

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY APPROVING THE SUBMITTAL OF THE TOWN OF APPLE VALLEY GENERAL PLAN ANNUAL REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

Summary Statement:

Government Code Section 65400 mandates that cities and counties submit an annual report on the status of the General Plan and progress in its implementation to the Governor's office of Planning and Research (OPR) and the State Housing and Community Development Department (HCD) by April 1 of each year. OPR provides guidelines to assist with the annual report, which has been followed in the preparation of the attached report.

Annual reports provide OPR the opportunity to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. The annual reports may identify needed modifications and improvements to OPR's General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdictions comprehensive General Plan Update using information provided in the annual report.

In the past, OPR did not require an annual report from cities or counties undertaking a comprehensive General Plan Update; instead, OPR accepted, in lieu of the APR, a brief letter describing the status of the update, descriptions of the scope of work, and an anticipated completion date. OPR will no longer accept such a letter in lieu of an annual report.

Attachment:
Town Council Resolution
2007 General Plan Annual Report

Recommended Action:

Adopt Resolution No. 2008-13, a resolution of the Town Council of the Town of Apple Valley approving the submittal of the Town of Apple Valley General Plan Annual Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Proposed by: Planning Division **Item Number** _____

Town Manager Approval: _____ **Budget Item** Yes No

RESOLUTION No. 2008-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY APPROVING THE SUBMITTAL OF THE TOWN OF APPLE VALLEY GENERAL PLAN ANNUAL REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

WHEREAS, on September 10, 1991, the Town Council of the Town of Apple Valley adopted a General Plan for the Town of Apple Valley; and

WHEREAS, on October 27, 1998 the Town Council of the Town of Apple Valley adopted modifications to the text of the General Plan for the Town of Apple Valley, pertaining to the Land Use, Circulation, Open Space/Conservation, Safety, Public Facilities and Noise Elements; and

WHEREAS, on June 27, 2000 the Town Council of the Town of Apple Valley adopted an updated Housing Element of the General Plan for the Town of Apple Valley; and

WHEREAS, the Town of Apple Valley is required to adopt and maintain a General Plan, and the General Plan, as amended, will comprise an integrated, internally consistent and compatible statement of policies for the Town; and

WHEREAS, said General Plan of the Town of Apple Valley has been previously modified by the Town Council on the recommendation of the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED that, in consideration of the evidence presented at the hearing, and for the reasons discussed by the Council members at said hearing, the Town Council determines and adopts the following:

Section 1. That the General Plan 2007 Annual Status report is consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

Section 2. That, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed General Plan 2007 Annual Status Report, as an informational report, is EXEMPT from further environmental review.

Section 3. That the Town Council of the Town of Apple Valley adopts the General Plan 2007 Annual Status Report which is attached and included by reference herein, and directs staff to forward copies of the Annual Report to the Governor's Office of Planning and Research and the State of California Department of Housing and Community Development.

