

TOWN OF YUCCA VALLEY

COMPREHENSIVE GENERAL PLAN

CHAPTER III

COMMUNITY DEVELOPMENT

The Community Development Chapter includes the following elements: Land Use, Circulation, Housing, Parks, Recreation and Trails, Community Design, Scenic Highways and Economic Development Elements. This chapter most directly affects the character and quality of life in the community, the distribution of land uses, the intensity and types of housing, the provisions of parks and recreation facilities, the establishment of architectural and community design guidelines, the preservation of scenic vistas, and the preservation and enhancement of a healthy economy.

LAND USE ELEMENT

PURPOSE

The purpose of the Land Use Element is to provide a comprehensive plan of the general allocation and distribution of land uses throughout the Town. The Element also serves as a statement of the standards and targets for residential population density and building intensity. The Land Use Element identifies areas planned for rural, residential, commercial and industrial uses, and areas of existing and planned public and quasi-public uses. It is the broadest of the Elements and is the basis for coherent land use policy development.

The development of a community Land Use Element requires the broadest consideration of the issues addressed in all of the other General Plan Elements. It addresses most of the concerns of the community's development and plays an essential role in synthesizing all land use issues. Although all the General Plan Elements are important, the Land Use Element is generally considered to be the most representative of and essential to the General Plan. In practice, the Land Use Element is the most widely used in the General Plan, with goals, policies and programs set forth to guide and direct the development of the community.

BACKGROUND

The Land Use Element has an essential relationship with all other Elements of the General Plan, affecting the need for resources, infrastructure, jobs and housing, and public services and facilities. The Land Use Element responds to and influences all the Elements and is a summary reflection of the various goals and policies of the entire General Plan.

California Government Code Section 65302 (a) directs the preparation of the Land Use Element and the designation of the general distribution and location, and the extent of various land uses. The Element incorporates designations reflecting physical development and land use, consistent with Section 65303 of the Government code. It incorporates mapping of the General Plan land use distributions and provides statements relating to standards of development intensity and population density.

All of the principles of community and land use planning are applied to the drafting and adoption of a comprehensive, long-term General Plan of land uses for the physical

development of the Town. The process of developing the land use plan involves the analysis of existing land use patterns, current and future available public services and facilities, and consideration of the physical environmental and land character constraints.

The Land Use Element and the accompanying land use map, describe and designate the distribution of land uses by type, location, intensity and/or extent of use. Uses assigned to Town lands are diverse and include: residential, commercial, industrial, open space, recreation, public buildings and facilities, and other categories of public and private land uses.

Until the adoption of this General Plan, the Town was governed by the October, 1980 San Bernardino County Community Plan, as amended. Now (1995), 15 years later, the Town is incorporated and this General Plan is intended as a progression of the previous plans, with the incorporation of changes that represent the Town citizen's needs and the clear desire to maintain the Town's rural, uncrowded character. In areas where land use densities have been reduced from previous plans, as it relates to existing parcels that are smaller than the parcel size indicated by the new land use designation, these smaller parcels are considered legal parcels for the indicated use.

A comprehensive assessment of existing land uses and their distribution was conducted using extensive field surveys and aerial photo analysis, and a new land use concept was developed by the Town of Yucca Valley General Plan Advisory Committee and subsequently refined and adopted by the Planning Commission and Town Council. Table III-1 provides in summary a description of the Town's General Plan Land Use designations. Table III-2 provides the statistical summary for the Town's designated Land Uses. Following the tables, overall land use goals, policies and programs are presented. In addition, a discussion of each major land use category is also provided followed by related goals, policies and programs.

**Table III-1
 Town of Yucca Valley General Plan Land Use Designations**

Land Use Designation	Density	Purpose of Land Use
Residential (R-H-20) Hillside Reserve	0-1 du/20 ac.	This designation provides for limited single-family residential development within hillside areas and similarly constrained areas, providing the greatest potential for open space preservation and managed animal keeping. It serves as an intermediate land use designation between Open Space lands constrained by topography, biological resources, etc., and more intense residential uses. It precludes premature or inappropriate expansion of urban development. Development and use of these lands is restricted by topography/slopes, drainage and sensitive biological resources.
(R-L) Rural Living	Varies	This designation provides for single-family residential development on a range of lot sizes, including 1, 2.5, 5 and 10 acres. It also reflects lands constrained by topography, drainage, sensitive biological resources and surrounding patterns of subdivided land. This land use provides intermediate steps in development density between more typical urban residential densities and "reserve" densities, providing lots sufficient for rural life-style, animal keeping, and country living.
(R-S-2) Residential Single Family	0-2 du/ac	This low density designation provides for single family residential development on individual lots of approximately one-half acre. It assures minimum lot sizes adequate for large homes and substantial on-lot open space for recreational amenities and animal keeping. These lands serve to buffer standard single family subdivision development from rural living densities, and may be appropriate in areas with some physical site constraints.
(R-S-3.5) Residential Single Family	0- 3.5 du/ac	This designation provides for low density single family residential subdivisions with minimum lot sizes of 10,000 square feet. It allows the development of larger homes, while assuring adequate on-lot open space area and allowing animal keeping. This designation serves to transition between lower and more moderate residential densities.

Table III-1 (cont'd)
 Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Residential (cont'd) (RS-4: R-S-5) Residential Single Family	0-5 du/ ac	Typical residential development under this designation is limited to single family. With the potential for increased densities, this designation also makes possible the development of more affordable single family subdivisions, but also allows animal keeping. Residential uses allowing attached or detached single family homes or condominiums (not to include apartment complexes) may also be developed as Planned Residential Developments (PRD's) with shared recreation and other amenities.
(RM-4, RM-8: R-M-10) Residential Multi-Family	0-10 du/ac	This designation allows for the greatest diversity of residential development, ranging from single family to apartments. This designation is most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Duplex and multiplex development is the most common and provides for PRD's comprised of a varying range of residential types, including apartments and condominiums. Mobile home parks or subdivisions with PRD type development are also allowed.
(RMF: R-M-14) Residential Multi-Family	0-14 du/ac	The purpose of this designation is to promote planned residential development and amenities beyond those expected under conventional development. It is also meant to achieve greater flexibility in design, varying ranges in densities, and encourage well planned neighborhoods through creative and imaginative planning. This designation may also provide for an appropriate mix of housing types, which are unique in their physical characteristics to warrant special methods of residential development. A full range of residential development is permitted, with apartments and condominiums being typical.

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Commercial (C-MU) Mixed Use Commercial	Varies	<p>This designation is intended for a mix of land uses, including commercial, professional office, recreational and high density residential uses in and near the downtown area. Its purpose is to allow highly integrated, commercial uses with residential development that can rely on pedestrian access to commercial services and employment centers, and to create new consumer retail markets in the downtown area. Senior housing and convalescent homes may also be appropriate in these areas. Development in this designation shall require a Specific Plan.</p>
(C-S) Service Commercial		<p>This designation allows for the development of small scale commercial centers that provide a limited range of convenience commercial services, smaller grocery and convenience stores, service stations, and other limited retail operations. Lands so designated are typically found separate and largely isolated from other Town commercial areas. Developments typically range between 1-2 acres with up to 15,000 square feet of gross leasable floor area.</p>
(C-N) Neighborhood Commercial		<p>This designation provides for neighborhood scale shopping centers conveniently located near residential areas. These development areas are typically anchored by supermarkets and super drugstores. A wide range of other uses, including banking, barbers/beauty salons, dry cleaners, restaurants and other related activities are typically found in these planned centers. Neighborhood commercial development is meant to serve the primary day-to-day need of local residents. Typical sizes are 8 to 10 acres providing approximately 80,000 to 100,000 square feet of gross leasable floor area.</p>
(C-G) General Commercial		<p>These lands include a wide variety of smaller commercial centers, specialty retail shops, a broad range of clothing and apparel, jewelry stores and a variety of personal service businesses. Many commercial-recreation uses, including movie theaters, bowling alleys and family recreation centers are also appropriate under this designation. Smaller, moderately priced department stores may also be appropriate under this designation. Development may range from free-standing retail buildings and restaurants, to planned commercial centers. Typical sizes range between 2 to 8 acres with gross leasable square footage varying with uses. Hotels and Motels may also be appropriate on these lands.</p>

Table III-1 (cont'd)
 Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Commercial (cont'd) (C-C) Community Commercial		<p>This designation provides for larger, community scale shopping centers and malls, which may be anchored by several department stores, a variety of retail outlets, and restaurant and entertainment uses. Hotels and motels may also be appropriate on these lands. Developments of this type and related uses are meant to serve a market including and extending beyond the community. Typical sizes range between 100,000-200,000 square feet or more of gross leasable floor area. This type of development will typically require approval of a Specific Plan. While smaller than regional facilities, the community commercial center will serve the entire community, as well as the surrounding market area.</p>
(C-O) Office Commercial		<p>This designation is limited to a variety of professional office development, including administrative and corporate, law, medical, financial and insurance, real estate, and government offices. Many commercial-recreation uses might also be appropriate in the designation. The type of uses allowed by this designation may also be combined with Neighborhood, General and Community scale commercial uses. These less intense office-oriented uses may also be compatible with medium and higher density residential development.</p>
(C-RR) Resort/Recreation Commercial		<p>This designation allows for the development of hotels and motels, and destination resort development with limited commercial uses such as restaurants, lounges and small retail shops that directly support the primary use. In addition, recreational facilities may include golf courses, tennis courts, swimming pools and spas, theaters, miniature golf and batting cages, and riding stables, arenas and rodeo facilities. Recreational vehicle (RV) parks, campgrounds and similar types of limited stay occupancy may also be appropriate.</p>
(SP) Specific Plan Overlay		<p>This designation is used in conjunction with other underlying designations. It requires the preparation and approval of a Specific Plan. The Specific Plan (SP) overlay designation is applied as an overlay on the General Plan Land Use Map and can be added to any land use designation. It is also an integral part of the Mixed Use Commercial (C-MU) land use designation and is required as a means of processing community scale</p>

Table III-1 (cont'd)
 Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
SP (Specific Plan Overlay, continued)		<p>commercial development proposals. Specific Plans provide detailed design and analysis of large scale and/or complex mixed use projects indicating the distribution, location, and intensity of proposed land uses. They also examine the required level of public facilities and services and their availability, and establish economic viability of proposed development. Specific Plans afford the Town's decision makers a unique opportunity to exercise a substantially greater degree of both flexibility in, and control over the type, extent, internal consistencies, design and other development parameters of a particular area so designated than would be possible using solely General Plan guidelines and a Development Code.</p> <p><i>Civic Center Specific Plan</i> This plan encompasses approximately 689± acres generally located west of Balsa and east of Sage Avenue, and north and south of Highway 62. A wide variety of uses, including a full range of residential, commercial and public/quasi-public, are included in this planning area. This is a Town- initiated Specific Plan.</p> <p><i>Western Hills Estates Specific Plan</i> This planning area encompasses approximately 435± acres located in Section 5, immediately west of La Contenta and south of Yucca Trail. The underlying land use designation of RS-5, five units per acre has been assigned with a "Seniors Only" overlay that allows these densities while limiting impacts to infra-structure and adjoining lands.</p> <p><i>Santa Fe Railroad/Section 13 Specific Plan</i> This planning area encompasses 640± acres in Section 13, adjacent to the Joshua Tree National Park. The underlying land use designations are RS-2 (2du/c) on the northerly two-thirds and R-L-5 (1du/5ac) on the southern one-third of the section. On site constraints and opportunities, and surround sensitive land uses and resources require thoughtful master planning of this section through the Specific Plan process.</p> <p><i>Santa Fe Railroad/Section 15 Specific Plan</i> The planning area encompasses 640 acres in Section 15, adjacent to the Joshua Tree National Park. The underlying land use designations are RL-2.5(SP) on the northerly 1/3, RM-14(SP) on 1/6 and HR-10 on the southerly 1/2.</p>

Table III-1 (cont'd)
 Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
SP (Specific Plan Overlay, continued)		<p><i>Section 32 Specific Plan</i></p> <p>The Section 32 planning area encompasses almost 640 acres, and is located west of La Contenta, bounded on the north by Highway 62, and on the south by Yucca Trail and on the west by Avalon. Land Use designations include extensive Industrial. Other designations include General and Resort/Recreation Commercial, Public/Quasi-Public. The Section 32 Specific Plan will provide an integrated master design that accommodates the designated land uses and the physical constraints/opportunities particular to the planning area.</p> <p>The 40 acres designated C-RR on the Burnt Mountain is located in an area of low density residential neighborhoods. During subsequent review and consideration of the Specific Plan and other implementing permit applications, the Town shall carefully consider impacts of any proposed projects on the surrounding neighborhoods. These shall include noise, traffic generation, hours of operation, light and glare, security, and all other issues typically evaluated in the land use matters, prior to consideration of the project by the Town council.</p>
Industrial (I) Industrial		<p>This designation provides for the development of any and all industrial uses operating entirely in enclosed buildings, and those requiring limited outdoor storage. Examples include clean manufacturing operations, warehousing and mini-warehouse storage, fabrication of cabinets and other wood products, and contractor's storage facilities. Preferred development includes master planned business and industrial parks with integrated access and internal circulation.</p> <p>This designation may also allow conditional development of more intense industrial uses with the potential to generate objectionable levels of noise, smoke, dust, glare, traffic vibration or other nuisance. Examples include the manufacturing of durable goods such as appliances, furniture, fabricated metal products, and light electrical and transportation equipment. Potential for greater dependence on outdoor storage. Proponents would be required to mitigate any adverse impacts to insignificant levels, demonstrate conformance with all community environmental standards and compatibility with existing and planned land uses.</p>

Table III-1 (cont'd)
Town of Yucca Valley General Plan Land Use Designations

Land Use Designation	Density	Purpose of Land Use
Public Services and Facilities (P/QP) Public/Quasi-Public		As noted herein and on the Land Use Map, this designation provides for the Civic Center, other Town and County offices, libraries, airport, schools, hospitals, parks, floodways, police and fire stations, utility substations, as well as other public and quasi-public administrative offices.
(AP) Airport		Yucca Valley Airport District
(CC) Community Center		Town Hall
(FS) Fire Station		Fire Station
(PS) Police Station		Police Station
(H) Hospital		Hospitals and similar in-or-out-patient medical services. Also may be assigned to convalescent and skilled nursing facilities.
(S)		Provides for educational facilities such as day-care, elementary, intermediate, high schools, special schools and technical schools.
(L)		Libraries
(U-SS)		Utility Substation - designates electric, gas, telephone, water and other similar facilities.
(FW)		Floodways such as natural or man-made floodway/drainage channels.
Open Space (OS)		This designation is assigned to those lands which constitute a special, important or valuable natural resource, which warrant protection. The designations is primarily assigned to park lands, which carry a designation of (P). The Blue Skies Golf Course is also defined as open space. The designation may also be used to define special resource areas or those that may pose threats or hazards to development. Lands important for their recreational, biological, or regional economic value are also candidates for inclusion in this land use designation. Examples of resource lands and hazards include fault rupture and liquefaction-hazard areas, detention/retention basins, trails, estuaries and large habitat areas for biological resources.
(P)		Public Parks

Table III-2
Statistical Summary of General Plan Land Uses

Category	Density	Acres	% of Total Acreage
H-R-20	0-1 du/20 acres	4,177	16.76%
R-L-5	0-1 du/5 acres	4,612	18.51%
R-L-10	0-1 du/10 acres	139	.56%
R-L-2.5	0-1 du/2.5 acres	5,049	20.26%
R-L-1	0-1 du/acre	2,290	9.19%
R-S-2	0-2 du/acre	3,981	15.98%
R-S-3.5	0-3 du/acre	17	.07%
R-S-4	0-4 du/acre	25	.1%
R-S-5	0-5 du/acre	1,254	5.03%
R-M-4	0-4 du/acre	12	.05%
R-M-8	0-8 du/acre	30	.12%
R-M-10	0-10 du/acre	328	1.32%
R-M-F	0-12 du/acre	9	.04%
R-M-14	0-14 du/acre	97	.39%
Sub Total		22,020	88.4%
C-MU	Varies	281	1.13%
C-S	N/A	63	.25%
C-N	N/A	102	.41%
C-G	N/A	503	2%
C-C	N/A	20	.1%
C-O	N/A	49	.2%
C-RR	N/A	121	.49%
I	N/A	860	3.5%
P-QP	N/A	385	1.5%
O-S	N/A	512	2.1%
TOTAL		24,916	100%

Subject to the limitations set forth in the Town's Animal/Horse/Livestock regulations, as set forth in the Development Code, agriculture and animal keeping is permitted. Allowed animals include but are not limited to horses, cattle, sheep, llamas, goats and ratites. Also possibly allowed subject to issuance of a specific discretionary permit are other animals not herein identified.

