.

OH/WW-1

If a wastewater treatment facility is developed in the Community, the City and County shall support a system that will reclaim the treated effluent and make it available for public or private landscape purposes.

## Chapter 4. Public Facilities

### I. Issues

Future development within the planning area will require coordination of land use planning with provision of roads, sewers, water distribution and storage, drainage facilities, law enforcement, fire protection, and community facilities. This Chapter contains background information and policies related to infrastructure and public services that are affected by the existing and planned land uses within the Community Plan area. This Chapter addresses water distribution, sewer service, drainage facilities, schools, law enforcement, fire protection, parks and recreation, and community facilities. Streets and highways are addressed in the Circulation Chapter of the Community Plan.

The two agencies responsible for the provision of water and sewer service are the Hesperia Water District and the County Service Area 70, Zone J. The water purveyor within the adjacent City of Hesperia's city limits is the Hesperia Water District, formed in 1975 as a self-governed special district from a portion of Victor Valley County Water District. The District and the City of Hesperia have agreed to incorporate the District into the City as a subsidiary district. Hesperia Water District has water and sewer powers, and is a member of Victor Valley Wastewater Reclamation Authority (VWVRA), the Joint Powers Authority that manages the regional sewage treatment plant.

The water purveyor within Oak Hills is County Service Area 70, Improvement Zone J (see Figure L-3). Zone J is presently constructed so as to serve relatively low density residential development (one unit per two and one half acres), and in many areas lacks sufficient water pressure needed for fire flow to serve more intense land uses. Both agencies have demonstrated an ability to provide water service to their customers, at existing land use densities.

Public educational services within the City of Hesperia and most of the sphere areas are provided by Hesperia Unified School District, for grades K through 12. A portion (about 14 square miles) of the Oak Hills area west of Interstate 15 and Highway 395 is within the Snowline Joint Unified School District. These districts obtain funding for school facilities through the provision of impact fees, currently set at \$2.05 per square foot of residential construction. They also negotiate with developers of larger projects for needed facilities, in accordance with State law. The adoption and implementation of the Community Plan will not affect the school district boundaries and both the City and County will continue to support efforts to mitigate the impact of growth on the school districts, in accordance with State law.

Police protection is currently provided by the County Sheriff's Department. Hesperia also contracts with the Sheriff's Department for services within the City. As growth continues, the need for added services will increase. Both the City and County will continue to seek funding from State and Federal sources to augment law enforcement services.

Park and recreation services within the City and the east portion of Oak Hills are provided by the Hesperia Recreation and Park District. The District, formed in 1957, opened the Palm Street Park, located north of Oak Hills, in 1989. The Datura Sports Complex will contain a senior center, softball and soccer fields on 25 acres located 1/2 mile north of Main Street in west Hesperia. These facilities will augment recreational opportunities for the residents of Oak Hills. In addition, future



development in the area will be required to dedicate land, or pay a fee in lieu of dedication, to offset the impact on recreation services.

In addition to availability of infrastructure, the location of major transportation, communication and drainage facilities have contributed to the Community's existing pattern of development (see Figure L-3). Interstate 15, the California Aqueduct, the railroads, and several public utility easements containing electrical transmission corridors have presented barriers to movement within the Community. Future planning for the Community must address additional crossings of these barriers, both to serve residential development in the outlying portions of the Community and to serve commercial and industrial development along the freeway corridor.

Other features which have influence on future development patterns are various washes located throughout the planning area. These washes generally trend from southwest to northeast, conveying surface runoff from the foothills to the Mojave River. The Oro Grande Wash west of Interstate 15 and the east branch of the Oro Grande Wash located east of and parallel to the freeway, represent areas with potential for passive and active open space. Portions of these washes may require channelization as development occurs. They have been identified as natural buffers to separate more intense land uses from the less densely populated areas to the west and south. The washes may also limit circulation patterns and impact the construction of utilities as added expenses are incurred to cross these washes.

The California Aqueduct traverses a portion of northern boundary of the planning area from northwest to southeast. Circulation across the aqueduct is limited on many local and collector streets; arterial crossings exist at Highway 395, Main Street, Mesquite Street, Maple Avenue and Rancho Road. The Aqueduct presents constraints to local circulation and drainage, as surface runoff must be conveyed over the Aqueduct by means of overshoots. These issues should be addressed through the development review process. Several high-tension power lines cross the Community. Some of these are owned by Southern California Edison, and others represent public utility easements over private property. These areas have potential for certain recreational, horticultural, and other similar open space uses, such as for Joshua tree preservation, and may be incorporated into a regional trail system. The location of these power lines may also impact the circulation system.

