



# Yucca Valley General Plan Update:

## Mandatory Bidders Conference

*March 11, 2011*



# General Plan Overview

- Current General Plan Adopted in 1995
- Current Housing Element Adopted in 2009
- Several minor amendments since adoption
- Old Town Specific Plan, EIR, General Plan Amendment, 2007
- 39 square miles
- 2010 Preliminary Census Estimate 20,700
- Sphere of Influence coterminous with the Town boundaries



# Service Providers

- Water and wastewater provided by Hi Desert Water District.
- District is in process of implementing Phase I of the wastewater system; The Town is currently 100% on septic systems
- Fire Service provided by San Bernardino County Fire Department; Special District receiving property tax revenues
- Police Services provided through contract with San Bernardino County Sheriff's Department.



# Community Facts

- Public Transit provided by Morongo Basin Transit Authority
- Senior Services provided by San Bernardino County
- Library Services provided by San Bernardino County
- Yucca Valley Airport is a Special District
- Joshua Tree National Park abuts the Town's southern boundary
- Proposed Sands to Snow National Monument south and west of the Town



# Available Documentation

- Other Yucca Valley Planning Documents
- Master Plan of Drainage
- Parks and Recreation Master Plan
- Public Facility Master Plan
- Yucca Valley Comprehensive Airport Land Use Master Plan
- Hi Desert Water District, Wastewater Master Plan
- Public Facility Development Impact Fee Report





# Current General Plan

- Current General Plan, predominately low density residential community.
- Approximately 86% of land is designated/zoned for single family residential development
- Predominately 2 units per acre or lower density
- Commercial development adjacent to State Route 62.
- Limited commercial designations/zoning off of State Route 62