FUTURE DIRECTIONS

As the Town of Yucca Valley continues to grow, its mix of land uses and its needs can be expected to change. While the Land Use Element helps to provide a degree of predictability in how the community will develop, there will be a periodic need to reevaluate the land use plan for the Town and make adjustments. State law provides for regular amendments to the General Plan and its Elements, including the Land Use Map. As future needs change, the community will have the opportunity to adjust and fine tune the Land Use Element and Map to address changing circumstances, take advantages of emerging opportunities and remedy potential land use conflicts.

Putting the Land Use Element into effect is accomplished by enforcing the Town's Development Code, Subdivision, use of Specific Plan and other applicable Ordinances, requiring that development proposals meet certain criteria in the General Plan and undergo development plan review, which may be subject to public hearings. The following are general policies and programs for land use, followed by discussions of and more detailed policies and programs for each land use designation.

GENERAL LAND USE GOALS, POLICIES AND PROGRAMS

GOAL 1

A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.

GOAL 2

A well-rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.

Policy 1

Establish and maintain a master land use map designating the appropriate land uses which preserves the desert rural neighborhood character.

Program 1.A

Adopt and maintain a Master Land Use Map which shows the general location and extent of the uses of land for, but not limited to, residential, commercial, industrial, open space, public buildings and grounds.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Immediately; annual review and update every five years

Policy 2

Establish a user friendly Development Code designating appropriate zoning regulations, which implement the Land Use Element and act to retain the rural atmosphere and character of the community.

Program 2.A

Adopt and maintain a Development Code which shows the general location and extent of the various zoning districts and guides and regulates development consistent with the General Plan.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Immediately, review on an annual basis.

Policy 3

Utilize master facility and similar plans to address the Town's recreation, airport, flood control, infrastructure, utility management, traffic control, and other facility needs.

Program 3.A

Develop master facility plans to identify the need for and availability of funding for additional public services and facilities. Master plans should also include schedules for phased implementation.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995-1996; as required by development.

Policy 4

As an essential part of land use planning, the Town shall continuously assess business and employment opportunities for an expanding economic base.

Program 4.A

Integrate land use analysis and planning as an essential part of development and adoption of a master strategic plan for economic development. Land use and other components of the plan shall be reviewed and/or updated on an annual basis.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: 1995-1996; review annually.

Policy 5

Maximize land use synergies and enhance the character and viability of commercial areas by providing an integrated mix of commercial, office and residential uses.

Program 5.A

Incorporate appropriate land use and development standards into the Development Code that permit and encourage the appropriate integration of residential uses into mixed-use commercial zoning districts.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995; review annually.

Program 5.B

Develop and adopt Specific Plans to guide and assure an effective, integrated mix of commercial, office, and residential uses in appropriate commercial uses.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Immediate; Continuous.

Program 5.C

To the greatest extent practical, utilize master planning approaches via Specific Plans to assure the phased, logical and cost-effective extension of infrastructure and therefore buildout in new development.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous

Program 5.D

The Town shall develop and adopt redevelopment plans as additional means to revitalize existing commercial uses and assist in the integration of affordable housing.

Responsible Agency: Redevelopment Agency; Town Council; Community Development Department

Schedule: 1995-1996; review annually.

Policy 6

Encourage in-fill development on subdivided lands located adjacent to existing residential areas and utilities to maximize

the efficient utilization of land and infrastructure.

Program 6.A

Discourage the discontinuous or leap-frog development of residential subdivisions by requiring full improvement/extension of all intervening roadways and infrastructure to serve new development.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Program 6.B

Make available maps and other information showing the location of all available infrastructure, and promote in-fill development of vacant, subdivided lands in residential areas.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Policy 7

The Town shall recognize animal keeping and conducting agricultural activities on adequately sized lots appropriate to and consistent with the rural character of the community.

Program 7.A

Develop standards and regulations for animal keeping and the conducting of agriculture, which shall be incorporated in the Town Development Code.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: 1995

**RESIDENTIAL LAND USES
BACKGROUND**

The Town of Yucca Valley has been primarily a rural residential community. In recent years the community has experienced slow growth due to regional economic conditions. According to various sources of population and housing data, in 1990, the Town of Yucca Valley had approximately 7,718 dwelling units, of which approximately 5,971 were single family, 276 were duplexes, 327 were triples and four-plexes, 367 were multi-family units, and 777 mobile homes.¹

The prevalence of single family residential development has helped establish the low density and rural character of the Town. This pattern has provided residents with open space and recreation opportunities on their own individual lots.

1. Town of Yucca Valley and General Plan Study Area Profile, Urban Decision Systems, Inc., June 1993
Terra Nova Planning & Research, Inc., August 1993

Preservation of these low density areas is important to assure the high quality rural residential environment of the Town.

Projected Town Population

The General Plan provides for a range of residential densities ranging up to fourteen (14) dwelling units per acre within four (4) basic Residential land use designations. Within the Town boundaries, the majority of the area is developed as single family residential dwelling units. According to the Bureau of the Census, the 1990 population in Yucca Valley was 16,403. Assuming the Town's 1990 household size of 2.35 persons per household, the Town could expect the population to increase to approximately 20,000 persons by the year 1998².

Residential dwelling units outside the Town limits, but within the General Plan study area, totaled approximately 1,163 with a population of about 2,745 in 1990. This part of the study area's population is expected to increase to approximately 3,656 by 1998³. Table III-3 below shows 1990 Census data, 1993 estimates, and projected 1998 figures for population and housing of the Town of Yucca Valley and General Plan study area.

**Table III-3
Population and Housing Data for the
Town of Yucca Valley and the General
Plan Study Area**

Area	Population			1990 Hsg. Units
	1990 Census	1993 Est.	1998 Proj.	
TYV ¹	16,403	18,336	20,048	7,718
GPSA ²	2,745	3,122	3,656	1,163
Totals	19,148	21,458	23,881	8,881

Town of Yucca Valley; General Plan Study Area² Source: Town of Yucca Valley and General Plan Study Area Profile, Urban Decision Systems, Inc., June 1993, California Department of Finance, April, 1993, and Terra Nova Planning and Research, Inc., September, 1993.

Based upon the General Plan Land Use Map, the Town has a potential to generate a maximum of 24,401 dwelling units. Based upon an average household size of 2.55 pphh, the Town's maximum population would be approximately 62,223⁴. The population for FY 1994 was 17,923, and for FY 1995 the population was 18,336.

1. Ibid
2. Ibid
3. Ibid
4. SCAG Socio-Economic Data Analysis

Affordable Housing

The Town, and all other jurisdictions in the State of California, are required by law to assure the provision and availability of decent housing and a suitable living environment for all economic segments of the community, with special attention to very low, low, and moderate income groups. The elderly are also an identified special group which require special attention when providing for the community's housing needs, as do those paying too much for rent/mortgages and those living in overcrowded conditions. For additional information addressing these and other related issues of the community associated with housing stock, please refer to the Housing Element.

**RESIDENTIAL
GOALS, POLICIES AND PROGRAMS**

GOAL 1

Preservation and enhancement of the predominantly rural, low density, and high quality residential character of the Town.

GOAL 2

A variety of all housing types and densities that will accommodate existing and future residents of the community.

Policy 1

Areas of existing residential development and surrounding vacant lands shall be planned in a manner which preserves the desert rural neighborhood character and assures a consistent and compatible residential land use pattern.

Program 1.A

Assign and periodically review residential land use designations to assure that related General Plan goals, including preservation of rural character.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous; every five years.

Program 1.B

Consistently apply the Town's development review process to assure that subdivision and development plans are compatible with existing residential areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 2

Ensure that the rural character of residential areas is preserved to the greatest extent possible.

Program 2.A

Through the Land Use Element, establish and preserve low density designations for residential areas appropriate to conserve the rural character of the community.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous.

Policy 3

Low income/affordable housing shall not be located within one area of the community, but shall be dispersed where feasible, appropriate, and compatible with surrounding land uses.

Program 3.A

Appropriate land use designations shall be assigned to diverse areas where low income/affordable housing may be developed with other compatible surrounding land uses. The Town shall monitor the amount of low income housing available and meet State requirements for providing such housing types.

Responsible Agency: Town Council; Planning Commission; Community Development Department; Redevelopment Agency

Schedule: Continuous

COMMERCIAL LAND USES BACKGROUND

Yucca Valley is the commercial center of the Morongo Basin and California's southern Mojave Desert through its links to Interstate 10 via State Highway 62, and Interstate 15 via State Highway 247. As discussed in the Economic Development Element of the General Plan, the Town provides commercial services to a population well in excess of that residing in the community. This fact reinforces the Town's function as a regional commercial center, which is an important basis for further commercial growth.

As the "Gateway to the Joshua Tree National Park" and as an important transportation route to the Mojave Desert and Colorado River recreation areas, tourism and visitor travel play a vital role in Yucca Valley's economy. This component of the Town's economy increases the importance of highway commercial, motel, RV, campground, restaurant and other transient commercial activity.

Yucca Valley's west-end "Gateway" business district features many long-time, locally owned businesses, and opportunities remain in this area for a variety of commercial development. The Gateway Project, a joint effort of the Town, Chamber of Commerce, and business owners, is being designed to revitalize this important commercial area. The "Gateway" area is important as it is the first impression given to all those who enter the Town from the west, via State Highway 62.

The Civic Center business area of Yucca Valley offers a mixture of businesses and a variety of services including the Community Center, Post Office, professional and business offices, and financial institutions. This area also provides much of the Town's neighborhood and community scale commercial development, with important remaining undeveloped highway frontage property planned for development through the implementation of the Civic Center Specific Plan.

Other important commercial areas include the intersection of State Highway 247 and Buena Vista in the northern portion of the community. With the continued residential growth in the Yucca Mesa market area, these lands will play an important role in capturing this market and providing increased convenience for residents of this area, while reducing their need to use the more congested Highway 62 commercial corridor.

The General Plan recognizes existing commercial land uses, as well as vacant lands appropriate for commercial development. The Plan provides seven(7) commercial land use designations allowing the development of general, service, neighborhood, community, professional office, resort/recreation, and mixed use commercial uses. The Specific Plan overlays are also used to provide control and coordination of commercial development, providing detailed design and analysis of complex projects, indicating the location and intensity of proposed uses.

Commercial land uses are carefully distributed to maintain their primary focus along the Highway 62 corridor. This trend has been reinforced in the Plan to allow the community to maximize and strengthen the Town's position as a regional commercial center, while also allowing the community to preserve its primarily low density, rural residential character. While a few satellite commercial districts have been sited away from the Highway 62 corridor, they are designated as commercial nodes, rather than designations that would encourage strip commercial development.

The thoughtful location, distribution and signed intensity of commercial development is expected to provide residents in Yucca Valley and the region with a wider range of choices and services, while greatly enhancing the Town's economic base (Also see the Economic Development Element).

COMMERCIAL GOAL, POLICIES AND PROGRAMS

GOAL

A full range of commercial land uses conveniently and appropriately distributed throughout the Town, meeting the community's needs and taking full advantage of emerging development and economic opportunities.

Policy 1

Sufficient lands shall be designated to provide a full range of commercial services to the community and surrounding areas to meet present and future needs.

Program 1.A

Regularly review, update and, as appropriate, amend the Land Use mapping to assure sufficient lands for commercial uses to support the needs of the community and surrounding areas.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous; Annually

Program 1.B

Make available information which identifies the Town's commercial service needs and potential sites suitable for those goods and services.

Responsible Agency: Community Development Department; Chamber of Commerce

Schedule: Continuous

Policy 2

Development standards for commercial land uses shall include setbacks, pad elevations, mass and height standards, and other design guidelines which enhance the character and attractiveness of the Town's commercial districts.

Program 2.A

The Town Development Code shall provide appropriate and comprehensive development standards and guidelines that are sensitive to and enhance the appearance of the Town's commercial districts to the greatest extent practical, while assuring public visibility and facilitating accessibility.

Responsible Agency: Community Development Department

Schedule: 1995-1996; Continuous

INDUSTRIAL LAND USES BACKGROUND

The land use element provides for a variety of industrial land uses, including those which provide commercial services, but which are not considered commercial uses. The Industrial use designation provides for established development, and new uses compatible with community environmental standards and which have potential for future growth (also see the Economic Development Element).

Issues examined in the context of performance standards or criteria, which determine the appropriate location of the various types of industrial land uses, include noise, smoke, odor, dust, and noxious gases, glare and heat, transportation and traffic issues, viewshed, and other aesthetic impacts. These and other issues are taken under consideration when reviewing industrial development plans.

Development proposals for industrial uses include site plans and building elevation, descriptions of machinery, processes, and products, and specifications for the mechanisms and techniques to be used to mitigate impacts from industrial operations. Such proposals must provide a complete characterization of activities, processes and waste/pollutant management technologies to be utilized during the user's operation.

Currently (1995), the Town has a variety of industrial land available for development. Major transportation links, which benefit the Town of Yucca Valley and surrounding areas, include State Highways 62 and 247. These roadways provide the backbone for potential expansion of the current and future industrial uses. The Yucca Valley Airport may also serve as an important future transportation link for industrial uses.

The potential for industrial development in the Town will rest primarily on the ability of the Town to exploit local and regional industrial service needs, as well as availability of land, public services and access on/off of the Highways. Continued growth in the Yucca Valley area will generate its own demand for light industrial developments. A broad range of industrial development is provided for, through appropriate designations and the development of significant sites (10 acres or larger), and can be processed as master planned or specific planned industrial parks. These can be established through timely and cost-effective development guidelines that assure provisions for roadway and infrastructure improvements.

INDUSTRIAL GOAL, POLICIES AND PROGRAMS

GOAL

A balanced mix of lands and facilities for the expansion of non-polluting, clean industrial development that broadens the economic/employment base of the Town, and assures compatible integration with other, non-industrial land uses.

Policy 1

Provide adequate and appropriate lands designated for industrial uses to encourage a broad range of proper and cost-effective service industrial development.

Program 1.A

Industrial lands shall be located in areas that maximize all available and planned infrastructure, including but not limited to electric and natural gas service and major transportation corridors, and should minimize the impact on public health and safety.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: Continuous

Policy 2

To enhance the efficient use of industrial lands, encourage the timely development of new industrial areas and the redevelopment of existing older or marginal industrial lands.

Program 2.A

Utilizing Redevelopment Agency and other programs, develop programs that promote the timely development of new industrial uses, and encourage the revitalization of older industrial areas.

Responsible Agency: Town Council; Planning Commission; Community Development Department; Redevelopment Agency

Schedule: 1995-1996; Continuous

Policy 3

Optimize its industrial lands by targeting and seeking to attract users for which these lands are particularly suited and encourage those industries to locate in the community.

Program 3.A

In cooperation with the Chamber of Commerce, as well as private interests, the Town shall promote development of vacant industrial lands through coordinated advertising campaigns and other joint efforts.

Responsible Agency: Community Development Department;

Redevelopment Agency; future Economic Development Corporation; Chamber of Commerce

Schedule: 1995-1996; Continuous

Policy 4

Encourage and support the relocation of inappropriately located industrial developments which are incompatible with existing and planned land uses.

Program 4.A

Evaluate existing industrial developments and encourage the formation of industrial parks for relocating existing inappropriately located industrial uses.

Responsible Agency: Community Development Department; Redevelopment Agency; Developers

Schedule: 3-5 years

Policy 5

Establish and enforce appropriate standards to assure aesthetically acceptable industrial developments for all new industrial sites.

Program 5.A

Require applicants to demonstrate thoughtful site planning, building design and extensive use of landscaping materials to enhance the appearance of industrial areas. Development plans for industrial uses shall be reviewed by the Community Development Department to comply with current standards and guidelines for industrial development. Plans and supporting information shall also characterize activities, processes, and waste/pollutant management technologies to be utilized during the user's operation.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 6

Consistent with its commitment to community environmental standards, require that development proposals in industrial areas comply with all applicable development standards and regulations.