Storm drainage is a community concern as the area lacks a regional system to convey surface runoff through developed areas and into the Mojave River. Most of the Community's streets have not been engineered for water-carrying purposes, and are either unpaved or constructed without curbs and gutters. Localized channels have been constructed on some individual developments, but connections to a regional system are not available. As rooftops and impervious surfaces increase within the Community, it is expected that runoff will increase and that drainage impacts will become more significant.

In March of 1989, the City Council adopted a policy requiring on-site retention on all new development, in order to retain increased runoff generated by new development on-site. This policy did not address flows crossing the site from other properties. The policy addresses all development, including single family residential. Retention may be accomplished by means of a basin, pits, or other means. Surface flows are evaluated in the development review process through the

requirement for a drainage study, and are generally required to be channelized on larger developments. This policy was an interim measure pending more complete analysis of this issue.

The City Council has accepted the Hesperia Master Plan of Drainage prepared for the County. This as well as the Victorville Master Plan of Drainage, is used to determine the size and location of storm drain facilities. The City's and County's current development policies and regulations address drainage facilities as an integral part of each site design, in order to ensure safe, orderly and aesthetic development. The County will complete a floodway overlay map for the planning area. This map will indicate to a potential developer or resident where potential drainage issues may exist.

The residents of the rural areas of Oak Hills have always valued their independence and should understand that the rural residential area should expect to be less proximate to municipal services that are provided in a typical suburban setting. However, development of the freeway corridor will bring these services closer to the rural areas than what would otherwise occur. It is intended that future development within the Community will be required to provide the necessary infrastructure and services, without adversely impacting the rural residential areas.

## **II. Policies**

The following additional land use policies are intended to address the need for public facilities in the Community:

### **OH/LU-18**

Designate and protect land for public services to serve the needs of the Community for schools, parks, community facilities, open space, utilities and infrastructure.

### **OH/LU-19**

Coordinate land use planning with infrastructure provision and planning, to ensure adequate, convenient, and efficient provision of support services as development occurs, funded by those who benefit.

### **OH/LU-20**

Through the development review process, evaluate each development proposal based upon impacts on public services and infrastructure, and approve development only when the development provides the infrastructure needed to support it, or when such infrastructure is otherwise assured. In review of large developments, ensure that development is phased with respect to adequate provision of infrastructure at the time of occupancy.

OH/LU-21

Approve zoning and General Plan changes only when adequate services exist or are assured through the proposed development.

OH/LU-22

Coordinate land use planning efforts with planning programs of service providers, including but not limited to fire, water and sewer, school, recreation and park, gas, electric, police, library, public works (roads and drainage) and community services.

OH/LU-23

Encourage joint use of public facilities wherever possible, as in shared school/park facilities, shared utility/trail easements, and shared school/library facilities.

OH/LU-24

Assist the Hesperia Unified School District and Snowline Unified School District in obtaining needed financing for new school construction necessitated by new development, and consider school facility capacity in evaluating any land use approvals.

## **Chapter 5. Circulation**

### **I. Issues**

The City and County have already addressed all of the required issues concerning circulation and transportation in the previously adopted General Plans. These issues include: the movement of people and goods in a safe and efficient manner; a balance between types of transportation; adequate access for emergency vehicles; legal and physical access for new subdivisions or development; and other County or City-wide issues. Standards and requirements to address these issues are already contained in the City's and County's development codes.

The focus for circulation policies within the Community Plan is to coordinate the County's Oak Hills Transportation Facilities Plan and the City's Circulation Element. The Oak Hills Transportation Facilities Plan was adopted in 1989 and establishes a network of roads to be improved within Oak Hills. These roads are primarily intended to meet the needs of the local residential population. The funding for these improvements is collected as a fee for each dwelling unit built within the benefit area of the facilities plan. The City's Circulation Element was adopted with the General Plan in 1991 and designates a network of roads to meet the demands of the City's continued growth. These roads are improved through a variety of means, including development impact fees, assessments districts, State funding and exactions from new development.

The City and County's transportation plans were not completely consistent with each other and have been coordinated to provide a workable transportation network within Oak Hills. This is also necessary in order to direct funds collected by the County's fee program to construct roads in accordance with this plan. In addition, the City and County can require future development to construct roads or contribute to the construction of offsite facilities as identified within the plan.

The Community Plan road network was developed as part of the plan during the preparation of the EIR. Both City and County staff worked with SANBAG and SCAG transportation analysts to assure that the road plan and the required Traffic Impact Analysis met the requirements of the Congestion Management Plan. The road network was analyzed both with and without the Ranchero Road interchange. The Traffic Impact Analysis shows the necessity for the interchange sometime after the year 2010 but before 2020, the horizon year for the plan.