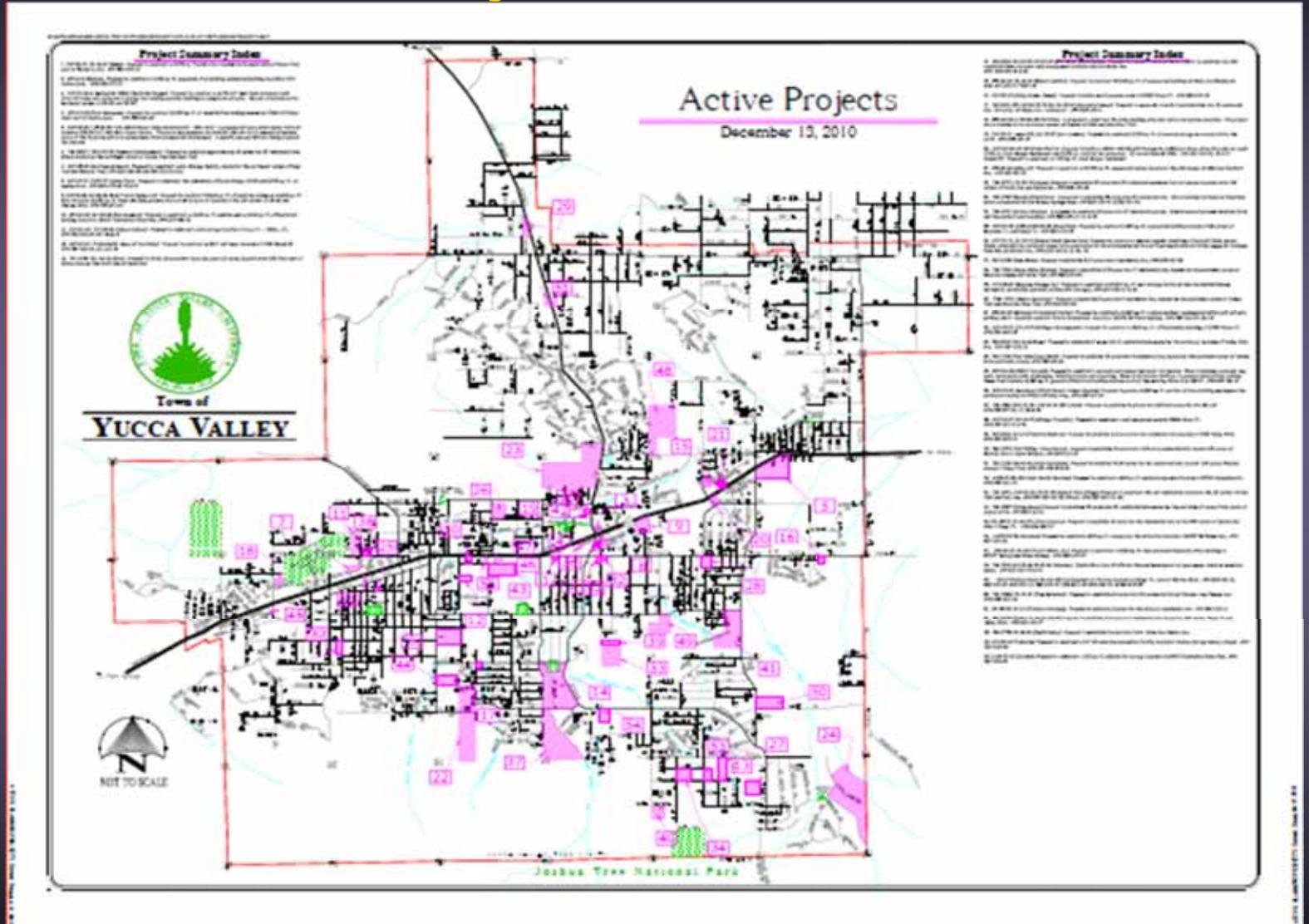
# Growth Trends

- Growth Rate over 20 years averages approximately 1.5 % annually
- Highest growth rate approximately 5% in 2004 through 2006
- Majority of residential growth has been infill development on subdivisions recorded prior to incorporation under San Bernardino County.
- Approximately 35 single family residential structures have been constructed in recently recorded tract maps

# Residential Development

Growth History			
	SFR		MFR
91-92	16		-
92-93	31		-
93-94	13		-
94-95	24		-
95-96	11		-
96-97	6		-
97-98	21		-
98-99	44		-
99-00	54		-
00-01	82		-
01-02	118		-
02-03	188		-
03-04	353		4
04-05	384		4
05-06	244		13
06-07	99		2
07-08	36		2
08-09	6		-
09-10	11		-
10-11	8		-

# Active Projects





# Scope of Work

- Visioning Process
- Element Updates
- Land Use Planning
- Environmental Impact Report
- Timeframe: 24 months



# Vision –

## Yucca Valley 2020 & Beyond: 6 months

- What are we?
  - Retirement community
  - Tourism destination
  - Retail center
  - Open space / night skies
  - Bedroom community
  - Employment center
- Involvement
  - Town Council
  - Planning Commission
  - Town Staff
  - Community
- Factors:
  - Demographic trends / SCAG & DOF projections
  - Market Analysis
  - Constraints (water, infrastructure)
  - Opportunities (RDA, Development Phasing)

# GP Elements

- Land Use (including focused planning efforts)
  - East Side (Retail, Sustainable Communities Strategies)
  - Mid-Town (Civic Center complex)
  - Old Town (Entertainment, including Blue Skies re-use)
- Circulation
  - Re-visit SR-62 Realignment alternatives
  - Outer Highways
  - Major Arterials
  - Bike Lanes
  - Trails
- Housing (Optional Task)
- Conservation
- Open Space
- Noise
- Safety