Program 6.A

Review all industrial development proposals with a focus on public health and safety issues to ensure that the type and intensity of the use is appropriate for the proposed location and compatible with surrounding land uses.

Responsible Agency: Town Community Development Department

Schedule: Continuous

PUBLIC SERVICES AND FACILITIES BACKGROUND

One of the principal concerns of local government is the provision of adequate levels of public facilities and services. Land uses for public facilities include such governmental functions as the civic center, fire and police stations. Other include schools, hospitals and other medical facilities, utility facilities, public parks, and libraries (Also see the Public Buildings, Facilities, and Utilities Elements).

The level of public services and facilities needed to support residential, commercial and industrial development, and community needs is directly related to the intensity of development and socio-economic structure of the community. The planned, logical extension of Town areas cannot occur without the careful planning for the extension of public services and facilities.

The economic life and future of the Town, and the viability of the development environment, is directly tied to the level of services, types and intensities of land use, and the level of demand for services. The economic health of the Town is also dependent upon a balance between service costs and revenues generated by current and future development. While extension of many urban services is provided by various public agencies and regulated private companies, some of these service providers are not under the Town's regulatory jurisdiction. The Hi-Desert Water District is responsible for supplying domestic water services to the public. Nonetheless, the Town has the essential responsibility to cooperate and coordinate with the appropriate agencies to provide certain public services, and to assure that premature and inappropriate land uses are not encouraged.

PUBLIC FACILITIES GOAL, POLICIES AND PROGRAMS

GOAL

Maintenance of logical expansion of public services and facilities ensuring that they meet the needs of existing and future residents, businesses and visitors of the Town.

Policy 1

Pro-actively cooperate and coordinate with all providers of utility and public safety services in the community.

Program 1.A

Coordinate with those providers responsible for public utilities, police, fire, health, and other protection and care

service in the community.

Responsible Agency: Town Council; Community Development Department; Police Department; Fire Department; Hospitals; etc.

Schedule: Continuous

Policy 2

Encourage the development of public services and facilities in a manner which assures adequate levels of service, while remaining compatible with existing and future land uses.

Program 2.A

Coordinate and, as appropriate, regulate the development of public services and facilities to maximize the efficient delivery of service to the community, while assuring compatibility with surrounding land uses.

Responsible Agency: Community Development Department

Schedule: Continuous

OPEN SPACE AND CONSERVATION BACKGROUND

The open spaces in the Town of Yucca Valley are important areas of aesthetic and recreational value, and give the community its essential character. These areas constitute a critically important part of the rural community environment. Open space areas within the Town include lands designated for the preservation of natural resources (plant and animal communities), washes and their banks, mineral deposits, parks and recreational facilities, multi-use trails, and areas where the presence of hazardous conditions have prohibited development.

There are four types of open space categories described in the Open Space, Mineral, Energy and Conservation Element, which include Open Space for the Use of Outdoor Recreation, Open Space for the Preservation of Natural Resources, Open Space for the Managed Production of Resources, and Open Space for Public Health and Safety. Each of these is discussed in more detail under the General Plan Open Space, Mineral, Energy and Conservation Element. Below are Policies and Programs for Open Space, and Conservation which assist the Town in implementing the Land Use as well as the Open Space, Mineral, Energy Elements.

OPEN SPACE AND CONSERVATION GOALS, POLICIES AND PROGRAMS

GOAL 1

Conservation, management, and designation of open space areas to protect environmental resources, guard against environmental hazards, and provide enhanced recreational opportunities and aesthetic character for the Town.

GOAL 2

Land use patterns which preserve the Town's rural atmosphere, including scenic resources such as hillsides, ridgelines, waterways, and native desert wildlife communities.

Policy 1

Identify and map lands suitable and appropriate for preservation as open space areas.

Program 1.A

Review and update land use maps and information on the various types of open space and conservation lands in the community.

Responsible Agency: Community Development Department
Schedule: Continuous; every five years.

Program 1.B

Evaluate all development proposals and identify their impact upon and compatibility with designated open space and conservation lands.

Responsible Agency: Town Council; Planning Commission; Community Development Department
Schedule: Continuous

Program 1.C

The Town shall provide the opportunities and mechanisms for public and/or private donations of open space lands to the Town for the benefit of its residents.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

CIRCULATION ELEMENT

PURPOSE

The Town of Yucca Valley Circulation Element Update has been developed in response to issues raised and objectives established by the consultant team, Town staff, and Town Council. It is intended to provide a balanced circulation system that will provide adequate capacity to support the travel demands of the land uses included in the land use element while at the same time maintaining an acceptable quality of life for the residents of Yucca Valley.

The circulation element is divided into five sections: (1) Introduction; (2) Existing Conditions and Issues; (3) Issues, Goals and Policies; (4) the Circulation Plan; and (5) Implementation. The plan is intended to be responsive to the objectives of the Town in planning for its future growth while at the same time addressing existing problems or concerns. The circulation element provides general policy which will serve to guide the development of future, more detailed circulation system implementation programs.

A well planned circulation system is an important ingredient in a healthy economic environment. Economic activities typically require the circulation of materials, products, and employees. Circulation systems can be used to influence the nature and extent, as well as the pace of urban development. The viability of each land use is dependent upon a certain level of accessibility.

The careful analysis of and planning for increased traffic volumes and infrastructure demand can protect the community from unnecessarily high levels of locally generated air pollution. Automobile emissions will increase along with expanded population levels; however, with provision for adequate traffic flows and the prevention of congestion and traffic caused by inadequate and/or failing roadways, the Town of Yucca Valley can help preserve the quality of air in the community.

The circulation system can be planned to satisfy social and urban design objectives. The physical aspects of the circulation system, including the roadways, can be used to foster communications among planning areas. Also, they can be planned to reinforce the boundaries of areas and to give a sense of orientation while traveling.

In the jurisdiction and its sphere of influence, four different types of systems compose the entire circulation system, as follows:

Road System

The road system provides for nearly all passenger trips through and within the study area. While the primary road user is the automobile; bicycles, pedestrians, and buses also use the road system. The Morongo Basin is served by a network of roads as illustrated on Exhibit A.

Public Transit System

The Morongo Basin Transit Authority (MBTA) is the provider of public transit service within the Town of Yucca Valley. The MBTA has four local routes which service the Town. These routes provide service from the Wal-Mart center in the eastern commercial corridor, to Acoma Trail in the western end of Town, and parallel Highway 62 just to the north and south. The MBTA utilizes passenger vans for dial-a-ride service. The dial-a-ride program provides door-to-door service in Town as well as service to Twentynine Palms and into the Coachella Valley.

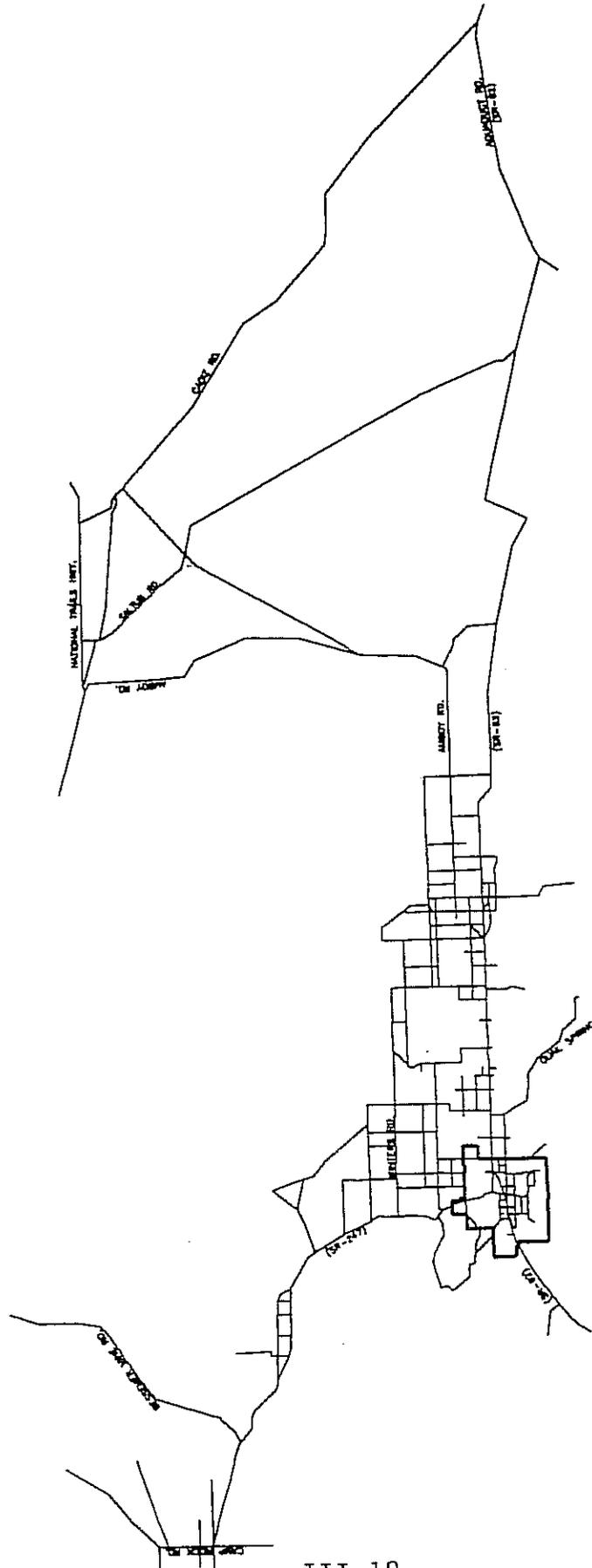
Public transit has not yet played a significant role in Yucca Valley's circulation system. The traveling public prefers the flexibility and convenience of the automobile. Yucca Valley, however, should plan for the future, when ridership attitudes may change because of such things as increased energy prices and increased street congestion.

Air System

The Yucca Valley Airport is a privately-operated airstrip which has been leased on a long term basis to the Yucca Valley Airport District. The site is a public use airport that is classified in the National Plan of Integrated Airport Systems as a general aviation, basic utility facility. It is situated on 35 acres in a natural dry wash, near Yucca Valley's central business district. Sharply rising terrain to the north, moderately rising terrain to the south, and the northeast to southwest orientation of the dry wash have significantly influenced the airport layout. The San Bernardino County Planning Department, in conjunction with the Mountain-Desert Airport Land Use commission, developed an "Airport Comprehensive Land Use Plan" in 1992. This document stipulates future plans for the airport's facilities and operations, and describes impacts associated with these plans. The document also addresses aircraft safety, land use compatibility and development standards. The information contained in the following paragraph is a brief summary of the "Airport Comprehensive Land Use Plan".

The airfield is home to 52 single engine aircraft. From mid 1990 to mid 1991, the airport supported 12,500 operations.

LOCATION MAP



LEGEND
—— YUCCA VALLEY CITY LIMITS

TOWN OF YUCCA VALLEY
GENERAL PLAN
CIRCULATION ELEMENT



EXHIBIT III-1

Robert Kahn, John Kain
& Associates, Inc.

Approximately 3,000 operations were generated by the airport-based aircraft while the remaining 9,500 operations were accounted for by transient aircraft. Any potential expansion of this airport is severely restricted by surrounding development and floodways at the east end of the runway, requiring bridging of the drainage channel to extend the runway. The current length of the runway is approximately 4,360 feet.

Current operations forecasts, as reflected in the California Aviation System Plan, project little increase in activity through the turn of the century. Although the operations capacity of this airport is approximately 200,000 annually, only 12,900 operations are predicted in the year 2005¹.

In the event of a disaster, the airport may play a key role in transporting people, equipment, supplies or vital materials into or out of the Town (Also see Emergency Preparedness and Health Services Element).

Trail System

Currently, there is little or no integration of sidewalks, bicycle lanes or multi-use trails into roadway designs and rights-of-way. Carefully thought out and planned alternative transportation corridors (sidewalks, bike lanes and multi-purpose trails) will enhance and give greater opportunity to the use of various alternative modes of transportation. Future bike routes will serve as a safe route for the Town's intra-town bicycle traffic. These routes are to be clearly marked and striped and shall be designed as one-way bike routes to flow in the same direction as the adjacent automobile traffic. Combination sidewalk/bikeways require an eight foot width. The multi-use trails will also serve as links to recreational facilities throughout the community (See the Parks, Recreation and Trails Element for details on design standards of the trails network).

The existing circulation system is dominated by a partially developed road network within developing areas. Travel by automobile accounts for nearly all of the short-range and long-range ground passenger trips. Most existing developments in Yucca Valley are primarily based upon the use of the automobile to satisfy travel requirements and provide limited or no major alternatives to the automobile in the design of their circulation system.

¹ Airport Comprehensive Land Use Plan, Yucca Valley Airport, San Bernardino County Planning Department, 1992

II. EXISTING CONDITIONS AND ISSUES

The Town of Yucca Valley and the Morongo Basin are slowly growing into an extended rural residential Hi-Desert community interconnected by Highway 62. The Basin is oriented east-west, with the communities of Morongo Valley, Yucca Valley, Joshua Tree and Twentynine Palms, from west to east respectively. The geography of the Basin, the linear distribution of the communities, the existing development pattern in the Town itself and the current road designs are the physical influences and constraints affecting the Town's roadway system.

The General Plan Circulation Element is the result of extensive baseline data collection and analysis of the roadway network, including the identification of present conditions. The existing roadway network is further described in the Traffic Study Appendix. The General Plan EIR includes data and information which surveys the following 1993 conditions: general location of the Town's roadways; roadway material (paved or dirt); the number of lanes in each direction of the roadways; and the division, if any, of a roadway.

Existing Facilities

There are two regional routes serving the Town, State Highway 62 (Twentynine Palms Highway) and State Highway 247 (Old Woman Springs Road):

- State Highway 62 serves as the transportation backbone of Town and the entire Morongo Basin. In addition to the residential population of the Town and adjacent communities, visitors to the Joshua Tree National Park, the Marine Corps Air Ground Combat Center, the Colorado River, and the Mojave Desert also generate substantial traffic on State Highway 62. This existing four-lane divided highway is designated as an "Expressway" from Interstate 10 north to the Riverside County line. From the San Bernardino County line and through the Town of Yucca Valley, State Highway 62 is designated "Conventional". Within the Town limits, existing major intersections with Highway 62 occur at Acoma Trail, Sage Avenue, Highway 247/Joshua Lane, Warren Vista Avenue, Hilton Avenue, Balsa Avenue and Yucca Mesa Road/La Contenta Road. The 1993 average daily traffic (ADT) volumes for key locations along Highway 62 are approximately as follows: 32,000 vehicles per day west of Camino Del Cielo; 35,000 vehicles per day west of Pioneertown Road; 39,000 vehicles per day west of Hwy. 247; and 27,000 vehicles per day west of Yucca Mesa Road/La Contenta Road. This roadway is planned for an ultimate cross-section of six travel lanes with a controlled (raised median) center turn lane.

- State Highway 247 is generally north/south oriented and intersects State Highway 62 in the center of Town. Highway 247 is a regional highway connecting Yucca Valley with the Mojave Desert communities to the north. As the highway continues north out of Town, the road grade steepens and curves to the northwest. The majority of adjacent development along this highway north of the airport is rural residential, with some commercial development south of the intersection at Highway 62 and the west end of the Yucca Valley Airport just south of the Yucca Wash. Currently, Highway 247 is a two lane facility north of the airport and widens to five lanes southward to the intersection at Highway 62, providing two lanes northbound with three lanes (one through, one right turn, one left turn) southbound. The 1993 traffic volumes were 7,900 vehicles per day south of Buena Vista, and 10,200 vehicles per day north of Hwy. 62. This roadway is planned for four to six travel lanes with raised median.

Key Roadways within the study area:

Joshua Lane: This roadway is oriented in a north/south direction from the intersection at Highway 62, southward to and off-set from the north end of Black Rock Canyon Road, which is an entrance to the Joshua Tree National Park. Joshua Lane is currently five lanes at the intersection of Highway 62 and continues south as a four lane facility to the intersection of Yucca Trail. South of Yucca Trail, this roadway is improved as a paved two lane facility. The 1993 traffic volumes were as follows: 4,400 vehicles per day south of Highway 62; 3,700 vehicles per day north of Joshua Drive; and 1,100 vehicles per day south of Palomar Avenue.