### **II. Policies**

The following policies are intended to address circulation within the Community:

OH/TC-1

Adopt a Circulation Plan that provides an acceptable level of service for the current and anticipated land uses within Oak Hills.

OH/TC-2

To the extent possible, coordinate City and County highway designations to eliminate conflicts and provide for safe and well-designed transitions when crossing jurisdictional boundaries, or when designing facilities in conjunction with State or Federal transportation authorities.

OH/TC-3

The County shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6. This program can be incorporated into the County's Transportation Facilities Plan for Zone A and Zone B by updating that plan to include the costs described.

OH/TC-4

The City shall set up a program for roadway improvements identified in Table 4.2-10 of the Oak Hills Community Plan Program Environmental Impact Report, based on the fair share costs analysis in the TIA which was approved by SANBAG on January 16, 2001. The program shall include the identification of a mechanism for collecting fees for improvements from future development projects in planning areas 1 through 6. This program shall be incorporated into the City's Circulation Element and implemented as planning areas 1 through 6 are developed through collection of developer fees.

OH/TC-5

Encourage the development of commercial and residential projects that incorporates limited access to arterial and secondary streets, in accordance with City and County circulation standards.

# Land Use Designations

## Chapter 1. Residential Designations

The following residential Land Use Designations are intended to provide opportunities for a variety of residential densities to accommodate rural and suburban lifestyles that are consistent with the City's and County's General Plans and with the policies of the Community Plan. These land use designations specify a range of permitted densities within each category. Actual permitted densities within each site are to be determined based upon the site's capacity to accommodate all required roads, easements, drainage facilities, setbacks, open spaces, and amenities; provision of adequate infrastructure to serve the proposed density; provision for any seismic, noise, drainage or other hazard; and other requirements of development, as identified through the review process. In no instance shall densities specified within each land use category be interpreted to be a guarantee of permitted density.

**County:** RURAL LIVING (OH/RL)  
**City:** RURAL ESTATE (up to 0.4 du/ac)

### Purpose

- a. To encourage appropriate rural development where single family residential is the primary use.
- b. To identify areas where rural residences may be established and where associated related animal uses may be permitted.
- c. To prevent inappropriate demand for urban services.
- d. To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

### Locational Criteria

- a. Areas generally adjacent to urbanizing centers, with existing land uses including limited agriculture, mining and quarrying, energy production operations, public and private recreation areas, rural residences and vacation cabins, and watershed, wildlife and open space uses.
- b. Areas with limited, low-density development or mountainous areas with moderate slopes or soils of poorer quality than in agricultural areas.
- c. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as dude ranches, recreational uses, etc., may be found or located.

- d. Areas with soil conditions suitable for limited agriculture capability, which may nevertheless be eligible for Agricultural Preserve status.
- e. Areas with partial public services and limited public improvements.

**Permitted Land Uses**

As outlined in the County Development Code for the Rural Living Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Rural Living Land Use District.

**Property Development Standards**

RURAL LIVING (OH/RL) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)		
Maximum Structure Height (ft.)		35
Minimum Lot Size (acres)                      map suffix will modify		2.5
Maximum Lot Coverage (building coverage)		20%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)		150/150
Front Yard Setback (ft.)		25
Side Yard Setbacks (ft.)		15
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)		<b>25</b>
Maximum Housing Density (dwelling unit/acre)		1/2.5
Minimum District Size (acres)		30

**County:** SINGLE RESIDENTIAL (OH/RS)  
**City:** VERY LOW RESIDENTIAL (0.25 - 1.0 du/ac)  
LOW RESIDENTIAL (.75 - 2.0 du/ac)  
MEDIUM LOW RESIDENTIAL (1.5 - 4.0 du/ac)

**Purpose**

- a. To provide areas for single-family homes on individual lots.
- b. To provide areas for accessory and non-residential uses that complement single residential neighborhoods, including equestrian and animal uses.
- c. To discourage incompatible non-residential uses in single-family residential neighborhoods.

**Locational Criteria**

- a. Areas that are not adjacent to Regional Industrial or Agriculture District except where the ultimate minimum residential parcel sizes shall be 1 acre or larger.
- b. Areas that are within one mile of major arterial and/or existing major public transit route.

**Permitted Uses**

As outlined in the County Development Code for the Single Residential Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Single Residential Land Use District.