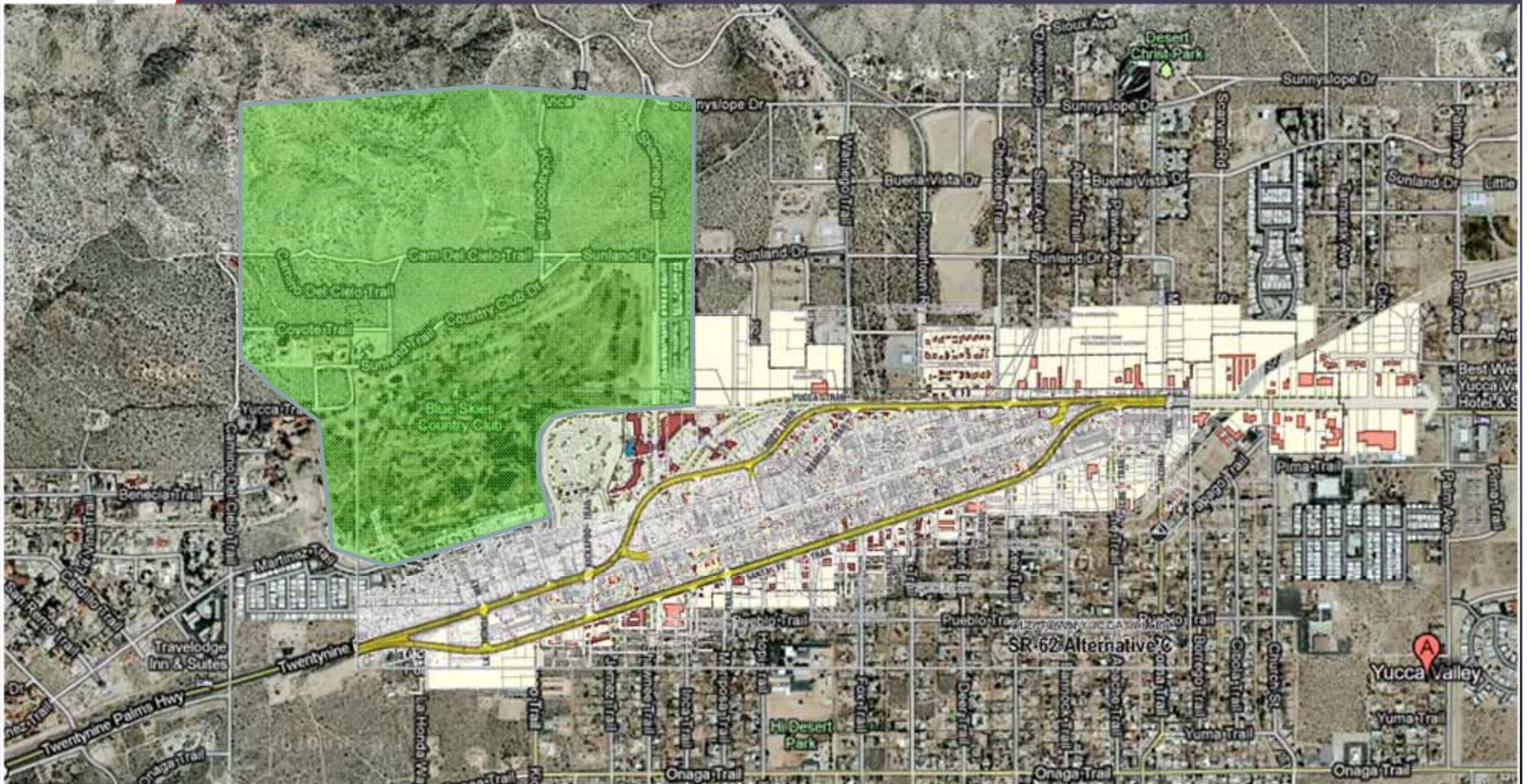


# Land Use

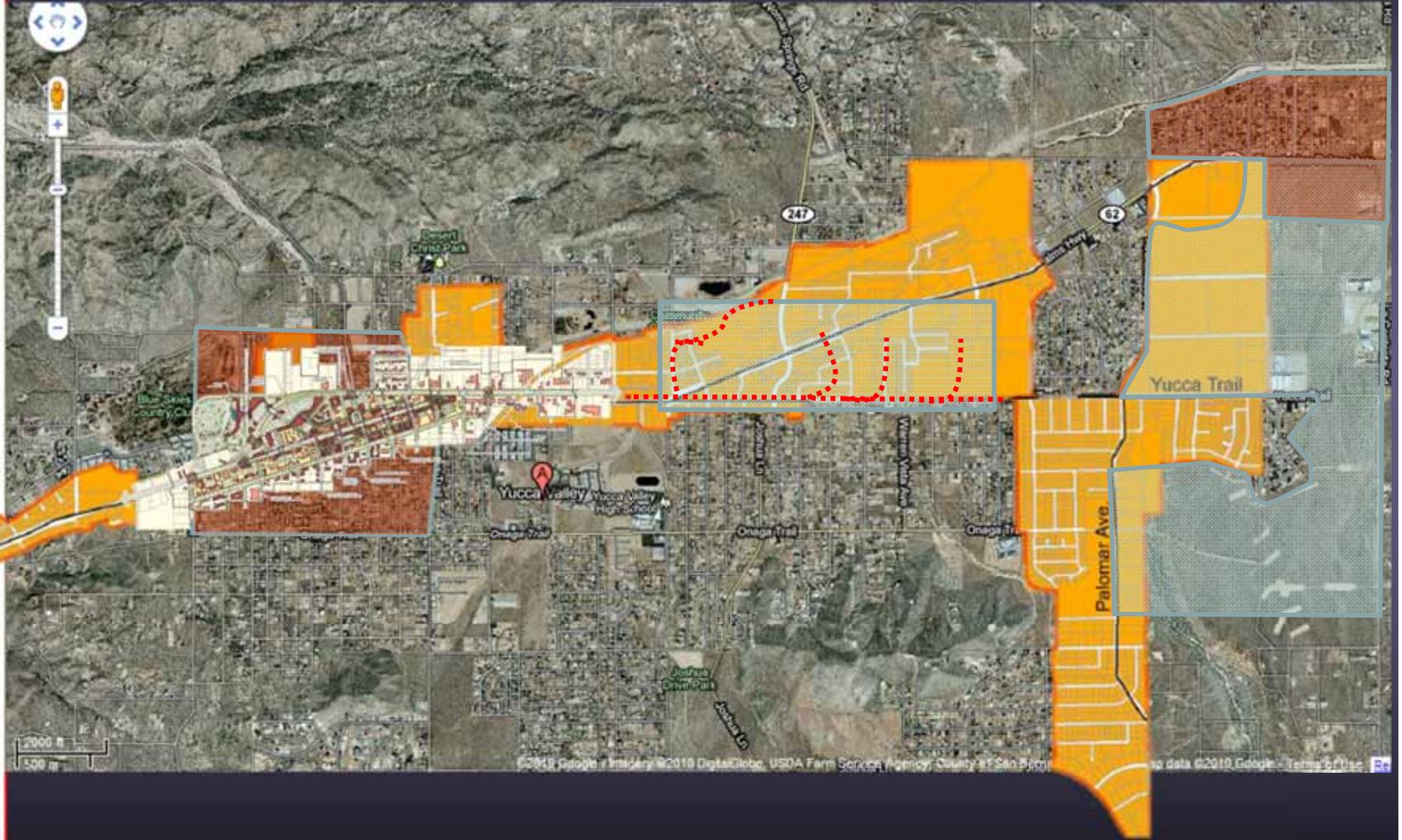
- Community-wide Update to address development trends, land-use incompatibilities, and constraints
- Focused Planning Efforts
  - East Side
  - Mid-Town
  - Old Town
- Schedule
  - Months 7