Yucca Trail: This roadway is aligned in an east/west direction, parallel to and south of Highway 62, extending from the intersection of Sage Avenue/Yucca Trail and Highway 62 eastward to La Contenta Road. Yucca Trail is currently improved as a two-lane roadway with varying pavement width. The 1993 traffic volumes were as follows: 7,400 vehicles per day east of Joshua Lane; 6,300 vehicles per day west of Avalon Avenue/ Palomar Avenue; and 4,500 vehicles per day west of La Contenta Road.

Onaga Trail: This roadway is aligned in an east/west direction parallel and south of both Highway 62 and Yucca Trail. It is currently a two lane facility between Inca Trail on the west and Warren Vista on the east. The 1993 ADT volumes along Onaga Trail are 2,900 vehicles per day east of Deer Trail, 4,600 vehicles per day east of Acoma Trail, 3,600 vehicles per day west of Joshua Lane, and 700 west of Avalon Avenue/Palomar Avenue.

Sage Avenue: Sage Avenue is a north-south roadway, extending from Sunnyslope on the north to south of Golden Bee. This roadway provides paved two lane improvements from immediately south of Yucca Wash to Mountain View Trail, and is paved from Joshua Drive to just south of Golden Bee. The 1993 ADT volumes were as follows: 3,700 vehicles per day north of Onaga Trail; and 1,500 vehicles per day north of Highway 62.

Avalon/Palomar Avenue: This roadway is aligned in a north-south direction, located one mile west of La Contenta/Yucca Mesa Road. This roadway currently provides a paved two-lane cross-section facility extending from Joshua Lane in the south to Barron Drive in the north, with an unpaved extension continuing approximately one-half mile to the north. The 1993 ADT volumes were as follows: 2,200 vehicles per day north of Yucca Trail; 2,300 vehicles per day north of Onaga Trail; 2,600 vehicles per day south of Onaga Trail; and 1,500 vehicles per day north of Highway 62.

I. Land Use/Circulation Planning Process

In beginning the review of Circulation Element issues, a significant amount of circulation system analysis and planning had been completed recently for Town of Yucca Valley review. These efforts produced circulation recommendations which provided a starting point for this update to the Town of Yucca Valley Circulation Plan.

Alternative circulation and land use features were considered by the consultant team and City staff over a series of meetings. The land use element and circulation plan for the General Plan study area was then analyzed in the initial applications of the Morongo Basin Transportation Model. The results of the traffic model forecast were then used to refine the circulation network and produce a preferred circulation plan for Planning Commission and Town Council consideration.

II. Morongo Basin Transportation Model

The boundaries of the Morongo Basin Transportation Model coincide with the boundaries defined as the Morongo Basin Subarea (Regional Statistical Area 33) for purposes of the Comprehensive Transportation Plan for San Bernardino County.

The Comprehensive Transportation Plan (CTP) is a long-range, twenty-year plan which identifies the programs, projects, and financing strategies needed to meet the county's transportation goals, consistent with economic development, social, and environmental objectives. Although plan development is being coordinated by San Bernardino Associated Governments (SANBAG), the CTP is viewed as

the product of a collaborative effort that relies on input from many sources including the Town of Yucca Valley.

An appropriate traffic analysis zone (TAZ) structure has been defined for the Morongo Basin Transportation Model area based upon 1990 federal census geography and adopted general plans of local jurisdictions. In general, TAZ's comprise individual census blocks, block groups, or aggregates of block groups.

The firm of Robert Kahn, John Kain & Associates, Inc. (RKJK) has provided the technical support for the development and application of the Morongo Basin Transportation Model. The overall model tasks are being accomplished in cooperation with input from a Project Review Committee. The Project Review Committee consists of representatives of San Bernardino Associated Governments (SANBAG), Southern California Association of Governments (SCAG), the Town of Yucca Valley, the City of Twentynine Palms, the County of San Bernardino, and Caltrans.

III . THE CIRCULATION PLAN

The circulation plan proposed for Yucca Valley has been developed to provide adequate capacity to accommodate the travel demands of the land use element as well as to preserve the quality of life in Yucca Valley. Exhibit III-2 illustrates the proposed circulation plan.

Significant Plan Features

Based on the assignment of traffic presented in the Circulation Element Traffic Study, roadway sizing and corridor requirements have been determined. These requirements are shown on Exhibit III-3 which depicts the recommended circulation system classifications. Many roadways within the Town are recommended to be upgraded and/or extended in the future as required to serve growth within the Town and adjacent communities.

Even with these roadway classification upgrades, segments of Highway 62 are projected to operate slightly above Level of Service "E" capacity based on the six-lane cross section selected. Where the circulation system is projected to serve volumes which exceed typical capacity values, improvement in the flow of traffic can be achieved by implementation of capacity augmentation features at intersections as well as peak hour trip reduction strategies.

Intra-Town Travel Routes

State Highway 62 provides the primary linkage between the east and west portions of the Town. In order to provide an

adequate local circulation system, and to separate local from regional traffic on Highway 62, the use of alternative routes for intra-Town traffic encouraged. These include Sunnyslope Drive and Paxton Road north of State Highway 62, and Yucca Trail, Onaga Trail and Joshua Drive to the south. Improvement to parallel roadways will help relieve traffic on the State Highway and delay the need for midblock and intersection improvements.

Securing Right-of-Way

The inconsistent securing of adequate right-of-way prior to development can result in irregular paved widths, reduction in roadway capacities, and limitations of the long-term viability of road segments. As the Town plans for future growth, securing adequate right-of-way is a priority. Right-of-way needs and solutions shall be pursued on a roadway by roadway basis. Alternative pavement widths and striping may be necessary to secure adequate capacity. Detailed right-of-way studies and engineering analysis will be needed in the future to address these problems.

Parking Facilities

While many of the newer commercial developments in the Town have been able to provide adequate parking to serve their customers, older developments are frequently unable to provide sufficient off-street parking. This problem is particularly evident along State Highway 62 at the west end of the commercial core area. Many of these older, established businesses now depend upon on-street parking to provide for their patrons needs. Parking lot ingress and egress shall be thoughtfully controlled and consolidation encouraged to minimize disruption to traffic flow and preservation of capacity, while assuring safety. It is essential that new development be required to provide adequate on-site parking to meet the parking demand generated.

Utility Corridors

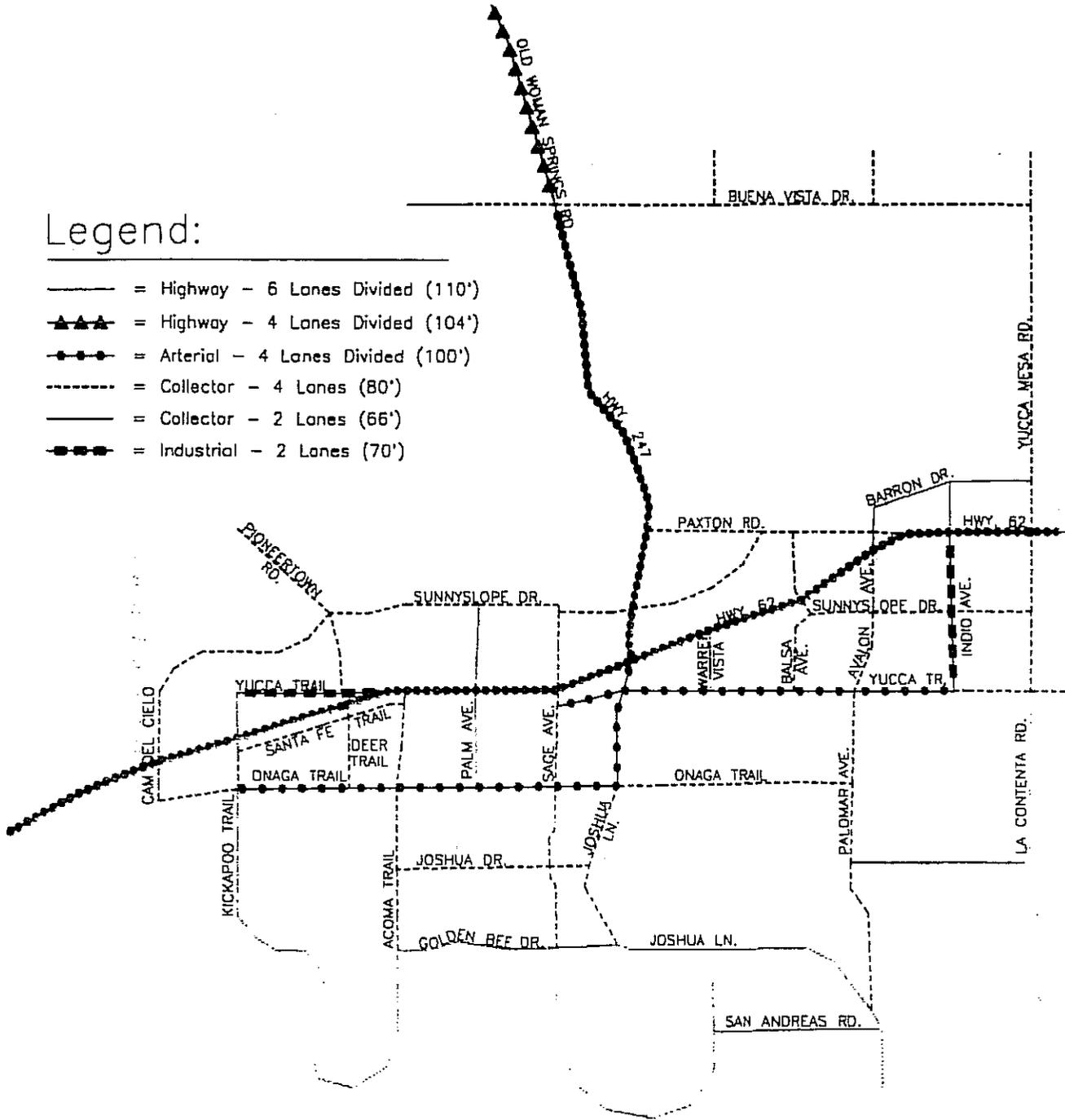
The Circulation Element also plays an important role in assuring the planned provision of major corridors and easements for the transport of natural gas, electricity, communication lines, domestic water and sewage lines, and storm drainage. In many instances, the need for utility corridors is met through the provision of easements in or adjacent to Town streets and alleys, and along common lot lines.

The planning of future land use, the division of land, and the processing of development applications requires communication and coordination with utility companies and other service providers, to assure the availability and provision of easements and rights-of-way for the extension of

TOWN OF YUCCA VALLEY CIRCULATION PLAN

Legend:

- = Highway - 6 Lanes Divided (110')
- ▲▲▲▲ = Highway - 4 Lanes Divided (104')
- = Arterial - 4 Lanes Divided (100')
- - - = Collector - 4 Lanes (80')
- = Collector - 2 Lanes (66')
- ■ ■ ■ = Industrial - 2 Lanes (70')



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TOWN OF YUCCA VALLEY GENERAL PLAN CIRCULATION ELEMENT

EXHIBIT III-2

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roads and utility lines and services (Also see Public Buildings, Facilities and Utilities Element).

Functional Classification

The classification of a roadway is intended to establish its function or role in the overall circulation system. It establishes the hierarchy of streets in terms of their purpose in relation to movement of through traffic versus provision of access to adjacent land uses.

The hierarchy of roadway classifications ranges from highways (with control of access, high speed-high volume traffic and emphasis on longer-distance travel) to local streets/cul-de-sacs (with unlimited access to fronting properties, low speed-low volume traffic, emphasis on multi-purpose use of the paved street section for travel, parking, pedestrian, and bicycle activity).

The roadway classifications and typical sections required in support of the Town of Yucca Valley Circulation Plan are identified on Exhibit III-3. This exhibit presents recommended cross-sections which include new designations as compared to the previous circulation plan.

Relative to the previously circulated plan, the following roadway network changes are recommended:

- Extend Kickapoo Trail southeast as a 2-lane Collector creating a linkage with a southern extension of Acoma Trail.
- Extend Sage Avenue south as a 2-lane Collector, connecting east to the southern extension of Warren Vista Avenue.
- Create an additional east/west corridor north of Highway 62 by linking Sunnyslope Drive east from Sage Avenue as a 4-lane Collector continuing north of the airport to Paxton Road. Sunnyslope Drive would also extend west from Pioneertown Road as a 4-lane Collector to Camino Del Cielo.
- Add Sunnyslope Drive as 4-lane Collector from Balsa Avenue east to La Contenta Road.
- Extend Golden Bee Drive west from Palm Avenue as a 2-lane Collector to Acoma Trail.

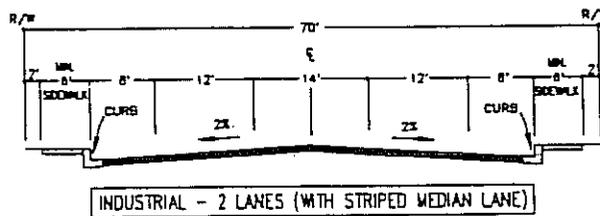
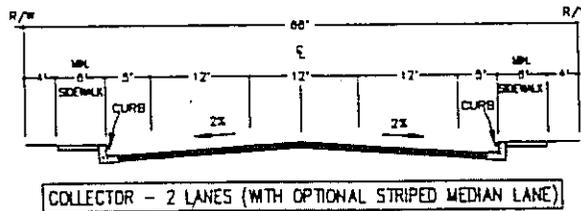
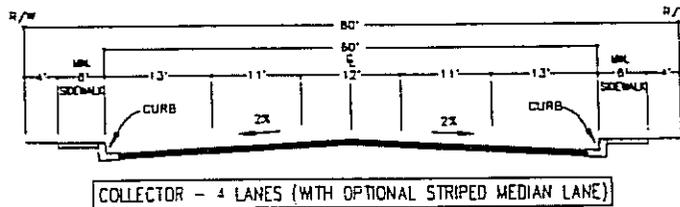
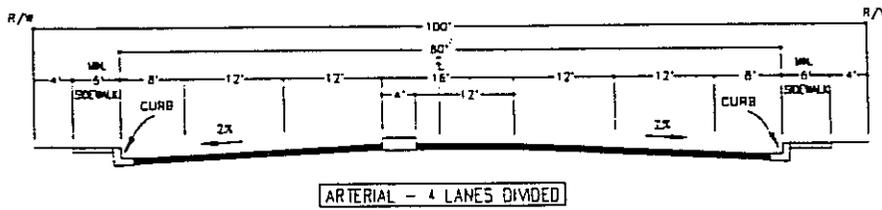
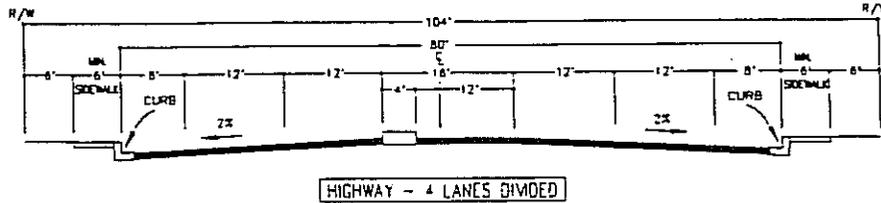
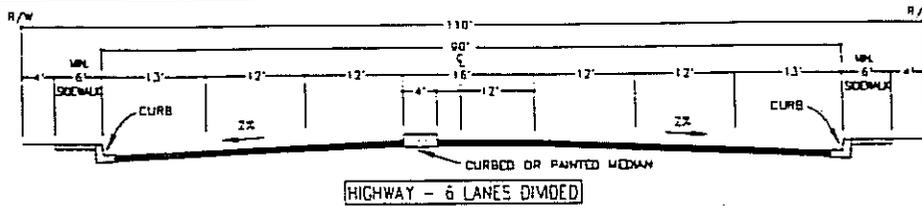
Revise the classification of the following previously circulated network map General Plan roadways:

- Downgrade Old Woman Springs Road/Highway 247 North of Buena Vista Drive from a 6-lane divided highway to a 4-lane divided highway.
- Downgrade Avalon Avenue between Highway 62 and Yucca Trail to a 4-lane Collector classification from a 4-lane divided Arterial classification.
- Upgrade Yucca Trail east of Palomar Avenue to Indio Avenue to a 4-lane divided Arterial classification from a 2/4 lane Collector classification.
Revise the classification of the following General Plan roadway segments to a 4-lane Collector classification from a 2/4 lane Collector classification:
 - Buena Vista Drive
 - Paxton Road
 - Sunnyslope Drive
 - Yucca Trail between Palomar Avenue and Indio Avenue
 - Yucca Trail east of Indio Avenue
 - Onaga Trail between Camino Del Cielo and Kickapoo Trail
 - Onaga Trail east of Sage to Palomar Avenue
 - Joshua Drive between Acoma Trail and Joshua Lane
 - Camino Del Cielo north of Onaga Trail
 - Kickapoo Trail between Onaga Trail and Santa Fe Trail
 - Santa Fe Trail
 - Acoma Trail south of Highway 62 to the extension of Golden Bee Drive
 - Sage Avenue south of Sunnyslope Drive to Golden Bee Drive
 - Balsa Avenue
 - Palomar Avenue
 - Yucca Mesa Road North of Yucca Trail

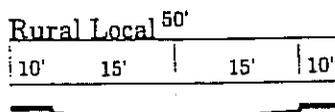
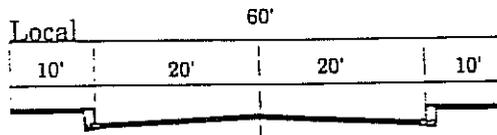
Adequate intersection performance during peak traffic hours can be insured with intersection geometrics which satisfy turning movement and through traffic capacity demands. In many instances, this may require dual left turn lanes, and right turn deceleration lanes on intersection approaches of the major roadway. By insuring that sufficient right-of-way is reserved at the critical intersections within the roadway system, it will be possible to implement the approach lane geometrics necessary to provide the required Level of Service.