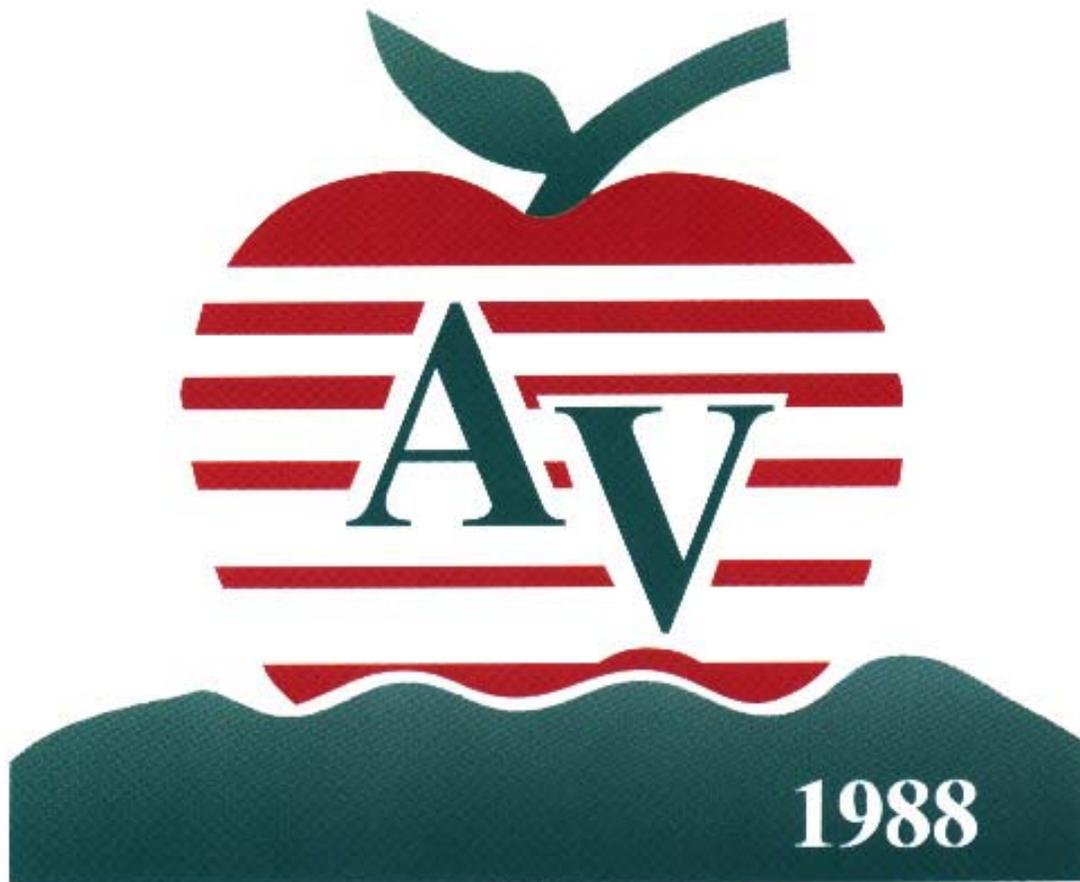
Section 4. Effective Date. This Resolution shall become effective immediately upon adoption by the Town Council of the Town of Apple Valley.

Adopted by the Town Council and signed by the Mayor and attested to by the Town Clerk this 25th day of March, 2008.

Honorable Timothy Jasper, Mayor

ATTEST:

La Vonda M. Pearson, Town Clerk



Town of Apple Valley

GENERAL PLAN

2007 ANNUAL STATUS REPORT

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TOWN COUNCIL RESOLUTION No. _____

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INTRODUCTION

Under the provisions and requirements of Government Code Section 65400 (b) 1, the Town of Apple Valley is required to annually review the status of the General Plan and the Town's progress towards its implementation. Although the Governor's Office of Planning and Research (OPR) does not approve, evaluate or critique the Annual Report, the adopted Report must be submitted to OPR and is kept on file as a reference document.

As a diverse and dynamic community, the Town of Apple Valley continues to be the premiere community of the high desert, with an extensive array of housing, business and industrial opportunities. Through the meticulous efforts of the Town Council, Planning Commission and other Boards and Commissions, the Town has, and continues to, fulfill the Goals and Policies of the adopted General Plan with each development project approved and each Building Permit issued.

The 2007 Town of Apple Valley Annual Report illustrates how the Town continues to achieve the Goals and Policies of the adopted General Plan and all of its Elements, and continues to provide an exceptional standard of development commensurate with the Town's motto of "A Better Way of Life".