# Old Town Specific Plan

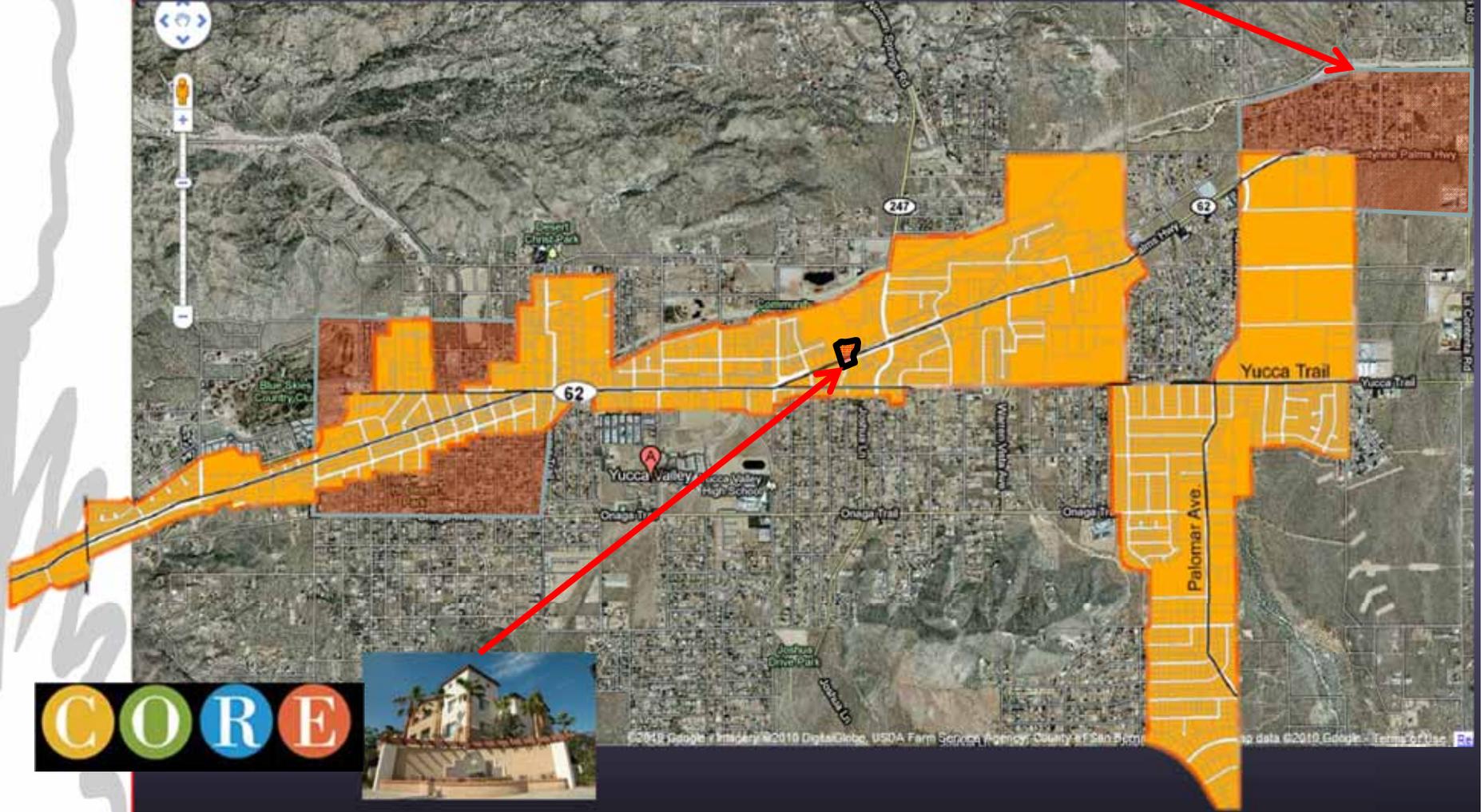


# Redevelopment Strategies – Phasing of Development



# Redevelopment Strategies – Affordable Housing

Acquisition / Rehab

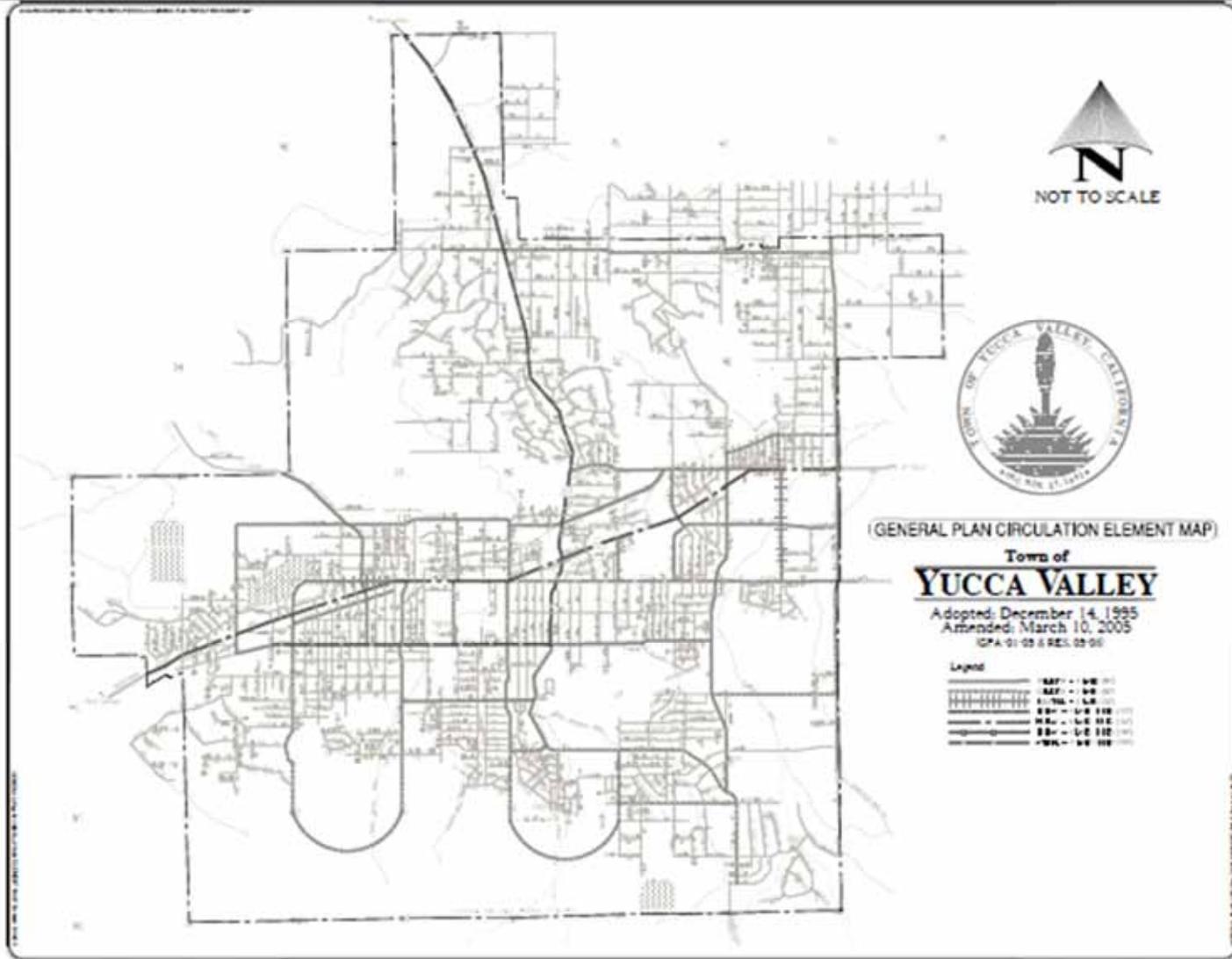


**CORE**



Senior Affordable Housing

# General Plan – Circulation





# General Plan – Year 2

- Environmental Impact Report
- Formal completion of Elements
- Involvement of General Plan Advisory Committee (GPAC)
- Continued Outreach to Community
  - Tele-Town Hall meetings
  - Newsletter
- Adoption
  - Planning Commission
  - Town Council



# In Summary

- Comprehensive General Plan Update and Associated Environmental Documentation:
- Desired Schedule:
  - 24 months
- Significant Community Participation and Visioning
  - Months 1-6
- Focus on Land Use and the 3 Core areas
  - Old Town,
  - Mid-Town,
  - East Side

Proposals are due by April 7, 2011

Projected Town Council approval and award in May 2011

# Questions & Answers

- Opportunity to ask questions
- Demonstrate interactive, real-time polling system

# Using the Polling System

- Anonymous results by individual
- Demographic question can be used to classify attendees
- Quick data gathering
  - Push of a button
  - Instant results