As development within the Town of Yucca Valley occurs, the improvement of the area-wide roadway system must occur concurrently in order to provide an adequate Level of Service. To insure that funds from developers and/or area-wide fee programs are appropriately targeted to ongoing circulation

PREFERRED PLAN ROADWAY CROSS-SECTION



*PART WIDTH STREET SECTION FOR ALL COLLECTOR STREETS - 34' IMPROVEMENTS ON 48' R/W



636-94-001:13A

EXHIBIT 111-3

Robert Kahn, John Kain & Associates, Inc.

needs, it is recommended that a development monitoring process be implemented townwide.

The development monitoring process should require that proposed development submit traffic impact study reports to the Town of Yucca Valley to identify cumulative traffic impacts, service levels and mitigation measures required to maintain adequate roadway system performance. Traffic impact study reports should accompany plot plan and tentative tract map submittals to the Town.

IMPLEMENTATION

This section of the Circulation Element includes additional discussion of transportation improvement implementation strategies which collectively work towards the realization of the Circulation Element goal and policies.

The Town shall continue to identify changes in traffic volumes and patterns, and make periodic adjustments in planning and program implementation by utilizing roadway improvement and maintenance management programs. This shall be accomplished by regularly monitoring traffic on major roadways and by conducting ongoing inventories of current traffic and circulation patterns. The Town shall continue to coordinate with State and regional agencies that have jurisdiction over the State Highways in the community. Through the implementation of this Element and involvement with regional, State and federal regulators, the Town will progressively alleviate current and avoid future system inadequacies.

Development Impact Monitoring

The monitoring of traffic impacts associated with area development approvals is an important program which must be implemented to ensure that the Town's transportation goals are achieved. The Town's development impact monitoring procedures shall include the following elements:

1. Traffic impact analysis requirements for individual development projects: These requirements should effectively determine the impact potential of development projects on the circulation system, and define appropriate mitigation measures which adequately address project impacts. This is particularly important in the analysis of larger development projects which are likely to impact the regional CMP roadway system. The traffic impact analysis requirements should at the same time, recognize and establish appropriate levels of analysis for intermediate and smaller sized development projects.
2. Maintenance of Morongo Basin Transportation Model: Periodic updates/refinements of land use inputs used in

the Traffic Model would allow the Town to monitor the effect of on-going development approvals on ultimate circulation system needs. As specific Transportation Demand Management programs are implemented, the anticipated trip reduction effects of these measures can be incorporated in the model. Analysis of traffic forecast updates provide valuable information of the adequacy of the Town's Circulation Plan and the impact of land use/development decisions.

The traffic model will ultimately be used specifically for the purpose of responding to San Bernardino County CMP requirements regarding: a) the determination of traffic Level of Service on the CMP roadway system; and b) impact analysis of local land use decisions on the regional transportation system (CMP system). The maintenance of a local traffic model which is approved for CMP analysis will minimize the need to regularly request SANBAG and SCAG assistance in responding to CMP requirements.

Local Transportation Management

The development of strong local transportation management requirements will play an integral part in the Town's ability to achieve the traffic Level of Service goal stated in the Circulation Element Goals and Objectives. Transportation management components include (1) Transportation Demand Management measures, and (2) Transportation System Management strategies.

Transportation Demand Management (also referred to as Travel Demand Management or TDM) measures are intended to reduce vehicle trip generation or influence when vehicle trips are made. Transportation System Management strategies involve relatively low cost facility improvements which maximize the efficiency/traffic carrying capacity of the roadway system.

For new commercial, industrial, and mixed use developments estimated to employ 100 or more persons, the Town of Yucca Valley shall require the property owner(s) or designer(s) to implement applicable measures which include various features oriented towards reducing the generation of off-site vehicle trips. Some off-site mitigation measures such as contributions to local Transportation System Management oriented facility improvements may also be required. The Town of Yucca Valley shall require provisions for implementation, monitoring, and enforcing the TDM measures.

In addition to the TDM requirements, the Town should take a leadership role in the formation of a community based

ridesharing program and commuter bicycle program for local residents; and non-profit transportation management associations.

Transportation System Management (TSM) strategies involve the identification, prioritization, and monitoring of strategic low-cost circulation system improvements, which would maximize the efficiency of the local roadway system and improve traffic flow. These low capital improvements could include:

- Adding turn lanes or restricting turning movements during peak traffic periods at congested intersections;
- Widening of intersection approaches to accommodate additional through movement lanes or to improve visibility;
- Restriction or elimination of curb-side parking along congested arterials;
- Implementation of one-way street or reversible lane system;
- Installation of bus turnout bays;
- Installation of "smart" signal systems;
- Pavement marking modifications/improvements; and
- Completion of "missing links" in the roadway network.

Regional Coordination

As reflected in many of the Circulation Element components, regional coordination is essential to the successful implementation of the Circulation Plan. Several of the critical roadway system improvements which will be required to adequately accommodate build-out traffic flows are currently outside the Town's jurisdiction. The solution to regional related traffic problems will require close coordination of traffic issues with the City of Twentynine Palms, County of San Bernardino, Caltrans District 8, and other communities to the south within the Coachella Valley area of Riverside County.

In addition, Government Code Sections 65103(f) and 65080 require that the local planning agency coordinate its Circulation Element provisions with the applicable regional transportation plan. In the General Plan study area these regional agencies include the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), and Morongo Basin Transit

Authority (MBTA). Furthermore, federal and state transportation planning must be coordinated with local planning pursuant to Section 134, Title 23 of the U.S. Code and California Government Code Section 65080(a), respectively.

IV. ISSUES, GOALS AND POLICIES

Overview

The most important circulation issue is the correlation of the Land Use Element building intensities with Circulation Element capacity. It is the intent of the General Plan to maintain a balance between the General Plan land use intensities and its associated traffic demands with the capacity of the General Plan Circulation Element's ultimate system. Tests of this balance shall be conducted at the major stages of the development review process.

It is a major goal of the General Plan that specific standards for level of service will be achieved at buildout of the Land Use and Circulation Elements. If the level of service standards cannot be met, development intensities must be redefined, or mitigation measures must be provided, or other Town objectives must be identified as overriding.

The combination of a) level of service standards, b) successive levels of development review, c) requirements for phasing development with circulation improvements, and d) mechanisms to finance implementation of circulation improvements represent the correlation of the Land Use and Circulation Element.

Issues of Concern

Several areas of concern were identified in the General Plan circulation analysis, including: the increased traffic congestion along State Highway 62, access to State Highway 247 from adjacent neighborhoods; the alignment and design of existing intersections, the need for intra-Town travel routes parallel to State Highway 62, and road maintenance. Conflicts between pedestrian and vehicular traffic, securing adequate and consistent right-of-way along streets, the varying widths of improved streets, signage, on-street parking, public transportation, the airport and its role in the community, the treatment of utilities within the road right-of-way, and bicycle facilities in and around Town were also valid concerns identified in the circulation analysis.

As is commonly the case, intersections are generally the most critical and constrained locations within the local street system. Therefore, service levels at intersections are of concern. Intersections are currently operating at an acceptable Level of Service. However, traffic volumes projected at

General Plan buildout will require significant improvements to maintain acceptable Levels of Service.

Along State Highway 62 there are a number of intersections that are not properly aligned, particularly at Palm Avenue, and Sage Avenue from Highway 62 south. Design solutions should be developed to assure that these intersections can continue to operate at acceptable Levels of Service.

Goals, Policies and Programs

Goal

A circulation network that efficiently, safely and economically moves people, vehicles and goods using transportation facilities that meet the current demands and projected needs of the Town, while maintaining and protecting its rural residential character.

Policy 1

Prepare and maintain a master plan of roads, which sets forth detailed improvement and financing plans, and schedules implementation, which assure levels of roadway and intersection operations at LOS "D" or better during typical peak hours.

Program 1.A

Initiate and complete a master plan of roads, which includes targets for ultimate rights-of-way and pavement width, addresses individual project financing, and provides a schedule for securing right-of-way and constructing improvements consistent with the projected needs and standards set forth in the Town Circulation Element and Program EIR.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995-1996

Program 1.B

Establish and maintain a roadways Pavement Management Program (PMP) that sets forth timelines and schedules for the maintenance of existing roads in the community. The program shall also establish funding levels for each fiscal year.

Responsible Agency: Town Council; Community Development Department

Schedule: 1995; update annually

Policy 2

Coordinate and cooperate with Caltrans to assure preservation of capacity and maximized efficiency along State Highways 62 and 247.

Program 2.A

Establish and maintain a liaison with Caltrans planning and engineering staff to study and implement effective means of preserving and improving capacity along Highways 62 and 247. Strategies shall include but are not limited to synchronized signalization, consolidation of access drives and restriction of access, construction of additional travel lanes and raised median islands, and improvements to highway/frontage road intersections.

Responsible Agency: Community Development Department; Caltrans

Schedule: 1995; Continuous

Program 2.B

Review new and redeveloped projects along Highway 62 with the intent of limiting access and aligning major access drives in a manner which maximizes the use of existing and planned signalization intersections.

Responsible Agency: Community Development Department; Caltrans

Schedule: 1995; Continuous

Program 2.C

Confer and coordinate with Caltrans in efforts to secure State and Federal funding sources for preservation and expansion of capacity on State Highway 62.

Responsible Agency: Community Development Department; Caltrans; Federal Highway Administration; FEMA; Department of Defense

Schedule: 1995-1996; Continuous

Policy 3

Improve capacity on, and create new alternative, east/west arterials and smaller capacity routes to enhance intra-town circulation and relieve congestion on Highway 62.

Program 3.A

Program the improvement of Sunnyslope Drive and Paxton Road, and enhance the capacities of Onaga and Yucca Trails, Joshua Drive and other appropriate routes. Strategies shall include securing needed rights-of-way and providing roadway improvements, encouraging consolidation of access drives and restriction of access, and regulating land use along these roads to preserve capacity.

Responsible Agency: Community Development Department
Schedule: 1995-1996; Continuous

Policy 4

Participate and represent the Town's interests in circulation-related regional planning activities, and encourage acceptance of Town policies regarding regional transportation issues.

Program 4.A

Establish and maintain a liaison with SANBAG, SCAG and Caltrans and pro-actively represent itself in transportation planning meetings to assure that Town policies and programs/strategies are given priority consolidation in resolving regional transportation issues affecting the community.

Responsible Agency: Town Council; Community Development Department; SANBAG; SCAG; Caltrans

Schedule: 1995; Continuous

Policy 5

Encourage expansion of ridership and the mass transit systems operated by the Morongo Basin Transit Authority within the Town and greater Morongo Basin.

Program 5.A

Consult and coordinate with the Morongo Basin Transit Authority and assure vocal representation on the Authority Board and its decision making process.

Responsible Agency: Town Council; Community Development Department; Morongo Basin Transit Authority

Schedule: 1995; Continuous

Program 5.B

When reviewing development proposals, consult and coordinate with the Morongo Basin Transit Authority and solicit comments and suggestions on how bus stops and other public transit facilities and design concepts should be integrated into project designs.

Responsible Agency: Town Council; Community Development Department; Morongo Basin Transit Authority

Schedule: 1995; Continuous

Program 5.C

When reviewing the development proposals, consult and coordinate with the Morongo Basin Transit Authority to encourage the development of rideshare and other alternative, high occupancy transit programs for employers with sufficient numbers of employees.

Responsible Agency: Town Council; Community Development Department; Morongo Basin Transit Authority

Schedule: 1995; Continuous

Policy 6

As a means of reducing traffic associated with work-related out-mitigation, make every reasonable effort to achieve a jobs/housing balance in the community.

Program 6.A

In order to locate jobs and housing near each other to produce shorter work commutes, make a concerted effort to encourage mixed-use development with a residential component contiguous with employment centers, encourage relocation of appropriate industries; adopt a home occupation ordinance; and encourage major employers to evaluate telecommuting opportunities, either home-based or at local centers, as at least part-time options for employees.

Responsible Agency: Community Development Department; Redevelopment Agency; Chamber of Commerce

Schedule: 1995-1996; Continuous

Policy 7

Promote the use of multi-occupant modes of transportation, and the shifting of employment-related trips out of current peak traffic periods.

Program 7.A

Facilitate provision of an information network among employers and facilitate the provision of technical assistance to develop rideshare programs compatible with requirements of Regulation XV of the Mojave Desert Air Quality Management District.

Responsible Agency: Community Development Department; Morongo Basin Transit Authority

Schedule: 1995-1996; Continuous

Program 7.B

To the extent practical, prepare a rider share plan for Town employees to serve as an example for area employers. This plan should include meaningful incentives for employees to walk, bike or rideshare to complete their work commutes.

Responsible Agency: Community Development Department

Schedule: 1995-1996; Continuous

Program 7.C

To the extent practical, the Town and the MBTA shall encourage employers to provide 4-day-40 hour and 9-day-80 hour work weeks, and/or provide start/end times outside of the 6-8 AM and 4-6 PM peak periods of traffic.

Responsible Agency: Community Development Department; Morongo Basin Transit Authority

Schedule: 1995-1996; Continuous

Program 7.D

Encourage and pro-actively support the efforts of the Morongo Basin Transit Authority in organizing a Transportation Management Organization (TMO) among employers to provide an on-going information network, develop a rideshare plan, and determine opportunities for transit/shuttle operations.

Responsible Agency: Community Development Department; Morongo Basin Transit Authority
Schedule: 1995-1996

Policy 8

Develop and encourage the use of continuous and convenient bicycle routes and multi-use trails to places of employment, shopping centers, schools, and other high activity areas with potential for increased bicycle use.

Program 8.A

Prepare and adopt a master plan of bicycle-ways, and multi-use trails, and develop or require the development of secure bicycle storage facilities and other support facilities that increase bicycle use (See Parks, Recreation, and Trails Element).

Responsible Agency: Community Development and Community Services Departments
Schedule: 1995-1996; Continuous

Policy 9

Establish parkway landscaping requirements and guidelines to be developed within the road right-of-way along roadways designated as collector or greater in capacity.

Program 9.A

Require that curb, gutter and sidewalks be installed along General Plan designated roadway when needed to address drainage control or other identified controlling factors.

Responsible Agency: Community Development Department
Schedule: Continuous

Policy 10

Coordinate with the San Bernardino County Flood Control District and its consultants to assure the provision of all-weather crossings along critical roadways.

Program 10.A

Consult and coordinate with the County Flood Control District and its consultants, and cooperate in the planning and development of all-weather crossings as part of the community's Master Drainage Plan and its implementation.

