

Introduction



INTRODUCTION

ABOUT THE CITY OF VICTORVILLE



The City of Victorville is at an exciting crossroads. During the forty years that it has been a City, Victorville has grown from a community of 8,110 residents and an area of 9.7 square miles to a community of 107,221 residents and an area of 74.16 square miles. It has become the major business and commercial center for the Victor Valley. Yet it is still a young city, with tremendous opportunities for continued growth and prosperity ahead.

Incorporated as a general law city in September 21, 1962, Victorville began its transition to a modern day community in about 1885, known then as the “Town of Victor” after Jacob Nash Victor, a construction superintendent for the California Southern Railroad (Santa Fe Railroad). Victor established the town around the original railroad station, which was built approximately one mile northwest of the narrows of the Mojave River. With its abundance of potable water and rich bottom lands, new town residents established farms and agricultural production prospered. By 1901, the town was renamed “Victorville”, and large deposits of limestone and granite brought cement manufacturing to surrounding areas. During World War II, Victorville Army Airfield, later renamed George Air Force Base, was constructed. At its peak capacity, the base employed approximately 6,000 civilian and military personnel. The base was deactivated on December 15, 1992; and on July 21, 1993, it was annexed into the City and has since been developed as the Southern California Logistics Airport (SCLA).

City residents recently voted to approve a change from a general law city to a charter city, which became effective July 18, 2008. A charter will give the city leaders more flexibility in running the city, rather than what is required under California Government Code. Some benefits of a charter which led to its proposal include not having to pay prevailing wages and the ability to accept bids by taking other considerations outside of the lowest cost.

REGIONAL LOCATION

The City of Victorville is located in southwestern San Bernardino County, in the geographic sub-region of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the "High Desert" due to its approximate elevation of 2,900 feet above sea level. The Victor Valley is separated from other urbanized areas in Southern California by the San Bernardino and San Gabriel mountains. The City's regional location is shown in Figure 1. Although the City is separated from larger urbanized areas of Southern California, it is easily accessible via Interstate 15, U.S. Highway 395, California State Highway 18 and historic Route 66.

ABOUT THE GENERAL PLAN

In California, every city must adopt “a comprehensive, long term general plan” (§65300). The General Plan must cover a local jurisdiction’s entire planning area and address the broad range of issues associated with the city’s development. The General Plan is the city’s constitution or blueprint for its long-range physical development.

Through this General Plan, Victorville looks ahead to its next twenty years. It defines a path that recognizes the City’s many as-