Property Development Standards

SINGLE RESIDENTIAL (OH/RS) DISTRICT DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.)      map suffix will modify <b>See a. below</b>		7,200
Maximum Lot Coverage (building coverage)		40%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)	≥ 1 acre	<b>100/100</b>
	< 1 acre	60/100
Front Yard Setback (ft.)      See b. below		25
Side Yard Setbacks (ft.)		10 5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)	street type: local	15
	collector or wider	25
Minimum District Size (acres)		10

- a. **Within areas which contain significant environmental or topographic constraints, clustering of residential uses may be encouraged to preserve natural resources and mitigate environmental impacts. Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.**
  
- b. A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

**County: MULTIPLE RESIDENTIAL (OH/RM)**  
**City: MEDIUM HIGH RESIDENTIAL (5.0 - 10.0 du/ac)**

**Purpose**

- a. To provide areas for attached, detached, and/or mixed residential development with a wide range of densities and housing types.
- b. To efficiently relate higher density residential development to community utilities and facilities as well as site characteristics.
- c. To locate parcels appropriate for development at higher residential densities in closer proximity to community services and facilities.
- d. To offer a wide range of residential living environments.
- e. To allow diverse non-residential activities compatible with a multi-family neighborhood, not to include equestrian or large animal uses.

**Locational Criteria**

- a. Areas of existing multi-family development.
- b. Areas that have, or are programmed to receive full urban services.
- c. Areas with slopes generally less than 16%. (Increased lot sizes shall be required as slope increases.)
- d. Areas in centralized urban locations having close proximity to major commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities that are capable of handling high density residential development are located or planned.
- e. Areas that are not adjacent to Regional Industrial (IR) District, Agriculture (AG) District and/or mining operations except when the area is large enough to leave a buffer yard of 75 feet between the Districts and/or uses, or when the **Open Space Ratio (OSR)** of the total multiple family development is 0.60 or greater.
- f. Areas adjacent to, or near a major arterial and/or existing major public transit route.

**Permitted Land Uses**

As outlined in the County Development Code for the Multiple Residential Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Multiple Residential Land Use District.

**Property Development Standards**

MULTIPLE RESIDENTIAL (OH/RM) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	35
Minimum Lot Size (sq. ft.)      map suffix will modify <b>See a. below</b>	<b>7,200</b>
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	60/120
Front Yard Setback (ft.)	See b. below 25
Side Yard Setbacks (ft.)	one side      10 other sides      5
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	<b>25</b>
Maximum Housing Density (dwelling unit/acre)      map prefix may modify	<b>10</b>
Minimum District Size (acres)	10

- a. **Maximum permitted density will be determined through the development review process, based upon environmental and infrastructure conditions.**
- b. A final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25) feet.

## Chapter 2. Commercial Designations

The following Commercial Land Use Designations are intended to provide for the establishment of commercial uses to meet the local shopping needs of the residents of Oak Hills as well as take advantage of the regional opportunities along the freeway corridor:

**County:** NEIGHBORHOOD COMMERCIAL (CN)

**City:** COMMERCIAL (C)

### Purpose

To provide suitable locations for retail and service commercial establishments intended to meet daily convenience needs of a residential area.

### Locational Criteria

- a. Areas adjacent to or in close proximity to residential districts/uses.
- b. Areas adjacent to a major arterial street or any road intersection.
- c. Areas with less than 20% slopes.

### Permitted Land Uses

As outlined in the County Development Code for the Neighborhood Commercial Land Use District.

### Land Uses Subject to Land Use Review

As outlined in the County Development Code for the Neighborhood Commercial Land Use District.

### Land Uses Subject to Conditional Use Permit

As outlined in the County Development Code for the Neighborhood Commercial Land Use District.

**Property Development Standards**

NEIGHBORHOOD COMMERCIAL (OH/CN) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acre)      map suffix will modify      See a. below	<b>2.5</b>
Maximum Lot Coverage (building coverage)	40%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)      See a. below	<b>300/300</b>
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.)      See b. below	10
Rear Yard Setbacks (ft.)      See c. below	10
Street Side Yard Setbacks (ft.)	<b>15</b>
Maximum Floor Area Ratio (FAR – floor area/lot area)	0.47
Minimum District Size (acres)	<b>2.5</b>

- a. Minimum lot size can be less than **two and one-half (2.5) acres** if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.
- b. Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- c. A rear yard is required only when the adjacent property is not designated commercial or industrial.
- d. **Site design should incorporate effective internal circulation for both vehicular and pedestrian traffic, as well as buffering if adjacent to residential uses.**

**Accessory Signs**

As outlined in the County Development Code for the Neighborhood Commercial Land Use District.

**County:** GENERAL COMMERCIAL (CG)  
**City:** COMMERCIAL (C)

**Purpose**

Provide appropriately-located areas for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community needs.

