



City of Adelanto

Community Development Department

SPECIFIC PLAN CONTENT OUTLINE

Summary:

A brief overview of the project concept, processes involved through LAFCO (if applicable) and the City, Site Analysis, Land Use and Circulation Plans, Public Services and Utilities, and Implementation methods.

Introduction:

A description of the project site and location, brief history of the land use, jurisdictions involved, legal authority under State Planning Law and Environmental Quality Act, a description of the project scope, goals and objectives to be provided.

Graphics: Regional Vicinity Map, Site Location Map

Site Analysis:

A discussion of the physical, environmental and socio-political conditions on and adjacent to the property, including topography, geology, and soils, hydrology, biology, archaeology and paleontology, traffic and circulation, public services, surrounding land uses, zoning and general plan designations.

Graphics: Topography and slope analysis, geology and soils map, vegetation/wildlife habitats, archaeo/paleo map, streets and highways, infrastructure, land use designations of City (and County, if applicable), zoning map(s), and land uses.

Land Use Plan:

A presentation of the development concept proposed on the site, including land uses by planning area, compatibility of adjoining land uses on site and within surrounding properties, densities and yields within each planning area. A detail description of residential uses such as Low Density, Medium Density, and High Density. Commercial and Industrial uses and other land use categories using existing City Land Use Designation shall be provided.

Graphics: Conceptual land use plan.

Table: Land use matrix defining densities and yields within Planning Areas.

Circulation Plan:

A description of the major streets and highway systems on and adjacent to the project site, together with non-vehicular systems, including bicycle, pedestrian, and equestrian facilities. Street improvement standards and design criteria to be included.

Graphics: Circulation Plan
 Street cross-sections
 Equestrian, Pedestrian, Bicycle Facility Plans

Table: Street Improvements Matrix

Utilities:

A description of the infrastructure improvements required to serve the proposed development, including design criteria and development standards for water service, sewer, storm drainage, electrical, gas, and communications.

Graphics: Master Water, Sewer, and Drainage Plans
 Utilities Master Plan

Public Services:

Provisions for public facilities and community services within the project area including police and fire protection, solid waste disposal, library services, schools, and parks and recreation facilities. Service standards and design criteria to be described.

Graphics: Public Facilities and Service Districts

Open Space:

A discussion of open space areas as they relate to developed areas to be provided, including a viewshed analysis and provisions for the preservation and maintenance of hillsides and riparian areas and unique plant communities (if applicable). The development of fuel modification zones for fire suppression in conjunction with greenbelt systems through the project area to be presented, including development standards and design criteria.

Graphics: Open Space Plan
 Fuel Modification Cross-Sections

Consistency:

A discussion of the regulatory requirements and statements of consistency with State Planning Law, California Environmental Quality Act requirements, City General Plan goals and objectives, City Land Use policies, City and County development standards (as applicable) and City Zoning Ordinance requirements to be provided in the form of Findings and Statements of Fact. A summary of mitigation measures in accordance with the accompanying Environmental Impact Report to be included.

Development Standards:

Criteria for the development of all residential and non-residential areas to be presented by land use type. Criteria to include building setback requirements, height limitations, lot coverage, floor area ratios, and similar provisions. Off-street parking, loading and landscaping requirements also be provided, as well as grading concepts and standards.

Graphics: Typical setback illustrations
Building height illustrations
Typical parking layout
Grading details

Design Guidelines:

Community design elements including major and minor entry statements, streetscape criteria, on-site landscaping, architectural standards, walls and fences, lighting, signage, and general site planning and layout criteria to be described.

Graphics: Typical cross-sections and details of walls, fences, landscaping, architectural features, entry features, signage, and related elements.

Implementation:

Implementation measures to include the phasing of grading operations, infrastructure improvements, and incremental development by planning area based on provision of services on the off-site, to be presented in detail, together with financing mechanisms and actions, capital improvement program(s) formation of assessment districts, and fiscal impact analysis. Procedural requirements including subdivision, site plan review, design review and approval to be included.

References

Technical Appendices