Responsible Agency: Community Development Department; San Bernardino Flood Control District
Schedule: 1995-1996

Program 10.B

Projects proposed for development, which may be isolated by storm runoff, shall be required to provide all-weather access where necessary to insure safe ingress and egress for residents and emergency vehicles.

Responsible Agency: Community Development Department; County Flood Control District

Schedule: Continuous

Policy 11

Facilitate the design and installation of a community locations/directional signage program to efficiently direct traffic to high use public buildings, parks and other facilities.

Program 11.A

Provide clear public signage directing traffic to the Joshua Tree National Park, Town's park and recreational facilities, and all public facilities, including but not limited to, libraries, hospitals, police and fire stations, and civic centers.

Responsible Agency: Community Service Department; Community Development Department

Schedule: 1995-1996

Policy 12

Coordinate and cooperate with the Yucca Valley Airport District to assure that the airport continues to meet the Town's transportation, recreational, commercial and emergency response needs.

Program 12.A

Regularly meet with the Yucca Valley Airport District Board and coordinate land use planning and other activities that affect the viability of the airport's operation and availability to respond to emergency needs.

Responsible Agency: Community Development Department; Airport District

Schedule: 1995-1996; Annually

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HOUSING ELEMENT

PURPOSE

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the housing needs within the Town and to set forth policies and programs that will enable the Town to reach its defined housing goal. In order to ensure that a safe and decent place to live, within a satisfactory environment, is provided for Yucca Valley residents, the housing element promotes a closer coordination of housing policies and programs at local, state and federal levels, as the attainment of housing goals depends upon the shared commitment of all levels of government.

BACKGROUND

The Housing Element directly relates to the Land Use Element, and the amount and location of residential development as it relates to commercial and industrial lands, the type and intensity of these land uses, and to the amount of open space. These inter-relationships reach to the Open Space, Mineral, Energy and Conservation Elements. The ability of the Town to provide public services to the community, as outlined in the Public Buildings, Facilities, and Utilities Element also correlates with the content of the Housing Element. The Housing Element also impacts the transportation routes and availability of transit services in the Circulation Element. Finally, the maintenance of an adequate jobs to housing ratio established in the Economic Development Element, and the protection of sensitive receptors established in the Noise Element are also related to the Housing Element.

The Housing Element includes a description of existing housing types, condition of existing units, overcrowding, overpayment, large and single parent households, homelessness, and the demand for affordable housing in the area. The basis for the goals, policies and programs in this Element is established through an evaluation of the previous (1998-2006) Housing Element, and the Town's level of success in meeting those goals.

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.

(4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs. Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

(a) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.

(b) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.

(d) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

(1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.

(2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

Consistency with the General Plan

The Housing Element, as with all Elements of the General Plan, must be consistent with all other Elements. The Town's procedures for amendment of the General Plan are contained in Chapter I., Introduction and Administration. The Town will continue to evaluate any amendment to the General Plan, including updating of the Housing Element as required by State law, to assure that internal consistency is maintained.

PREVIOUS HOUSING ELEMENT EVALUATION

This section of the Housing Element reviews the policies and programs of the 1998 to 2006 planning period, and assesses their effectiveness. Related policies and programs are evaluated together, in order to limit redundancy. Since the Town has experienced relatively limited growth, especially when compared to the rest of southern California, the level of activity in the housing market during the previous planning period is relatively limited.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Program 1.A

Working with the County of San Bernardino, use Housing set-aside funds for the Home Improvement Program allowing grants and loan assistance programs for qualifying low income households in order to encourage the rehabilitation of existing housing units (Quantified Objective #2).

Responsible Agency: Redevelopment Agency; Community Development Department; County of San Bernardino

Schedule: To be determined each fiscal year, based on budgetary constraints and opportunities.

Evaluation: The Town assisted 62 very low income households and 27 low income households through its housing rehabilitation program during the previous planning period. Funding was in the form of grants, which was used by the homeowners to repair roofing, replace or repair septic systems, or repair or replace air conditioning and heating systems.

Program 1.B

All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Evaluation: The Town's Code Enforcement Department continually monitors the maintenance of housing stock, and enforcement is handled on a case-by-case basis. During the previous planning period, 334 homes were cited for substandard conditions. All the cases were satisfactorily completed.

Program 1.C

Develop a program for the rehabilitation of sub-standard multi-family residential units using available subsidies for lower income residents which strives to assist in the rehabilitation of 3 multi-family units annually. (Quantified Objective #2)

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 2001-2002.

Evaluation: No applications were made by multiple family owners or managers for assistance during the previous planning period. Because of the lack of response, and the limited number of multiple family units in the community, the program will be eliminated in the 2006-2014 planning period.

Program 1.D

Identify existing core neighborhoods with substandard infrastructure, including unpaved or partially paved roads, substandard water lines, and flooding problems, and quantify the need for improvements.

Responsible Agency: Community Development Department; Building Department

Schedule: 2000-01; Continuous.

Evaluation: The Town prepared and maintains a capital improvement program which budgets funds for roadway improvements, flood control facilities and similar infrastructure. During the previous planning period, the Town applied funds to the paving of dirt roads, the reconstruction and repaving of poorly maintained roads, and similar projects. This program will be maintained in the 2006-2014 planning period.

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Program 2.A

Maintain the inventory of all land suitable for residential development in the Land Use Element.

Responsible Agency: Community Development Department

Schedule: 1999-00, Continuous.

Evaluation: The Town has had limited activity in terms of changes to land use designations since incorporation. The Planning Department maintains an inventory of General Plan and Zoning map amendment requests, and tabulates the acreage changes. In all cases, the amendments have consisted of requests for increases in density. In total, 239 acres have received amendments, with resultant increases in density which will allow an additional 370 units, 100 of which are for Medium Density Residential units at a density of 10 units per acre.

Program 2.B

Maintain land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with the low density rural character of the Town.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The land use designations in Town have not changed since the adoption of the General Plan. The Town maintains residential land use designations ranging from one units per 20 acres (RHR), to 14 units per acre (RM-14). The Town has no plans to change or delete land use designations in the current planning period.

Policy 3

Meet the housing needs of the low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A

For developments which will restrict their units to very low, or low income households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The Town did not receive any requests for density bonuses during the last planning period. The Town's density bonus ordinance is not currently consistent with State requirements, and will need to be updated in the current planning period.

Program 3.B

Maintain a regular contact with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance and HOME rental property rehabilitation programs within the Town are actively pursued.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Continuous.

Evaluation: Requests for Section 8 assistance are referred to the County of San Bernardino Housing Authority, which implements the Section 8 program in Town. Town staff is limited, and funding constraints do not allow for a staff person to coordinate activities with the County on a regular basis. This practice will continue in the 2006-2014 planning period. See also the discussion of Existing Housing Programs, below, for a description of Section 8 assisted households in Yucca Valley.

Program 3.C

Work with private organizations, including Angelview Crippled Children's Foundation, in assisting whenever possible in the housing of handicapped residents in the community. The Town Council shall consider the waiver of planning and engineering plan check fees for such projects as they occur.

Responsible Agency: Community Development Department

Schedule: 2000-2001.

Evaluation: There were no requests for plan check or fee waivers for projects assisting handicapped residents in Town during the previous planning period.

Program 3.D

Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well

as methods of responding to complaints shall be made available at Town Hall and at the Library.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: As stated above, the Town has very limited staff. Town Hall does, however, provide pamphlets, brochures and contact information for all fair housing questions brought to staff's attention. Referrals are made to the County's offices in San Bernardino. This practice will continue in the 2006-2014 planning period.

Program 3.E

Continue to work with the County of San Bernardino Housing Authority to encourage the development of the 11 acres owned by the Housing Authority in Town for affordable housing.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 1999-00, Continuous .

Evaluation: The Housing Authority did not proceed with development of its parcel during the previous planning period.

Program 3.F

Maintain provisions for the development of homeless shelters and transitional housing through the religious community, as a conditional use in the Development Code.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The Town continues to work with religious and charitable organizations which provide emergency shelter. The Town's Development Code standards for homeless shelters were maintained in the previous planning period. With the passage of Senate Bill 2 in 2008, however, the Town's Development Code will require amendment. See also discussion under Homelessness, below.

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A

Expediently calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.

Responsible Agency: Redevelopment Agency

Schedule: Annual.

Evaluation: The Finance Department calculates housing set aside funds on an annual basis, and also projects funds for future years, to facilitate budgeting and Implementation Plan allocations. This practice will continue in the current planning period.

Program 4.B

A Mortgage Assistance Program for qualifying households shall be established and funded with Housing set-aside funds when available (Quantified Objective #1). The Program could include, but is not limited to, a "silent second" provision, provide downpayment assistance, or cover non-recurring closing costs. In the interim, the Town will participate through the County of San Bernardino's First Time Homebuyer's Program.

Responsible Agency: Redevelopment Agency

Schedule: 2002-2003.

Evaluation: The Town received less than \$100,000 in set aside funds until the 2003-2004 fiscal year, when commercial development activities increased set aside funds to over \$160,000. In 2005-2006, the Town received \$230,370 in set aside funds. During the majority of the planning period, therefore, the Town had limited funds for housing programs, and focused on the housing rehabilitation program. The Mortgage Assistance Program was not implemented in the previous planning period. The Town expects that it will receive between \$270,000 and \$310,000 annually in the current planning period, and will be able to create a Mortgage Assistance Program with a portion of these funds.

Program 4.C

Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these applications within 30 days of receipt. When conditional use permits or development review is required prior to application submittal, the Town shall fast-track such applications to ensure that submittals are not delayed, assuming a timely submittal by the developer.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 2000-2001; Continuous.

Evaluation: The Town received no requests for expedited processing from developers seeking State or Federal housing funds during the previous planning period.

Program 4.D

Continue to distribute the County of San Bernardino's handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: As stated above, the Town maintains materials provided by the Housing Authority as Town Hall, and provides them to anyone who requests them. This practice will continue.

Program 4.E

Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed. (Quantified Objective #4)

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing.

Evaluation: There were no at risk projects which opted out of their program during the previous planning period.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A

Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Evaluation: No mobile home park conversions were proposed during the previous planning period. The Town continues to promote their preservation as an affordable housing option. See also section of Mobile Home Parks, below.

Policy 6

To ensure the provision of housing that is efficient in its use of energy and natural resources.

Program 6.A

Ensure that new development and rehabilitation efforts, whenever possible, maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Responsible Agency: Community Development Department; Southern California Edison

Schedule: Immediate; Continuous.

Evaluation: All projects submitted to the Town are reviewed for passive and active solar design. The Town implements energy efficient provisions of the Building Code, and encourages passive and active solar design, particularly for residential development. In addition, the High Desert Water District implements strict water conservation measures,

and reviews all landscaping plans for tracts, multi-family development and commercial and industrial projects to assure that water use is minimal in landscaping.

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

Program 7.A

Maintain a Planned Residential Development (PRD) permit ordinance which shall allow flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: The Town's growth in the previous planning period was primarily associated with existing recorded tract maps which were built out. No Planned Development requests were brought forward during the previous planning period. However, as lots of record have become built out, new tracts and projects have been proposed, including two Planned Developments, both of which were proposed to preserve open space and cluster housing development.

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.

Responsible Agency: Community Development Department

Schedule: On-going, as Specific Plans are submitted.

Evaluation: As stated above, the bulk of development activity in the previous planning period was associated with existing tracts and lots. The Town did not process any Specific Plans in the previous planning period.

Program 8.B

Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure, through the use of incentives such as the Home Improvement grants. (Quantified Objective #2).

Responsible Department: Redevelopment Agency

Schedule: Continuous

Evaluation: As stated above, the growth in Town in the previous planning period has been concentrated on existing lots of record. Most of these lots are in the Town's core, and therefore this program was successfully implemented. As development proposals

come to the Town in the future, the expansion of the urban core will be reviewed for available infrastructure, and consistency with General Plan goals, policies and programs.

Program 8.C

Ensure that in-fill development occurs in areas with adequate infrastructure development to support build-out of the neighborhood, including streets and water and sewer lines.

Responsible Department: Community Development Dept.

Schedule: Continuous

Evaluation: All projects were required to connect to existing infrastructure, or extend infrastructure if none existed, during the previous planning period. This practice will continue.

Program 8.D

Identify and maintain a database of infill lots throughout the community which would be appropriate for the development of affordable housing, including self-help ownership housing. Promote these parcels in the development community, through brochures, potential streamlined processing incentives, and other means.(Quantified Objective #3)

Responsible Agency: Community Development Department

Schedule: 2000-2001

Evaluation: Town staff maintains an inventory of existing lots throughout the community. The inventory is updated as projects are approved. This practice will continue.

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 9.A

Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.

Responsible Department: Community Development Department; Redevelopment Agency; Housing Authority

Schedule: 2000-2001; Continuous

Evaluation: A small multi-family project was processed during the previous planning period, but was not constructed. The project consisted of three bedroom units. The market in Yucca Valley has not warranted the construction of multi-family dwellings, and single family residences have been the primary unit type built in Town.

Program 9.B

Encourage development of second units on single family lots, a cost-effective housing opportunity for all segments of the population, by providing information packets at Town

Hall on second unit construction and the conditions set forth in both the Development Code and in Government Code Section 65852.1.

Responsible Department: Community Development Department

Schedule: Continuous

Evaluation: The Town allows second units on residential lots, but has had limited activity in terms of building permits. Again, single family residential construction is relatively affordable in Yucca Valley, and limited demand exists for second units.

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 10.A

Establish a program of grants and loans to senior residents utilizing set-aside funds to encourage maintenance and rehabilitation of existing housing units (Quantified Objective #5).

Responsible Agency: Redevelopment Agency

Schedule: 2000-2001.

Evaluation: As stated above, the home rehabilitation program implemented by the Town assisted 89 very low and low income households during the previous planning period. Although the Town did not record whether these were senior households, some senior households were assisted.

Program 10.B

Provide assistance to developers of affordable senior housing through Housing set-aside funds and bond proceeds whenever possible (Quantified Objective #6).

Responsible Agency: Redevelopment Agency

Schedule: 2000-2001; Continuous

Evaluation: As previously stated, the Town has had limited set-aside funds available until the last year of the previous planning period. Therefore, no assistance was granted for a senior project. It is expected that the Town will implement more programs in this planning period, due to increases in the set-aside funds it receives, and a program will be maintained to assist senior housing projects.

Program 10.C

In older neighborhoods where low and very low income seniors are the primary residents, consider the assignment of bond proceeds for the improvement of streets, water and flood control improvements to bring these facilities into compliance with current standards.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: As previously stated, the Town's Capital Improvement Program improved and expanded infrastructure during the previous planning period. Although

neighborhoods housing seniors were not specifically targeted, the improvements were concentrated in the older areas of Town, where these persons reside.

Program 10.D

For developments which will restrict their units to senior households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Evaluation: The Town did not receive any requests for density bonuses during the last planning period. The Town's density bonus ordinance is not currently consistent with State requirements, and will need to be updated in the current planning period.

Program 10.E

Work with private organizations in obtaining financing for senior and affordable housing project expansion through the Town's Redevelopment Agency as funds become available. The Town shall consider providing assistance in the form of direct subsidy, waiver of fees, reimbursement of connection fees for water meters, or other incentives as they become available. (Quantified Objective #3)

Responsible Agency: Town Manager's Office; Redevelopment Agency

Schedule: On-going.

Evaluation: As previously stated, the Town has had limited set-aside funds available until the last year of the previous planning period. Therefore, no assistance was granted for a senior project. It is expected that the Town will implement more programs in this planning period, due to increases in the set-aside funds it receives.

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Program 11.A

Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: The Town amended its Development Code to expand its Specific Plan section, and requires that Specific Plans contain both development standards and guidelines. This practice will be maintained in the current planning period.

Program 11.B

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: All projects are conditioned to improve the street frontages on which they occur. In addition, the Town requires improvements to trails within its Master Plan of Trails, if those occur adjacent to a proposed development project. Developers are also encouraged to incorporate trails into their open space areas, as projects are brought forward.

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A

Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 12.B

Ensure that affordable and senior housing projects are located in areas with adequate public improvements, including streets and sidewalks.

Responsible Agency: Community Development Department

Schedule: Continuous

Evaluation: The General Plan land use map was maintained throughout the previous planning period. It was specifically designed to allow the most intense development at the Town's core, along State Highway 62, with decreasing densities as one moves away from the core. Therefore, Medium Density Residential land uses occur on transit lines, close to commercial services and the Town's job centers.