GENERAL PLAN ACTIVITIES

Between January 1, 2007 and December 31, 2007, the Planning Commission and Town Council completed seven (7) changes to the adopted General Plan at four (4) different occasions under four (4) separate amendments to the General Plan. These changes, noted below, ranged from a change in the Safety Element to allow the Town to collect fire fees on behalf of the Apple Valley Fire Protection District; amended the land use definition of the General Commercial (C-G) designation as it pertains to the size of shopping centers; modified the Land Use Map to change residential land uses to commercial and office for the purpose of developing a hospital, offices and shopping centers; expanded the North Apple Valley Industrial Specific Plan area; adopted a specific plan for a senior congregate care facility; and, increased residential densities to a ½-acre lot size.

During the review of each of these amendments, the proposed change was compared to the Goals and Policies of the unaffected Elements of the General Plan to assure internal consistency throughout the document and to ensure that the change(s) would be consistent with the intent of the entire General Plan.

GENERAL PLAN AMENDMENTS ADDRESSED IN FISCAL 2007

Case I.D.	Council Action	Type	Project Name	Address	Action Status
GPA 2005-004	1/9/2007	GENERAL PLAN AMENDMENT	APPLE BEAR INVESTMENT – HOSPITAL/ COMMERCIAL	NE CORNER OF APPLE VALLEY ROAD AND PIMLICO ROAD	APVD
GPA 2007-001	4/24/2007	GENERAL PLAN AMENDMENT – SAFETY ELEMENT	TOWN OF APPLE VALLEY – FIRE FEES	TOWN-WIDE	APVD
GPA 2006-004	8/14/07	GENERAL PLAN AMENDMENT – AMENDMENT TO NORTH APPLE VALLEY INDUSTRIAL SPECIFIC PLAN	TOWN OF APPLE VALLEY	NE CORNER OF WAALEW AND DALE EVANS PARKWAY	APVD
GPA 2006-001	11/13/07	GENERAL PLAN AMENDMENT		EAST SIDE OF KIOWA ROAD BETWEEN RAMBLING ROSE AND TUSSING RANCH ROADS	APVD
GPA 2007-005	11/13/07	GENERAL PLAN AMENDMENT	HDC GROUP – THE MANSION	SW CORNER OF DEL ORO AND DEEP CREEK ROADS	APVD
GPA 2007-004	11/13/07	GENERAL PLAN AMENDMENT	THE FOUNTAINS AT QUAIL RIDGE	NE CORNER OF APPLE VALLEY ROAD AND	APVD

				YUCCA LOMA ROAD	
GPA 2007-006	11/13/07	GENERAL PLAN AMENDMENT	TOWN OF APPLE VALLEY - MODIFICATION TO THE DEFINITION OF COMMERCIAL GENERAL LAND USE DESIGNATION	TOWN-WIDE	APVD

TOWN ADOPTED PRIORITIES FOR LAND USE DECISION

The Town Council of the Town of Apple Valley has chosen two mechanisms to set land use decision priorities for the community. In August of 2003, the Town Council adopted its "Priority Vision for 2010", establishing ten (10) priority statements against which all future development would be assessed (see Appendix "B"). Five (5) of these statements are of particular importance relative to the General Plan. These are:

1. **Transportation/Circulation** – Develop and maintain a transportation system of roads, bike paths and lanes, sidewalks and equestrian trails.
2. **Economic Development** – Promote and encourage commercial and industrial development in North Apple Valley.
4. **Community Enhancement** – Cultivate citizen pride by providing events and activities that foster a sense of community among citizens, and by demonstrating a pride in ownership through entry statements, infrastructure and consistent application of our development standards.
6. **Retail Development** – Encourage and promote retail development town-wide to meet the consumer needs of our citizens.
8. **Aviation Element** – Incorporate an aviation element into our economic development strategy to facilitate commercial and light industrial growth.

In addition to the Priority Vision for 2010, the Town Council, also adopted over fifteen (15) Development Code Amendments in 2007. The Development Code Amendments extensively addressed issues of modifying the definition of a shopping center; bringing the Development Code into compliance with State law regarding mobile home parks, wireless telecommunication facilities, density bonuses and federal law compliance prohibiting medical marijuana dispensaries; amending the requirements for park dedication in residential subdivisions; allowing seasonal sales of merchandise in parking lots; modifying single-family development standards for setbacks and lot dimensions; creating an exemption for signage in park facilities, adopting regulations promoting water conservation in landscape requirements; amending the home occupation permit

standards; allowing barbed wire around vehicle tow yards; limiting the use of chain link in front yards; and, creating regulations for RV carport structures.