**Locational Criteria**

- a. Concentrated retail business and service areas that supply daily community commercial needs.
- b. Areas of retail commercial uses in central business districts providing local and regional trade services.
- c. Areas adjacent to a major arterial street, highway or freeway or at the intersection of two major arterial streets.
- d. Areas with full urban services and infrastructure facilities.

**Permitted Land Uses**

As outlined in the County Development Code for the General Commercial Land Use District.

**Land Uses Subject to Land Use Review**

As outlined in the County Development Code for the General Commercial Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the General Commercial Land Use District.

**Land Uses Subject to a Planned Development Review**

As outlined in the County Development Code for the General Commercial Land Use District.

**Property Development Standards**

GENERAL COMMERCIAL (PH/CG) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	<b>35</b>
Minimum Lot Size (acres)      map suffix will modify      See a. <b>and e.</b> below	5
Maximum Lot Coverage (building coverage)	60%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	<b>300/300</b>
Front Yard Setback (ft.)	<b>25</b>
Side Yard Setbacks (ft.)	See b. below      10
Rear Yard Setbacks (ft.)	See c. below      10
Street Side Yard Setbacks (ft.)	<b>25</b>
Maximum Floor Area Ratio (FAR - fl. area/lot area)	1.20
Minimum District Size (acres)	5

- a. Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.
- b. Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- c. A rear yard is required only when the adjacent property is not designated commercial or industrial.
- d. **Site design within general commercial use areas should include effective internal circulation, designed to minimize traffic impacts on adjacent arterial streets.**
- e. **Regional commercial uses should have access from major highways or arterials, and be of a size and configuration to facilitate development of businesses attracting consumers from a regional market area. Minimum site area for a development project within a regional commercial area should be ten (10) acres.**

**Accessory Signs**

As outlined in the County Development Code for the General Commercial Land Use District.

**County:** SERVICE COMMERCIAL (OH/CS)  
**City:** INDUSTRIAL/COMMERCIAL (IND/COM)

**Purpose**

- a. To provide suitable areas for a mixture of commercial and industrial use including manufacturing uses, where they will not adversely affect surrounding properties.
- b. To provide suitable locations for supportive retail, wholesale, intensive commercial and service establishments, not to include general commercial uses, either of a retail or service nature, which will attract non-industrial users and vehicular traffic into the industrial area.

**Locational Criteria**

- a. Areas normally characterized by heavy commercial, service and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create incompatible land use mixtures.
- d. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- e. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- f. Areas located to have access from major streets and/or major arterial streets to avoid use of residential streets for access or deliveries.
- g. Areas that are either at the intersection of two major arterial streets or adjacent to a major arterial street, major divided street or freeway, or served by railroad access.

**Permitted Land Uses**

As outlined in the County Development Code for the Service Commercial Land Use District.





## **Land Use Designations**

- b. Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- c. A rear yard is required only when the adjacent property is not designated commercial or industrial.

### **Accessory Signs**

As outlined in the County Development Code for the Service Commercial Land Use District.

### Chapter 3. Industrial Land Use Designations

The Community Plan industrial land use designations are intended to provide for various manufacturing uses and include the following:

**County:** COMMUNITY INDUSTRIAL (OH/IC)  
**City:** INDUSTRIAL (IND)

#### **Purpose**

- a. To identify and establish areas suited to industrial activities.
- b. To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation and energy facilities.
- c. To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas.

#### **Locational Criteria**

- a. Areas located within urban areas where full urban services are available.
- b. Areas of existing industrial uses.
- c. Areas physically suited for industrial activities.
- d. Areas that are or can be adequately buffered from adjacent uses in other land use categories.
- e. Areas adjacent to major transportation terminals and energy facilities.
- f. Areas where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.
- g. Areas that are at the intersection or have direct access to major arterial or major divided streets or a freeway, or are served by railroad access.
- h. Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure and circulation.
- i. Areas located peripheral to urban areas where residential or long-term agricultural uses are inappropriate.
- j. Areas that have stable soil with average slope of 10% or less.

**Permitted Land Uses**

As outlined in the County Development Code for the Community Industrial Land Use District.

**Land Uses Subject to Land Use Review**

As outlined in the County Development Code for the Community Industrial Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Community Industrial Land Use District.

**Land Uses Subject to a Planned Development Review**

As outlined in the County Development Code for the Community Industrial Land Use District.