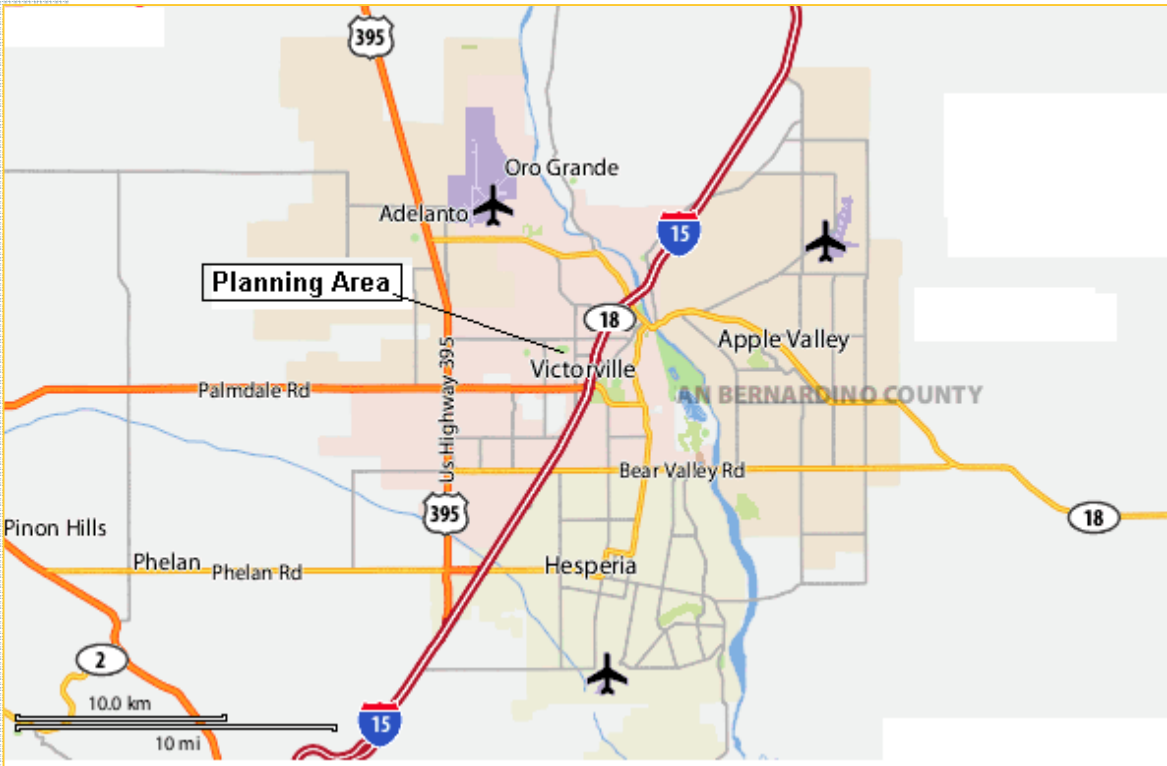


Figure 1
City of Victorville Vicinity Map

sets, including its established presence as the commercial hub of the High Desert, the SCLA and logistics industry, and its abundant supply of affordable land. The General Plan addresses the critical issues that will shape Victorville's future, specifically:

- The optimum type and mix of land uses that will both secure its economic solvency and maintain a high quality of life.
 - Transportation systems needed to accommodate planned growth.
 - Infrastructure systems need to accommodate planned growth.
 - Important natural resources to be protected and integrated with planned growth.
- The community facilities needed to accommodate planned growth.
 - The community amenities needed to provide a balanced and pleasing place to live, work, shop, play and learn.

ORGANIZATION OF THE PLAN

This General Plan incorporates the following seven elements mandated by State Government Code (Section 65302):

- Land Use Element
- Circulation Element
- Housing Element
- Noise Element

- Safety Element
- Resource Element (incorporating two of the mandated elements, Open Space and Conservation.

PLAN CONSISTENCY

General Plan consistency is probably the single most important consideration surrounding the General Plan. Without consistency, there is little chance of the Plan working. The consistency requirement has five dimensions:

1. **Equal Status Among Elements:** All elements of the general plan have equal legal status.
2. **Consistency Between Elements:** All elements of a general plan must be consistent with one another.
3. **Consistency Within Elements:** Each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another. Established goals, data, and analysis must form the foundation for any ensuing policies.
4. **Area Plan Consistency:** All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.
5. **Text and Diagram Consistency:** The

general plan's text and its accompanying diagrams are integral parts of the plan. They must be in agreement.

PARTS OF A GENERAL PLAN

Each element of the General Plan begins with a Vision Statement describing the purpose of the element and the future vision it seeks to achieve. Next, a brief summary highlighting the major issues addressed by the element are present.

The body of each element is comprised of text describing goals, objectives, policies and implementation measures, as well as a set of maps and diagrams. These parts, described below, work together to paint a picture of the community's future development.

- **Goal:** A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare.
- **Objective:** An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.
- **Policy:** A policy is a statement that guides decision-making and action. It indicates a commitment of the local legislative body to a particular course of

action. A policy is based on and helps implement a General Plan's objectives.

- **Implementation Measure:** An implementation measure is an action, procedure, program, or technique that carries out General Plan policy. Each policy must have at least one corresponding implementation measure.

AMENDMENT OF THE PLAN

Amending the General Plan requires compliance with certain provisions of the State Government Code. The General Plan must be amended in the same manner as its original adoption: by resolution of the City Council upon recommendation by the Planning Commission.

The City may adopt no more than four amendments per element per year. However, this limitation does not apply under the following conditions, which could be applicable to Victorville:

- Optional elements
- Amendments requested and necessary for affordable housing
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the General Plan
- Amendments after January 1, 1984, to bring a General Plan into compliance with an airport land use plan.

In addition, the State of California recognizes the dynamic nature of the General Plan and provides for periodic review of the document to ensure that it is consistent with the conditions, values, expectations and needs of the community. This is necessary because all development proposed within the community must be consistent with the General Plan and that is a key part of the project's analysis. The City annually prepares a General Plan Progress Report detailing the status of the General Plan and progress in its implementation. The annual progress report assists the City in determining the ongoing effectiveness of the General Plan and identifying necessary "course adjustments" to land use and environmental goals, policies and implementation measures. The State requires update of the Housing Element portion of the plan every five years.