The refinement of the Development Code and the work plan established to achieve the goals set forth in the Priority Vision 2010 further the Goals and Policies adopted within the General Plan and enhance the Town's continuing efforts to provide a "Better Way of Life" for all residents and visitors to the Town. Both the Priority Statements and Code echo many of the Goals and Policies adopted within the General Plan. Implementing the Council's Vision and fulfilling the General Plan's Goals and Policies are achieved through the Development Code's requirement that all projects subject to discretionary review must be found to be in conformance with the General Plan. Therefore, the General Plan's Goals and Policies are addressed with each application approved by the Commission.

Examples of specific Goals and Policies that were considered for each of the activities discussed above are presented below. Amending and implementing the Development Code to specifically address quality of development, community aesthetics, conservation of the natural (desert) environment and the quality of life for all residents and visitors to the Town of Apple Valley fulfills many of the Goals and Policies of the General Plan. The following goals and policies were considered multiple times for the above projects.

GOAL LU-1: The Town will respect the desert environment.

Policy LU-1.1: The Town will encourage low water use through native desert plants for landscaping (xeriscape);

Policy LU-1.2: The Town will retain natural drainage channels.

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

Policy LU-2.1: Development is encouraged to occur in a manner and in ways which allow for clear linkages to circulation and infrastructure systems.

Policy LU-2.2: The General Plan reflects the long-term needs of the community. The Town will discourage development which sacrifices long-term goals in preference to short-term desires.

Policy LU-2.3: The Town will require that all necessary infrastructure and support services be in place prior to occupancy of new development. (Examples of infrastructure include water, sewer, electricity, gas, telephone and access. Examples of support services and public facilities include police and fire

protection and recreation areas. The extent of required infrastructure and special services will depend on the nature of specific development proposals.)

Policy LU-2.4: The Town will require that all necessary infrastructure and support services be in place prior to occupancy of new development. (Examples of infrastructure include water, sewer, electricity, gas, and telephone. Examples of support services and public facilities include police and fire protection and recreation areas. The extent of required infrastructure and special services will depend on the nature of specific development proposals.)

GOAL LU-3: The Town shall promote safe, attractive and well-served residential areas.

Policy LU-3.1: The Town will encourage single-family detached housing on lots of no less than 18,000 square feet net.

Policy LU-3.2: The Town supports existing neighborhoods which allow for equestrian activities—and encourages their expansion where appropriate. Equestrian communities and facilities are especially encouraged adjacent to the lifeline trail system.

GOAL LU-4: The Town promotes commercial and industrial development.

Policy LU-4.1: Industrial and commercial development will be permitted in areas where such uses are appropriate and where adequate roadways, infrastructure, and public services are appropriate.

Policy LU-4.2: The Town encourages the revitalization of existing commercial areas.

Policy LU-4.3: The Town will encourage utilization of the Apple Valley Airport to enhance—industrial development and provide support for commercial development

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

Policy H-1.1: **Encourage a variety of residential development opportunities in Apple Valley, ranging from very low density (1.0 dwelling unit per 5 acres) to medium density (2 to 15 dwelling units up to 2.5 net acres, and 2 to 20 dwelling units above 2.5 net acres) on the Land Use Policy Map.**

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

Policy H-3.11: **Ensure that new residential development conforms to the voter-approved Measure “N.”**

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

GOAL PF-2: Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharge, minimizes water use and work within applicable laws and regulations in an attempt to prevent groundwater degradation and contamination.

Policy PF-2.1: New development shall provide for the adequate collection, treatment and disposal of the wastewater it generates to ensure Town residents a safe and healthful environment.