**Property Development Standards**

COMMUNITY INDUSTRIAL (OH/IC) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	<b>50</b>
Minimum Lot Size (acres)      map suffix will modify      See a. below	5
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	<b>150/200</b>
Front Yard Setback (ft.)	<b>25</b>
Side Yard Setbacks (ft.)      See b. below	10
Rear Yard Setbacks (ft.)      See c. below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR - fl. area/lot area)	0.97
Minimum District Size (acres)	5

- a. Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.
- b. Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- c. A rear yard is required only when the adjacent property is not designated commercial or industrial.
- d. **Where possible, industrial areas should be separated from residential areas by natural or manmade barriers, such as drainage courses, utility easements, railroad tracks, or major arterials. Adequate land use and design buffers to mitigate impacts of truck traffic, noise, emissions, and other potential land use conflicts, must be addressed through the design review process.**

**Accessory Signs**

As outlined in the County Development Code for the Community Industrial Land Use District.

## Chapter 4. Public and Open Space Designations

The following designations are for the provision of public uses and other land uses which can be conducted within open space areas:

**County:** RESOURCE CONSERVATION (OH/RC)

**City:** RESOURCE CONSERVATION (RC)

### Purpose

- a. To encourage limited rural development that maximizes preservation of open space, watershed and wildlife habitat areas.
- b. To identify areas where rural residences may be established on lands with limited grazing potential but which have significant open space values.
- c. To prevent inappropriate urban population densities in remote and/or hazardous areas of the County.
- d. To establish areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

### Locational Criteria

- a. Areas generally distant from urban centers with existing land uses including limited grazing, passive public and private recreation areas, rural residences and vacation cabins and watershed, wildlife and open space uses.
- b. Areas with steep terrain and limited access.
- c. Areas with high scenic values.
- d. Areas with limited or no infrastructure facilities and where none are planned within the next twenty years.
- e. Areas within any Hazard and/or Resource Overlay except Agriculture Preserve (AP) Overlay.
- f. Areas slated by another governmental agency for acquisition or special management.
- g. Areas where development rights have been transferred to other areas via development approvals and set aside for open space and recreation uses.
- h. Areas shown on the Open Space Overlay in which limited development may occur while maintaining desired open space values.

**Permitted Land Uses**

As outlined in the County Development Code for the Resource Conservation Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Resource Conservation Land Use District.

**Property Development Standards**

RESOURCE CONSERVATION (OH/RC) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres)      map suffix will modify	40
Maximum Lot Coverage (building coverage)	None Required
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Frontage (ft.)	150
Front Yard Setback (ft.)	25
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Maximum Housing Density (dwelling unit/acre)	1/40
Minimum District Size (acres)	200

**County:** INSTITUTIONAL (OH/IN)  
**City:** PUBLIC (P)

**Purpose**

- a. To identify existing lands and structures committed to public facilities and public agency uses and proposed public facilities, where site selection has not occurred.
- b. To provide areas for development of future public facilities to meet public needs.
- c. To enable identification of potential facility locations that satisfy both community and regional needs relating to the population levels being served.
- d. To identify potential facility sites in advance of immediate need so that facility design and location may be based on the character of the area being served and can also be compatible with and supportive of the comprehensive plans of agencies within the facility service area.

**Locational Criteria**

- a. Areas with existing public or quasi-public facilities and uses, or publicly-owned lands intended for development with public facilities.
- b. Areas that satisfy the specialized site location requirements of public facilities, where facilities will be visible and accessible to their users.

**Permitted Land Uses**

As outlined in the County Development Code for the Institutional Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Institutional Land Use District.



**Property Development Standards**

INSTITUTIONAL (OH/IN) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	<b>50</b>
Minimum Lot Size (acres)      map suffix will modify	None Required
Maximum Lot Coverage (building coverage)	70%
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Dimensions (width/depth in ft.)	60/100
Front Yard Setback (ft.)	15
Side Yard Setbacks (ft.)	10
Rear Yard Setbacks (ft.)	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR – fl. area/lot area)	1.20
Minimum District Size (acres)	None Required

**Accessory Signs**

As outlined in the County Development Code for the Institutional Land Use District.

**County: FLOODWAY (OH/FW)**  
**City: OPEN SPACE (OS)**

**Purpose**

- a. To identify and preserve areas for flood flow, such as the channel of a river or drainage way, and those portions of the floodway adjoining the channels which are required to effectively carry the discharge of floodwater or floodflow of any river or stream.
- b. To protect floodways from encroachment by land uses which would be endangered when floodway channels are full or are overflowing into that portion of an adjacent floodplain that becomes part of the channel.
- c. To prohibit occupancy or the encroachment of any structure, improvement or development that would unduly affect the capacity of the floodway or unduly increase flood heights.
- d. To prevent the loss of life or property caused by floodwater runoff.
- e. To designate natural and man-made floodways and their adjacent areas on a map in order to coordinate flood drainage and land development.
- f. To provide areas for recreational trails, passive open space and special preserve areas.