Program 12.C

Identify and support the conversion of vacant or under-utilized motel or apartment projects to affordable senior housing by private developers utilizing State tax credit programs.

Responsible Agency: Community Development Department

Schedule: 2001-2002; Continuous

Evaluation: Due to staff constraints, and lack of requests, no conversions of existing motels and apartments were undertaken during the previous planning period.

DEMOGRAPHIC INFORMATION

This section of the Housing Element provides the demographic basis for the analysis which follows. The information provided below is based on the 2000 Census. Where more current information is available, it has been provided.

Population and Households

The Town's population was 10,851 in 1980, and increased to 13,701 persons in 1990, a 26.3% increase. Census 2000 identified a total population in Town of 16,865, an increase of 23% in ten years. As a point of comparison, the County of San Bernardino grew from a population of 1,418,380 in 1990, to 1,709,434 in 2000, an increase of 20.5% for the same time period. The Department of Finance further estimates Yucca Valley's population at 21,268 in 2008, an increase of 26.1% over year 2000 population.

The 2000 Census further estimated that there were 6,949 households in Town in 2000, while the Department of Finance estimates that there were 8,366 households in Town in 2008.

Population by Age Group

Yucca Valley's residents had a median age of 41.6 years in 2000. The Table below illustrates the number of persons in various age ranges and the percent of total population for each group. As shown in the Table, the Town has a large senior population, with 32.7% of its residents being over the age of 55. The Town has fewer children, with 27.5% of the population being 19 or younger.

**Table III-1
Age Distribution of Yucca Valley-2000**

Age	Number	% of Total
0-4	989	5.9%
5-19	3,653	21.7%
20-24	786	4.7%
24-34	1,547	9.1%
35-44	2,258	13.4%
45-54	2,095	12.4%
55-59	827	4.9%
60-64	861	5.1%
65-74	1,741	10.3%
75-84	1,516	8.9%
85+	592	3.5%
Total	16,865	100%

Source: 2000 U.S. Census of Population and Housing

Ethnic Characteristics

The Town of Yucca Valley, along with the entire Morongo Basin, is primarily a Caucasian community. The following table illustrates the estimated racial mix in Town in 2000.

**Table III-2
Ethnic Characteristics 2000**

Race	2000	% of Total
White	14,716	87.2%
Black	379	2.2%
Asian/Pacific Islander	218	1.3%
American Indian	227	1.3%
Other	1,325	7.9%
Hispanic Origin*	1,922	11.4%
Total	16,403	100%

Source: 2000 Census of Population and Housing.

*Hispanic population included in the above statistics.

Household Size

The Town's average household size was 2.35 persons in 1990. By 2000, the Census estimated that the average household in Yucca Valley contained 2.38. In 2008, the Department of Finance estimates that there are 2.505 persons per household. This trend points to the broadening of family households versus strong historic retirement-oriented household formation.

Per Capita and Median Household Incomes

The Town's per capita income in 1990 was estimated to be \$13,697. By 2000, per capita income had increased to \$16,020, almost equivalent to the County's per capita income of \$16,856.

The median household income in Yucca Valley in 1990 stood at \$23,741, and by 2000 was \$30,420. When compared to the County median household income, which stood at \$42,066 for the same period, Yucca Valley stood well below the County as a whole. The following Table shows the housing income distribution for Yucca Valley in 2000.

**Table III-3
Income Distribution by Household-2000**

Income	# of Households
\$0-\$10,000	1,067
\$10,000-\$14,999	738
\$15,000-\$24,999	1,149
\$25,000-\$34,999	1,082
\$35,000-\$49,999	1,164
\$50,000-\$74,999	915
\$75,000-\$99,999	522
\$100,000-\$149,000	237
\$150,000+	91
Total:	6,965

Poverty Levels

The 2000 Census identified 3,247 individuals below the poverty level in Yucca Valley. As shown in Table III-4, 1,133 of these individuals were minor children, and 348 were seniors of 65 years of age or older.

**Table III-4
Persons Below Poverty Level-2000**

Age	# of People
Under 5	350
5	40
6-11	384
12-17	359
18-64	1,766
65-74	147
75+	201
Total:	3,247

Overpayment

The Comprehensive Housing Affordability Strategy (CHAS) estimates those households that are overpaying for housing. Overpayment is defined as more than 30% of all household income being dedicated to the cost of housing. Table III-5, below, lists the 2000 CHAS estimates.

**Table III-5
Overpayment by Income Level 2000**

Household Type	Low Income	Very Low Income	Extremely Low Income
Total Renter Occupied	434	405	673
Elderly renters	15	120	115
Small family renters	39	110	215
Large family renters	10	14	74
Total Owner Occupied	1,017	559	559
Elderly owners	149	150	192
Small family owners	90	45	109
Large family owners	29	30	14

Source: CHAS Data Book 2000.

Employment Information

In 1990, a total of 5,512 persons residing in the Town of Yucca Valley were employed. The service, clerical, and professional and technical industries were the largest employment sectors in Town, each employing over eight hundred persons in 1990. By 2000, 6,387 Town residents were employed, 5,702 in non-military employment. Of these residents in the civilian labor force, 25.8% were employed in education, health or social

services; 18.3% were employed in retail trade, and 11.7% were employed in construction. Clearly, there has been a shift in employment types in Town, as illustrated in Table III-6.

Table III-6
Non-Military Employment by Industry- 2000

Industry	Number	% of Total
Agriculture, forestry, fishing and hunting, and mining	6	1.0%
Construction	667	11.7%
Manufacturing	244	4.3%
Wholesale Trade	73	1.3%
Retail Trade	855	14.9%
Transportation and warehousing, and utilities	251	4.4%
Information	180	3.1%
Finance, insurance, real estate and rental and leasing	303	5.3%
Professional, scientific, management, administrative and waste management services	443	7.7%
Educational, health and social services	1,475	25.8%
Arts, entertainment, recreation, accommodation and food services	590	10.3%
Other services (except public admin.)	317	5.6%
Public administration	298	5.2%
Total	5,702	100 %

Source: 2000 U.S. Census of Population and Housing.

HOUSING CHARACTERISTICS AND SPECIAL HOUSING NEEDS

This section describes the type of housing currently occurring in Yucca Valley, vacancy rates, the condition of existing units, and the affordability of the housing stock.

Historic and Current Housing Characteristics

Yucca Valley has traditionally been a single family residential community. Table III-7 describes the types of units found in Town in 2000, and in 2008. As the Table demonstrates, the bulk of housing units built since the Census have been single family units.

Table III-7
Housing by Units in Structure, 2000 and 2008

Units in Structure	2000	2008
Single Unit	6,243	7,802
Two to Four	641	687
Five +	379	378
Mobile Home	709	707
Total	7,972	9,574

Sources: 2000 Census of Population and Housing and 2008
Department of Finance

Vacancy Rate

The Town's 2000 vacancy rate was 12.6% in 2000, with a seasonal vacancy of 2.4%. The Department of Finance identified a vacancy rate of 12.62% in 2008, and does not account for seasonal vacancies. It can be estimated, however, that the percentage of seasonal vacancies has remained constant, as the Town's winter population has consistently been higher than its summer population. The net current (2008) vacancy rate is therefore estimated at about 10%.

Tenure of Occupied Units

There were 4,723 owner occupied housing units in Yucca Valley in 2000 (68.0% of the occupied units), and 2,226 renter occupied housing units (32% of the occupied units).

Age of Housing Stock

Older housing can be costly to maintain, and can require replacement. Table III-8 shows the number of units, by year built, within the Town. Currently (2008), 5,305 units, or 55.4% of the housing stock is over 30 years old.

**Table III-8
Age of Housing Stock**

Year Built	#of Units
2001-2008	1,602
1990-2000	717
1980-1989	1,950
1970-1979	2,468
1960-1969	1,706
1940-1959	1,073
1939 or earlier	58
Total	9,574

Sources: 2000 Census of Population and Housing and 2008 Department of Finance

Condition of Housing Stock

The condition of the housing stock can be demonstrated by the activities of the Code Enforcement Department. For the period from 2000 through 2008, a total of 334 homes were cited for substandard conditions. This represents an average of 42 homes per year. In 2007-2008, 63 Code Enforcement citations were issued. These citations were rectified, either by homeowner or by Town action, and no cases remain open. Based on Code Enforcement activities, therefore, about 42 homes per year are found to have substandard conditions.

Housing Values

Housing in Yucca Valley has always been affordable, particularly when compared to other communities in southern California. The 2000 Census identified a median housing value of \$83,200 for owner occupied units in Town. Table III-9 illustrates that the majority of housing units at that time were valued at less than \$100,000.

**Table III-9
Values, Specified Owner-Occupied
Housing Units-2000**

Value	Number	Percent
\$0 to \$50,000	496	12.4%
\$50,000 to \$99,999	2,182	54.7%
\$100,000 to \$149,999	922	23.0%
\$150,000 to \$199,999	256	6.4%
\$200,000 to \$299,999	94	2.3%
\$300,000 to \$499,999	33	0.8%
\$500,000 to \$999,999	7	0.2%
\$1,000,000 or more	6	0.1%
Total	3,996	100%

Source: 2000 Census of Population and Housing

Even with the recent economic boom experienced throughout California, housing costs in Yucca Valley have remained relatively affordable. In October 2007, the Inland Empire Quarterly Economic Report, prepared for the San Bernardino and Riverside County Councils of Governments, reported a median housing price of \$200,000 for existing homes, and \$240,000 for new homes for sale. With the recent downturn, the current (2008) median home value is estimated at \$171,567.

Rental Values

As previously stated, the inventory of apartment projects in Town is relatively limited. A number of privately owned duplexes, triplexes and projects of less than 20 units are available for rental in Town. These projects, which occur throughout the community, provide two and three bedroom units with rental rates of \$525 to \$730 per month. A survey of un-subsidized apartment project rental rates found that apartments in Town range from \$545 to \$1,133.

**Table III-10
Representative Apartment Rental Rates in
Yucca Valley for 2000**

Complex	Address	Units/ Bedrms	Rate
Sunwest Villas	7017 Mohawk	50/2	\$452
Pines Apartments	56869 Antelope	20/1	\$595
Sunnyslope Apts	6947 Mohawk	33/1 2 3	\$945 \$1,041 \$1,133

Single family homes are the most common rental in Town, and can be leased for monthly rates ranging from \$550 to \$1,200.

Affordability of Housing

In order to determine affordability of housing stock in Yucca Valley, costs for rentals and ownership units as identified above, were compared to the income of a four person, low income household, as determined by the Department of Housing and Community Development in 2008. The resulting analysis is shown in Table III-11.

**Table III-11
Affordability of Yucca Valley Housing 2008**

Type of Housing Cost	Ownership	Rental
Median Single Family Purchase Price	\$175,000	N/A
Median Mortgage Costs (PITI)	\$1,100	N/A
Typical Rental Rate ⁱ	N/A	\$1,050
30% of Low Income Household Income ⁱⁱ	\$1,332	\$1,550
Amount below 30% of Income	\$232	\$500

i) Average 2008 rental prices based on survey results

ii) Based on 30% of San Bernardino County's 2008 low income 4 person household of \$53,300 per year.

As shown in the Table, a low income, four person household can afford market rate housing in Yucca Valley, without subsidy.

The Building Department tracks the values of new building permits in the Town. In 2008, building permits for new single family homes were being submitted with valuations of \$100 or less per square foot. Assuming a 1,200 square foot house, therefore, a new home can be built in Yucca Valley for \$120,000. The median price for new homes in October of 2008 was \$232,500, and has decreased since that time. In April of 2009, the median home value in Yucca Valley was \$120,879. In 2008, the average monthly mortgage payment was \$1,245, well within the range of the low income household, as described above. Although credit markets are currently (2009) restricted, this restriction applies at all income levels, and affects them equally. Credit markets are **not** expected to remain significantly restricted in the planning period, and low income households will continue to be able to afford to purchase housing in Town. Based on this analysis, the Town is assuming that 50% of its low income need could be accommodated within single family development.

Special Housing Needs

In addition to the housing needs of all income categories, there are a number of households with special housing needs. These various needs are discussed below, categorically.

Overcrowding

An overcrowded household is defined as one with 1.01 or more persons per room. The following Table presents a range of persons per room by occupied housing unit in the Town of Yucca Valley in 2000.

Table III-12
Overcrowded Housing Units
Owner Occupied

Persons Per Room	Housing Units
.50 or Less	3,636
.51 to 1.00	932
1.01 to 1.50	142
1.51 to 2.00	14
2.01 or More	0
Total Overcrowded Owner Units	156
Renter Occupied	
.50 or Less	1,166
.51 to 1.00	821
1.01 to 1.50	164
1.51 to 2.00	58
2.01 or More	23
Total Overcrowded Renter Units	245
Source: 2000 Census of Population and Housing	

As shown in the Table above, there were a total of 401 housing units within the Town which met the HCD criteria for “overcrowded” conditions in 2000, representing approximately 5.7% of the total occupied housing units. This low percentage of overcrowded households suggests the number and type of units available in the community is adequate to meet the housing needs of Yucca Valley residents.

Single Parent Households

In 2000, there were 1,211 single-parent households in the Town of Yucca Valley, 307 of which were male-headed households, and 904 of which were female-headed households. The Census further identified that 180 of the male-headed households had children, and 572 of the female-headed households had children. Female headed single parent families tend to have a low rate of home ownership in comparison to other households and also tend to have lower household incomes.

Seniors

Most seniors are on a fixed budget with many of them receiving their only income from Social Security benefits or pensions which are well below the County median household income. Therefore, housing affordability for seniors is an important issue. In addition to affordability needs, some seniors may need assistance with the maintenance and upkeep of their homes. The 2000 Census identified a total of 3,849 people in Yucca Valley over the age of 65, representing 22.8% of the population. This is a slight reduction from 1990 Census data, but still indicates that the Town has a large senior population. The Census further identified 2,919 households receiving Social Security income in Town. The Census further reported that 79 persons were in nursing homes in Yucca Valley.

In Yucca Valley, there are various services available for seniors, including the Senior Center which provides various activities for seniors to promote their involvement in the community, and offers a daily lunch program, as well as a Meals on Wheels Program.

The Department of Social Services provides adult protection services for those who are neglected or abused, and In Home Supportive Services, which is an alternative to out of home care. The Morongo Basin Adult Health Services offers a variety of programs to enhance the quality of life for senior citizens, including a pool open daily, and activities and special events. Reach Out Morongo Basin matches seniors and volunteers to help with shopping, minor home repairs and yard care, and social visits.

Seniors-only communities in Yucca Valley primarily occur in mobile home parks, although a senior-only subdivision, providing 105 for-sale manufactured homes in a master planned community which includes a clubhouse and central recreational area. The homes are currently priced starting at \$199,900. A description of the eight mobile home parks is provided under Housing Needs, below.

Disabled Persons

The Census determined that there were 4,370 persons with a disability in Yucca Valley in 2000, 446 of whom were under 20 years of age; 2,123 of which were between 21 and 64 years of age, and 1,801 of which were over 65 years of age. Of the disabled persons in the 21 to 64 age range, 40.8% were employed. As a percentage of total population, 25.9% of the Town's residents were disabled in 2000.

There were 568 households in Yucca Valley receiving Supplemental Security Income in the year 2000.

The Americans with Disabilities Act requires all new multi-family construction to include a percentage of units be accessible to disabled persons. The Town requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The Town imposes no special requirements or prohibitions on the development of housing for disabled persons, beyond the requirements of the American with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law does not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted, with approval of a Conditional-Use Permit, in all the RM zones. A program has been added to this Element which requires that the Development Code be clarified to state that access ramps may be constructed within the front, side or rear yard setback of any residential structure.

Large Households

In 2000, there were a total of 602 households with 5 or more members in Town. This represents a considerable decrease from the previous Census, when there were 1,345 households with five or more members. Large families such as these have a special need for three, four, or more bedroom units. The Census further estimated that there were 3,048 three bedroom units, 345 four bedroom units, and 47 five bedroom units in Town in 2000. Given the number of available larger units, and the small number of larger households, housing of adequate size should be available in Town for these households.