Policy PF-2.2: New development shall bear the cost of new services and facilities required to meet the increased demand which it generates.

Policy PF-2.5: Private development shall participate in improvements to the sewage collection system and sub-regional treatment plant system, when developed, through sewer connection fees and construction of facilities.

GOAL PF-4: Plan, design, construct, fund and maintain flood control facilities and systems adequate to support planned land uses, protect the lives and property of Apple Valley residents, and promote the public safety.

Policy PF-4.1: Provide for the adequate drainage and conveyance of local and regional storm runoff to protect the lives and property of residents.

GOAL PF-5: Ensure the provision of adequate supplies of natural gas and electricity from public utility purveyors, and the availability of communications services, to residents of Apple Valley while protecting natural vistas and night skies.

Policy PF-5.2: Provide for the continued development and expansion of communications systems, including cable and, as feasible, fiber optics for entertainment, education, culture, information access, two-way communication between government and residents and businesses, and other similar purposes.

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

In addition to the above Goals and Policies, consideration was also given to the following Goals and Policies of the General Plan as it pertains to each individual project shown below in italics.

Establishing areas for a future hospital, offices and commercial uses, such as shopping centers, fulfills the following General Plan Goals and Policies:

GOAL LU-4: The Town shall promote commercial and industrial development that are capable of strengthening the local economy and enhancing the quality of life of Town residents.

Policy LU-4.3: The Town encourages the development of commercial uses at all I-15 Interchange frontages.

Expanding the Safety Element to allow the Town to collect fees on behalf of the Apple Valley Fire Protection District fulfills the following General Plan Goals and Policies:

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

Policy S-3.1: The Town shall cooperate with, and support in every way possible, current Federal, State, County and Other agencies responsible for the provision of emergency services and the enforcement of health, safety, and environmental laws.

Policy S-3.2: Development proposals shall be reviewed to determine the impacts of such development on emergency services, and any appropriate development impact fees may be established to mitigate these impacts.

Expanding the North Apple Valley Industrial Specific Plan fulfills many of the Goals and Policies of the General Plan, such as:

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

Policy C-1.2.: Maintain and rehabilitate roadways as necessary to preserve the high quality of Town streets and thoroughfares.

Policy C-1.4: Arterial roads should carry through traffic and be improved to maintain a Level of Service C or better.

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

Policy C-3.3: Design and construct transportation corridors that are easy to follow and meet traffic safety standards.

Policy C-3.4: Design each arterial with sufficient capacity to accommodate anticipated traffic based on intensity of planned land uses.

GOAL LU-4: The Town shall promote commercial and industrial development that are capable of strengthening the local economy and enhancing the quality of life of Town residents.

Policy LU-4.5: The Town will encourage utilization of the Apple Valley Airport to enhance light industrial development and provide support for commercial development. The Town will consider establishment of a Specific Plan for this area.

Policy LU-4.6: Commercial and industrial activities will be clustered in areas adjacent to major roads and in the vicinity of the Apple Valley County Airport.

Policy LU-4.7: Development proposed within the Airport Influence Area will be subject to findings by the Town Planning Division to ensure compatibility with airport operations.

Increasing the density of a project area's residential land use fulfills many of the Goals and Policies of the General Plan, such as:

GOAL H-3: Housing Preservation and Enhancement

Policy H-3.11: Ensure that new residential development conforms to the voter-approved Measure "N."

Approving a specific plan for the development of a senior congregate care facility fulfills many of the Goals and Policies of the General Plan, such as:

GOAL H-1: Housing Production

Policy H-1.2: Encourage the development of housing for the elderly by offering incentives, such as density increases and reductions in parking requirements. Coordinate with local lending institutions to ensure the availability of financing for senior housing projects and encourage congregate care facilities.

Policy H-1.3: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Policy H-1.4: Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of one handicapped-accessible unit, with two units required of developments over 100 units.