**Locational Criteria**

- a. Areas identified as major flood channels by the Drainage Section of the County Land Management Department.
- b. Areas where extensive flooding conditions require the curtailment of development.
- c. Areas that have been identified, mapped and designated as floodway by the Federal Flood Insurance Administration.
- d. Areas which are unsuitable for development or which have been determined to have special value to the Community in an undeveloped state.

**Permitted Land Uses**

As outlined in the County Development Code for the Floodway Land Use District.

**Land Uses Subject to Conditional Use Permit**

As outlined in the County Development Code for the Floodway Land Use District.

Property Development Standards

FLOODWAY (OH/FW) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded)	
Maximum Structure Height (ft.)	35
Minimum Lot Size (acres)            map suffix will modify	10
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Dimensions (width/depth in ft.)	60/100
Front Yard Setback (ft.)	75
Side Yard Setbacks (ft.)	15
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.)	25
Minimum District Size (acres)	None Required

- a. No structure or use shall be constructed, located or substantially improved and no land shall be graded or developed in the area designated as floodway, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.
- b. All proposed land use permits within the FW District shall meet all of the requirements necessary for approval of a permit in the Floodplain Overlay District.

## Chapter 5. Other Designations

The following designation is for the provision of the variety of special land uses which can be conducted within areas so designated:

**County: PLANNED DEVELOPMENT (OH/PD)**  
**City: SPECIAL DEVELOPMENT (SD)**  
**PLANNED COMMERCE DEVELOPMENT (PCD)**  
**COMMERCIAL/SPECIAL DEVELOPMENT (C/SD)**  
**FREEWAY DEVELOPMENT (FD)**  
**COMMUNITY CENTER DEVELOPMENT (CCD)**

### Purpose

- a. To allow a combination of residential, commercial, and/or manufacturing activities that maximize the utilization of natural as well as man-made resources.
- b. To identify areas suitable for large scale planned developments which merit special planning attention and approaches and to allow cluster type development in order to provide more open space.
- c. To allow joint planning efforts such as Specific Plans, Area Plans, etc., among adjacent land owners and jurisdictions.

### Locational Criteria

Areas that need/require special planning studies.

### Permitted Land Uses

As outlined in the County Development Code for the Planned Development Land Use District, subject to the limitations specified by the Suffix Modification provisions outlined below.

### Land Uses Subject to Conditional Use Permit

As outlined in the County Development Code for the Planned Development Land Use District, subject to the limitations specified by the Suffix Modification provisions outlined below.

### Land Uses Subject to a Planned Development Review

As outlined in the County Development Code for the Planned Development Land Use District, subject to the limitations specified by the Suffix Modification provisions outlined below.

**Property Development Standards**

PLANNED DEVELOPMENT (OH/PD) DISTRICT DEVELOPMENT STANDARDS (Standards different from Countywide standards are bolded) <b>See a. below</b>					
Maximum Structure Height (ft.)	50				
Minimum Lot Size (acres)      map suffix will modify <b>See b. and c. below</b>	<b>10</b>				
Maximum Lot Coverage (building coverage)	70%				
Maximum Lot Dimensions (width to depth ratio)	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: right;">≥ 10 acres</td> <td style="width: 50%; text-align: center;">1:4</td> </tr> <tr> <td style="width: 50%; text-align: right;">&lt; 10 acres</td> <td style="width: 50%; text-align: center;">1:3</td> </tr> </table>	≥ 10 acres	1:4	< 10 acres	1:3
≥ 10 acres	1:4				
< 10 acres	1:3				
Minimum Lot Dimensions (width/depth in ft.)	<b>400/400</b>				
Front Yard Setback (ft.)	15				
Side Yard Setbacks (ft.)	<b>See d. below</b>				
Rear Yard Setbacks (ft.)	<b>See e. below</b>				
Street Side Yard Setbacks (ft.)	15				
Maximum Floor Area Ratio (FAR – fl. area/lot area)	1.20				
Minimum District Size (acres)	<b>10</b>				

- a. Alternate Standards - A Final Development Plan may establish different design standards including accessory sign standards. **See Suffix Modifications section below for limitations within the various PD districts.**
- b. A map suffix may allow minimum lot size to be more than one (1) acre (e.g. PD-5=Planned Development-five acre minimum). A map suffix may also indicate maximum dwelling units per acre (e.g. PD-3/1=Planned Development-three (3) dwelling units per acre).
- c. Minimum Lot Size - A Final Development Plan may approve lot sizes smaller than **10 acres**. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.
- d. **Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.**
- e. **A rear yard is required only when the adjacent property is not designated commercial or industrial.**

- f. Uses Allowed - A Planned Development may allow intermixing of residential, commercial and industrial uses, provided there is a determined need for such special development standards. **See Suffix Modifications section below for limitations within the various PD districts.**
- g. Development Plan standards shall apply in lieu of conflicting standards in the Development Code. All standards established by Development Code which do not conflict with the Development Plan standards shall apply to the project.