Policy H-1.7: Encourage the construction of planned residential developments under Specific Plan guidelines in Apple Valley.

Policy H-1.8: Encourage the development of a full range of housing, including housing for moderate and upper-income households in Apple Valley.

Policy H-1.9: **Continue to facilitate timely permit and development plan processing for residential construction. Allow priority development review processing for low- and moderate-income housing applications, as well as housing for the elderly.**

GOAL H-3: Housing Preservation and Enhancement

Policy H-3.1: Ensure that multi-family development is compatible in design with single-family residential areas, and is consistent with the low-scale, rural character of Apple Valley.

Policy H-3.7: Accommodate new residential development which is coordinated with the provision of infrastructure and public services.

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

Policy LU-2.5: Town development policies shall discourage speculation in the undeveloped portions of the Planning Area by limiting project approvals in those areas with inadequate infrastructure.

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

Policy LU-3.6: The Town will encourage streetscapes and edge treatments which buffer homes along major streets. The use of desert landscaping and appropriate water retention basins will be encouraged.

Policy LU-3.7: The Town will support measures which buffer both new and established residences from commercial, industrial and agricultural uses. Such measures may include increased setbacks, walls, berms, landscaping, and location of trash bins and loading areas away from residences.

GOAL LU-6: The Town shall protect the rural agrarian lifestyle in those areas traditionally devoted to agricultural land uses.

Policy LU-6.2: The Town will encourage 2.5 acre minimum lots in areas which have historically been used for agriculture. Increases in density in the Deep Creek area shall require the preparation of a specific plan. Development in this area should be clustered, maintaining to the maximum extent feasible the rural character of the site. The specific plan shall address in detail the provision of adequate infrastructure and services, including circulation, as well as compatibility with agricultural uses in the vicinity and the development's relationship to adjacent properties.

Amending single-family residential lot dimensions and setback provisions within the Development Code fulfills many of the Goals and Policies of the General Plan, such as:

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

Policy LU-3.9: The Town will encourage varied building setbacks;

Amending and implementing new Telecommunication facilities provisions within the Development Code fulfills many of the Goals and Policies of the General Plan, such as:

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

Policy LU-2.3: The Town will require that all necessary infrastructure and support services be in place prior to occupancy of new development. (Examples of infrastructure include water, sewer, electricity, gas, telephone and access. Examples of support services and public facilities include police and fire protection and recreation areas. The extent of required infrastructure and special services will depend on the nature of specific development proposals.)

GOAL LU-8: The Town shall safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general by encouraging land uses which minimize public exposure to excessive noise and safety hazards.

GOAL S-2: The health and well-being of the community and the physical safety of its structures shall be safeguarded.

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

GOAL PF-2: Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharge, minimizes water use and work within applicable laws and regulations in an attempt to prevent groundwater degradation and contamination.

Policy PF-2.2: New development shall bear the cost of new services and facilities required to meet the increased demand which it generates.

Policy PF-5.2: Provide for the continued development and expansion of communications systems, including cable and, as feasible, fiber optics for entertainment, education, culture, information access, two-way communication between government and residents and businesses, and other similar purposes.

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

Policy PF-6.1: The Town shall coordinate the provision of all public utilities and services to ensure a consistent, complete and efficient system of service to the residents.

Policy PF-6.2: Facilities shall be designed and installed to further the health, safety and welfare of the Town.

Amending and implementing new Park Dedication requirements for residential subdivisions within the Development Code fulfills many of the Goals and Policies of the General Plan, such as:

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

Policy OSC-12.1: Develop park land and recreational programs to serve the needs of the community.

Policy OSC-12.2: Adhere to the development of park land per the Council adopted ordinance implementing the State adopted Quimby Act.

Policy OSC-12.4: Require and develop quality park land and recreational facilities within the Town in conjunction with anticipated growth.

Policy OSC-12.5: Increase the supply of park land in the Town, improving the standards of park space per resident through public and private acquisition and improvements. Aim to provide a minimum of 5 acres of local recreation land, public and private, for each thousand permanent residents within the Town.

GOAL OSC-15: Establish criteria to evaluate park development proposals, making sure that the criteria contains the flexibility necessary to recognize design and terrain uniqueness or a particular site.

Policy OSC-15.1: Acquire or reserve land for park facilities as far in advance of development as possible.

Policy OSC-15.2: Require that new residential development provide recreational or open space facilities on-site or contribute fees to the public development of additional facilities to offset increased demands generated by the future resident population.

Amending and implementing new home occupation permit requirements for residential uses within the Development Code fulfills many of the Goals and Policies of the General Plan, such as:

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

Policy LU-3.5 (a), (e) and (f): All aspects of Town ordinances shall be reviewed on a regular basis with emphasis on the following:

- a. Regulation of unsightly outdoor storage, including recreational vehicles, trucks, junk cars, unused appliances and other articles;
- e. Encouragement of off-street parking;
- f. Active enforcement of Town codes; and

HOUSING INFORMATION

On November 2, 2000 the Housing Element was certified by the State Department of Housing and Community Development (HCD). As required by State Law, an update to the Housing Element is required and is anticipated to be submitted to HCD in June 2008. The 2000 Housing Element verifies that the General Plan conforms to the State guidelines for Housing Elements and that the Town's fair share of housing needed for the region (as determined under the adopted Regional Housing Needs Assessment) has been accurately identified and appropriate Goals and Policies have been adopted.

As shown in the table below (Table 24 from the approved and adopted 2000 Housing Element), the Town of Apple Valley was required to strive, through policies, programs and development standards, to encourage the development of approximately 1,000 new residential units within the 1998 to 2005 reporting period of the Element. The Town update of the Housing Element will show that the Town continues to be on track to meet the number of new homes needed to conform to the RHNA numbers and development also appears to meet the needs of the community.

Any analysis of the raw housing numbers, however, must be weighed against the fact that Apple Valley is the premier community in the high desert and, therefore, individuals building or buying homes within the community tend to purchase larger, more expensive homes. While the intent of the General Plan is to provide an array of housing opportunities for the full spectrum of potential buyers, the market driving housing construction is responding to those people who are choosing to buy or build larger homes in Apple Valley.

The Town has made, and will continue to make, progress towards fulfilling its RHNA numbers and, as discussed below, the Town is near the suggested breakdown by income group. The information illustrates that new and existing housing is meeting the market demand and community need for this area at this time. It is noted that there is an extensive availability of very affordable existing single family homes and extremely low rental rates (mixed with a 6.5 percent vacancy rate), to provide extensive housing opportunities for very low, low and moderate income families.

TABLE 24 BASIC NEW CONSTRUCTION NEEDS 1998-2005	
COMPONENT	NUMBER OF UNITS
Household Growth	887
Vacancy Adjustment	8
Housing Unit Loss Adjustment	105
Total New Construction Need	1,000
Source: Regional Housing Needs Assessment, SCAG, August 1999	

TABLE 25 BASIC NEW CONSTRUCTION NEEDS BY INCOME GROUP 1998-2005	
INCOME CATEGORY	ADDITIONAL UNITS NEEDED BY 2005 (Number/Percent of Total)
Very Low (less than 50% of County median)	209 (21%)
Low (50 to 80% of County median)	166 (17%)
Moderate (80 to 120% of County median)	211 (25%)
Upper (over 120% of County median)	414 (40%)
Total	1,000 (100%)
Source: Regional Housing Needs Assessment, SCAG, August 1999	

Under the criteria shown within Table 25 (again from the Town's adopted Housing Element of the General Plan) the Town projected to provide roughly 154 new homes annually, of which 32 should be available to very low income families, 26 to low income families, 38 to moderate income families, with the remaining available to upper income families.