### Accessory Signs

As outlined in the County Development Code for the Planned Development Land Use District.

### Suffix Modifications

- a. **Planned Development-Special Development (OH/PD-SD):** The OH/PD-SD district is placed upon areas within Summit Valley and Oak Hills which, due to lack of infrastructure and public services, topography, environmental sensitivity, and development constraints, require comprehensive planning prior to development. The preferred means for implementing project in the OH/PD-SD district is generally through a regulatory Specific Plan, or a Planned Development application. This preference is based upon the ability to:
  - 1. include a detailed implementation program, including facility phasing and funding;
  - 2. carefully prescribe balancing of development and open space within a planning area in an economically feasible manner;
  - 3. provide special regulations that are responsive to unique local conditions; and
  - 4. allow flexibility necessary for long range planned community projects.

An adopted comprehensive Specific Plan may establish a higher density based upon environmental, topographic, and infrastructure capacity of the land as defined by supporting documentation. With approval of such Specific Plan, a General Plan Amendment shall be approved to amend the land use designation to Specific Plan (OH/SP). The actual prefix for any Specific Plan area shall be determined at the adoption of the Specific Plan.

Planned residential communities within the OH/PD-SD designation shall include provisions for public and private open space and community facilities as determined through the development review process. A minimum of five (5) acres per thousand population shall be provided in active, maintained recreational areas as approved by

the Hesperia Recreation and Park District; in addition, natural or passive open space, exclusive of private yard areas, shall be provided as approved by the reviewing authority. All commercial or industrial uses within the OH/PD-SD designation shall be adequately buffered and separated from existing or planned residential uses, both within and outside of the planned community.

- b. **Planned Development-Community Center Development (OH/PD-CCD):** The provisions of the OH/PD-CCD district are identical with the OH/PD-SD district except that the gross density within single family residential portions of the OH/PD-CCD designation shall not exceed four (4) dwelling units per acre. Units may be clustered through density transfers in order to permit innovative site planning techniques. No attached dwelling units shall be permitted. The minimum net lot size for residential uses shall be 7,200 square feet.
- c. **Planned Development-Planned Commerce Development (OH/PD-PCD):** The OH/PD-PCD district is intended to protect and maintain land in large acreages for ultimate development as planned business park sites. Anticipated uses within the OH/PD-PCD district include regional office headquarters, convention centers, and large scale office buildings, along with necessary support functions. The OH/PD-PCD district is designed to serve as a regional employment base, and to attract users from a regional market area. Internal circulation and conceptual planning within the OH/PD-PCD area should be developed comprehensively, in order to assure adequate infrastructure and more efficient use of the land and existing regional highway system. Because of its intent as a regional business center, the OH/PD-PCD should be planned in areas with major highways or arterials, such as the I-15 and Highway 395 corridors.
- d. **Planned Development-Commercial/Special Development (OH/PD-C/SD):** The OH/PD-C/SD district is intended to protect and maintain land for ultimate development as a regional retail commercial center, including a regional mall and supportive businesses and services. The OH/PD-C/SD designation is intended to draw from a regional market area, including areas within a radius of ten to fifteen miles. The designation is appropriate in locations having regional accessibility from state, interstate and arterial routes. The intent of the designation is to provide for comprehensive planning, including circulation, infrastructure, financing, and design, through a specific plan or equivalent planning process.

- d. **Planned Development-Freeway Development (OH/PD-FD):** The OH/PD-FD district is intended to accommodate retail, service and industrial uses attracting customers from a regional market area. Goods and services provided are preferred to be long term in nature, rather than convenience goods. Representative uses include department stores, regional shopping malls, automotive dealerships, hotel/motels, and large retail outlets. Supportive commercial uses serving a community commercial function, such as financial institutions, retail and food services, may also be appropriate in this designation provided that such uses are positioned in locations subordinate to regionally based uses. Industrial uses may include business parks, corporate offices, light manufacturing or other regionally based facilities. Regional commercial or industrial uses should be assessable via major arterial streets or freeways.