Between 1998 and 2007, the Town of Apple Valley issued Building Permits for the construction of 5,602 new single-family homes valued at more than \$739 Million. These homes ranged in size from 1,206 square feet to many at more than 5,000 square feet, affording an extensive variety of housing opportunities for move-ups and new residents in the Town of Apple Valley. Also within the same time frame, 109 permits for condominiums and 41 permits for apartments were issued, which provides a variety of housing types within the Town.

GENERAL PLAN STATUS AND NEEDED ACTION

It can be seen from the information within this report that the status of the General Plan is that it is a living document, continuously being used to further the growth and development of the community in a sound, logical manner, utilizing sound planning principles and solid community judgment. The Goals and Policies established within the adopted General Plan are actively shaping the Town's development and are being actively used to shape the future of the community.

In April 2007 the Town of Apple Valley commenced a comprehensive General Plan Update. This is the first comprehensive General Plan update since the original General Plan for the Town was adopted in 1991 after incorporation. As previously stated, an update to the Housing Element is included and is anticipated to be submitted to HCD in June 2008. The rest of the General Plan is expected to be adopted in the first half of 2009.

In July 2007, the Town of Apple Valley commenced preparation of a Multi-species Habitat Conservation Plan for the Town and Sphere limits. The completion of this plan is anticipated in early 2010.

Appendix A:
Town Council adopted "Priority Vision for 2010"



Town of Apple Valley

Town Council Priority Vision For 2010

Adopted August 26, 2003

TOWN COUNCIL VISION

In order to meet this long-range vision the Council has established, in order of priority, the Town Council Priority Vision For 2010:

- 3. Transportation/Circulation** – Develop and maintain a transportation system of roads, bike paths and lanes, sidewalks and equestrian trails.
- 4. Economic Development** – Promote and encourage commercial and industrial development in North Apple Valley.
- 5. Local Career/Employment** – Provide opportunities for local career and employment advancement by attracting graduate, post-graduate and vocational training facilities.
- 6. Community Enhancement** – Cultivate citizen pride by providing events and activities that foster a sense of community among citizens, and by demonstrating a pride in ownership through entry statements, infrastructure and consistent application of our development standards.
- 7. Recreation and Park Facilities and Programs** – Enhance and expand diverse recreational opportunities for youth and adults, and continue to improve park facilities.
- 8. Retail Development** – Encourage and promote retail development town-wide to meet the consumer needs of our citizens.
- 9. Reclaimed Water** – Implement the use of reclaimed water as a cost-effective and environmentally sound method for irrigation of public landscaping.
- 10. Aviation Element** – Incorporate an aviation element into our economic development strategy to facilitate commercial and light industrial growth.
- 11. Civic Center Development** – Complete the Civic Center Park and Aquatic Center, creating a community focal point citizens can be proud of.
- 12. Apple Valley Village** – Continue efforts to revitalize the Apple Valley Village area.

Core Values

The Town Council recognizes that how we go about the delivery of services and programs is important to achieving our Vision. We, therefore, foster an organizational culture that is built on the following Core Values:

- **Zoning Integrity**
 - Apple Valley's character is founded upon premier residential neighborhoods. Protecting and enhancing our neighborhoods is a paramount concern in every decision we make.
- **Customer Service**
 - We believe in the timely delivery of services in a professional, courteous and consistent manner, and in the efficient and objective handling of complaints.
- **Public Safety**
 - We are committed to provide a safe, secure and healthy environment.
- **Partnerships**
 - We value the culture of participation and the building of strong partnerships between the Town government and other local, state and national interests, as well as our own citizens, and will continue to broaden the range of our partners to benefit our community.
- **Fiscal Responsibility**
 - Understanding that public service is a public trust, we pledge an honest and open system of government, with accountable and sustainable fiscal practices.
- **The Power of Team**
 - We believe our employees are one of our most important resources. Our success is dependent on our ability to work cooperatively within all levels of our organization, and to harness our energy, creativity and resources to achieve our common vision.