Homelessness

A survey of homeless persons by the County of San Bernardino in 2007 identified 172 homeless persons in Yucca Valley. Of these, 134 were living in camps, cars, RVs or vans.

The Town in 2008 signed a Letter of Commitment with the San Bernardino County Homeless Partnership, and is actively participating in that program. The Partnership has a number of goals and tasks, including identifying and securing funds; establishing a 10 year plan to end homelessness; coordinate the participating agencies to encourage greater participation and sharing of resources; and establishing multiple service centers throughout the County.

Local religious organizations assist homeless persons in various ways, but do not provide residential facilities. The Salvation Army provides emergency services, including food, clothing and housing assistance. The County of San Bernardino operates a Transitional Assistance Department office in Yucca Valley, providing referrals and assistance from the Department of Social Services.

The Town's Development Code allows homeless shelters in any land use district, subject to review and approval of a Conditional Use Permit. With the recent passage of SB 2, the Town's Development Code will require amendment to meet the requirements of the new law. The Development Code will be amended to allow homeless shelters in the Industrial and Public/Quasi-Public zones. There are currently over 500 acres of vacant Industrial land in Town, the vast majority of which is served by all utilities and services. There are also over 50 acres of vacant Public/Quasi-Public land in Town, also with services and utilities available. These lands are more than sufficient to allow the construction of homeless shelters during the planning period. All development, except infill single family lots, requires the approval of Site Plan Review. The process is a non-public hearing one, which is presented to the Planning Commission for approval. The findings for approval, typical of the findings required in all jurisdictions, are:

1. The conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare. The Conditions of Approval ensure the proposed project is in compliance with the requirements of the Town of Yucca Valley in relation to access, circulation, fire protection, building construction, and compatibility with surrounding land uses.
2. The proposed project is consistent with the goals, policies, standards and maps of the Town of Yucca Valley General.
3. The proposed use is consistent with development within the zone in which it is proposed.
4. The site is physically suitable for the proposed type and intensity of development.

5. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping and other features have been included in the proposed site plan and conditions of approval.
6. The site for the proposed use has adequate access.
7. The proposed use will not have a substantial adverse effect on abutting property or on the permitted use thereof.
8. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

Farmworkers

As shown in Table III-6, the Census identified 6 persons employed in "Agriculture, forestry, fishing and hunting, and mining." There is no agricultural activity either in Town, or in surrounding communities, and therefore no need for farmworker housing.

Extremely Low Income Households

There were 1,232 extremely low income households in Town in 2000. Extremely low income households will not be able to find for-sale housing, and will rely on rental units. Programs in this Housing Element direct development of affordable housing toward focusing on extremely low income households.

LAND INVENTORY

Several land use and zoning designations are available for the construction of affordable units in Town. As stated under Housing Characteristics And Special Housing Needs, market rate housing is affordable to Above Moderate, Moderate and Low income households. To house these categories and meet the Town’s RHNA allocation for the planning period from 2006-2014, there are over 1,750 acres of Residential Single Family land vacant in Town, with a capacity for 4,000 units. Given the Town’s allocation for the Above Moderate, Moderate and Low income categories of 1,949 units, there is sufficient land to accommodate the Town’s RHNA requirement.

**Table III-13
Vacant Single Family Land Inventory**

General Plan & Zoning Designation	Total Vacant Acres	Number of Units
RS-2	1,500	3,000
RS-5	250	1,000
Total	1,750	4,000

For units in the Very Low income category, there are 117.5 acres in the Old Town Specific Plan and Multi-Family Residential categories which are vacant, with a capacity for 1,498 units, as shown in Table III-14, below.

The Old Town Specific Plan allows densities of up to 40 units per acre. Since the Specific Plan is recently adopted, and no development experience is known for the area, a density of 35 units per acre has been assumed. The Specific Plan allows 100% building coverage, and has no open space requirement. Three stories are allowed, and there is no requirement that a project include commercial uses. When applying these standards, and assuming a per unit size of 1,000 square feet, the lands within the Specific Plan area could physically accommodate over 100 units per acre in a three story building with underground parking. If surface parking were to be provided, requiring about 48% of an acre, the balance of the land would have a capacity for 69 units on three stories, and 46 units on two stories. If 80% of these lands develop as affordable housing, the Specific Plan area would generate 772 units. Therefore, the calculation of potential units shown in Table III-14 is conservative, and higher densities can be achieved. As many of the sites within the Specific Plan area are smaller, a program has been included in this element to encourage Redevelopment Agency consolidation of smaller lots (Program 2.C). As previously stated, 50% of the affordable housing in the low income category in the planning period will develop in single family units. Therefore, the Specific Plan area and the single family development will provide sufficient land to exceed the regional housing need in the planning period.

In the RM-10 category, a density of 8 units per acre has been assumed; in the RM-8 category, a density of 6 units per acre has been assumed; and in the RM-4 category, a density of 4 units per acre has been assumed. These densities are consistent with development patterns on these lands in Town in the past, and account for open space

requirements, and two story development. Since the Town's RHNA allocation for Very Low income housing units is 560, there are sufficient lands available for this income category during the planning period.

Table III-14
Vacant High Density Land Inventory

APN	SIZE	ZONING	GP	UNITS
586-091-02	0.9	OTSP	OTSP	27
586-091-01	1.04	OTSP	OTSP	31
586-610-22	0.35	OTSP	OTSP	11
586-102-39	0.35	OTSP	OTSP	11
586-102-41	1.05	OTSP	OTSP	32
586-342-15	0.65	OTSP	OTSP	20
586-354-14	0.97	OTSP	OTSP	29
586-351-02 & 03	0.4	OTSP	OTSP	12
586-352-02 & 03	0.43	OTSP	OTSP	13
586-323-03 & 04	0.5	OTSP	OTSP	15
586-323-09 & 10	0.31	OTSP	OTSP	9
586-321-13	0.77	OTSP	OTSP	23
586-322-02 to 05	1.4	OTSP	OTSP	42
586-323-03 & 04	0.5	OTSP	OTSP	15
586-323-09 & 10	0.31	OTSP	OTSP	9
594-072-18 & 19	0.45	OTSP	OTSP	14
594-072-14 to 16	0.54	OTSP	OTSP	16
594-072-06 & 07	0.34	OTSP	OTSP	10
586-132-01, 02 & 07	1.9	OTSP	OTSP	57
586-343-01 & 02	1.34	OTSP	OTSP	40
586-342-15	0.65	OTSP	OTSP	20
586-123-01 to 03	0.64	OTSP	OTSP	19
586-305-04 & 05	0.89	OTSP	OTSP	27
586-305-02, 08, 09 & 10	1.32	OTSP	OTSP	40
586-304-03	0.33	OTSP	OTSP	10
586-332-10 to 13	0.92	OTSP	OTSP	28
586333-02 to 06	0.8	OTSP	OTSP	24
586-321-11 to 13	1.78	OTSP	OTSP	53
586-131-01	0.41	OTSP	OTSP	12
586-122-06 to 08	0.78	OTSP	OTSP	23
586-132-01, 02 & 07	1.9	OTSP	OTSP	57
586-307-01 & 02	0.83	OTSP	OTSP	25
586-306-04 & 05	0.98	OTSP	OTSP	29
586-305-04 & 05	0.89	OTSP	OTSP	27
586-061-137, 141, 142	1	OTSP	OTSP	30
586-091-01 & 02	1.94	OTSP	OTSP	58
586-102-22	0.35	OTSP	OTSP	11
587-291-10	0.42	OTSP	OTSP	13
587-291-06 to 08	0.82	OTSP	OTSP	25
586-491-02 & 03	0.97	RM-10	RM-10	8
586-491-05 & 06	0.83	RM-10	RM-10	7
586-491-09 to 11	1.23	RM-10	RM-10	10
595-271-23	8.97	RM-10	RM-10	72
595-271-09	2.34	RM-10	RM-10	19

Table III-14
Vacant High Density Land Inventory

587-272-28 & 29	2.34	RM-10	RM-10	19
595-282-01 to 03	1.5	RM-10	RM-10	12
586-482-17 to 22	2.93	RM-10	RM-10	23
586-482-13 to 15	1.38	RM-10	RM-10	11
601-502-07 & 08	1.14	RM-10	RM-10	9
601-502-01 to 03	1.63	RM-10	RM-10	13
587-282-11	1.25	RM-10	RM-10	10
587-283-11 to 13	0.95	RM-10	RM-10	8
595-182-09, 11 to 14	1.78	RM-10	RM-10	14
587-708-141	10.05	RM-10	RM-10	80
587-081-26	2.51	RM-10	RM-10	20
587-081-29 to 31	2.91	RM-10	RM-10	23
587-081-37 & 38	2.02	RM-10	RM-10	16
586-171-18	1.1	RM-8	RM-8	7
586-171-20	1.25	RM-8	RM-8	8
585-062-33	36.32	RM-4	RM-4	145
TOTAL	117.55			1,498

EXISTING AFFORDABLE HOUSING PROGRAMS

The Town's Redevelopment Agency has, until recently, had a limited amount of funds available for housing set-aside, due to the small size of the Redevelopment Project Area, and the limited growth within the Area. Local programs have, therefore, also been limited. There are, however, County, State and federal programs available which assist those with limited incomes. Programs available at all levels are described below.

Town of Yucca Valley Home Rehabilitation Program

This program provides grants for very low and low income households to repair and replace items such as roofing, septic systems, heating/air conditioning systems, and similar items. The Town has annually funded the program, and plans on continuing to do so through the planning period.

Section 8 Rental Assistance

The County provides HUD Section 8 rental assistance to lower income renters within the Town through the San Bernardino County Housing Authority. The Housing Authority currently subsidizes 32 units through Section 8 vouchers.

County Mortgage Revenue Bond Funds

San Bernardino County annually issues bonds to fund a mortgage assistance program for low and moderate income households. The program allows the County to provide low interest mortgages to eligible households.

CalHFA Housing Assistance Program

This program is available to low and moderate income first time homebuyers who secure a CalHFA 30 year fixed mortgage. The program allows a deferred loan of up to 3% of the purchase price or appraised value of the home, to be applied as a down payment.

California Homebuyer's Downpayment Assistance Program

Moderate income households may receive a deferred loan of up to 3% of the purchase price or appraised value of a home, to be applied to either the down payment or the closing costs for the residence.

HomeChoice Program

This State program provides disabled moderate income households with a low-interest 30 year mortgage for a first time home.

Low Income Housing Tax Credit Program

This competitive program provides tax credits to those private sector developers who provide affordable rental units within their projects. The units can consist of all or part of a project, and must meet certain specified criteria. Units must be restricted for a period of at least 30 years.

Fair Housing Programs

The Town works with the County of San Bernardino to provide anti-discrimination, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for Town residents.

Affordable Housing Projects

The following projects provide subsidized housing in the Town of Yucca Valley:

Sunsetwest Villas: consists of 50 units located at 7017 Mohawk Trail, Yucca Valley. All of these units are subsidized by the California Housing Finance Agency (CHFA). Management requires that applicants initially pay full rent until individual applications are approved by the State, after which subsidies can cut rents by as much as 50%, depending on the income of the applicant. Two of the units are not subsidized, and rent for \$452.00 per month.

Sunnyslope Apartments: consists of 33 units located at 6947 Mohawk Trail, Yucca Valley. The apartment are one, two and three bedrooms. All of these units are subsidized by Farmers Home Administration (FmHA). Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income. Management requires that applicants initially pay full rent until individual applications are approved by the State.

The San Bernardino County Housing Authority: owns and administers 30 apartment units within the Town of Yucca Valley, which include:

6 units at 7441 Cherokee Trail
11 units at 7333 Dumosa Avenue
4 units at 55730 Pueblo Trail, and
9 units at 56021 Papago Trail

Rent at these complexes is established at 30% of the gross monthly household income of the tenant.

The County has 32 program participants in the Town of Yucca Valley. Monthly rent is not to exceed 30% of the household's adjusted gross monthly income. This Rental Voucher Program provides assistance to targeted income groups.

Mobile Home Parks

There are eight mobile home parks in Yucca Valley, with a total of 751 spaces within them. Rent for mobile home spaces in Yucca Valley ranges from \$300 to \$400 per month. Seven of the eight parks are senior communities, while Yucca Valley Mobile Home Park is a family park, with 42 units. The parks in Town are stable, and provide recreational facilities and services to residents. They are an affordable option, particularly to the Town's senior citizen community.

CONSTRAINTS TO THE PROVISION OF AFFORDABLE HOUSING

Economic, governmental and environmental constraints can impede the provision of affordable housing. This section reviews existing constraints to the provision of housing in Yucca Valley.

Economic Constraints

As described above, housing costs are relatively affordable in Yucca Valley, and low and moderate income households can afford single family homes and market rent in Town. The following describes the cost of land, and the cost of construction under current (2008) conditions.

Land Costs

Single family lots in Yucca Valley are generally sold between \$25,000 and \$50,000, for approximately one half acre of land. Larger holding, for subdivision, can range from \$50,000 to \$75,000 per acre, in areas where infrastructure currently exists.

Construction Costs

The cost of construction in Yucca Valley has dropped in the last year, and current good quality home construction can be completed at a rate of approximately \$100 per square foot. Given the prices for existing homes, these costs are likely to remain low for the foreseeable future.

Financing

Current (2008) financing in Yucca Valley, as with most of California, is in the range of 6%. The last 12 months have seen significant tightening of requirements for mortgages throughout California, which are currently having an impact on local residents' ability to finance home purchases. Although this condition is not expected to continue through the planning period, until changes occur in economic conditions throughout the United States, Yucca Valley will continue to mirror the difficulties encountered elsewhere.

Governmental Constraints

The Town processes applications under fast track policies, and encourages the processing of applications concurrently. Site Plan Reviews, which are required for multiple family projects, are generally processed in a three month time frame, including compliance with the California Environmental Quality Act. Conditional Use Permits and Tract Maps, if required, are processed in a similar time frame. Because these permits require only Planning Commission approval, additional time is not required for Town Council review. General Plan and Zoning Map amendments are processed generally in four to six months, because of the additional requirement for Town Council approval. These processing time frames compare favorably with other desert cities, and do not unduly burden the development community.

Application Fees

The Town's planning application fees are all time and materials based, and require a deposit, against which all staff time and costs are billed. Most applications are processed within the deposit amount. Table III-15 lists the Town's application fees.

**Table III-15
Planning Department Application Fees**

<u>Application Type</u>	<u>Fee</u>
Conditional Use Permit (up to 5 acres)	\$2,985
Conditional Use Permit (over 5 acres)	\$3,335
Site Plan Review (up to 5 acres)	\$2,910
Site Plan Review (over 5 acres)	\$3,295
Planned Development (up to 10 acres)	\$1,395
Planned Development (10 to 20 acres)	\$1,685
Planned Development (over 20 acres)	\$2,010
General Plan Amendment or Rezone	\$3,145
Environmental Assessment	\$925
Tentative Tract Map	\$3,110+\$40/lot

Development Impact Fees

In 2005, the Town passed, but did not fully implement, a Development Impact Fee Ordinance. The Ordinance is designed to offset the costs of new governmental, park, trail, storm drain and street facilities, associated with new development. The Development Impact Fee is codified at a maximum rate of \$10,820.00 per unit for multi-family development, but is charged at a rate of \$3,600.00. For single family homes, the maximum fee which may be charged is \$15,615.00 per unit, but the Town is charging \$5,200.00. The Town does not impose any other types of development impact fees.

General Plan Constraints

The General Plan for the Town of Yucca Valley establishes a basis for allowable uses and densities for each residential zone. There are currently seven residential land use designations in the Town of Yucca Valley General Plan, and a Mixed Use land use category which allows both commercial and residential development. The Town's single family residential land use designations allow densities of up to 5 units per acre. The Town's Residential Multi-Family land use designations allow densities of 4, 8, 10 or 14 units per acre, depending on the suffix applied.

In addition, the Town prepared and adopted the Old Town Specific Plan in 2007, which established special development standards for a 265 acre area in the center of Town. The Plan is designed as a development and redevelopment tool, to encourage the development of a more urban core in the Town's traditional downtown area. The Plan, which incorporated the realignment of Highway 62 proposed by CalTrans, would create a "Main Street" neighborhood with a concentration of mixed use development which encourages high density residential uses. The Plan allows up to 1,115 residential units at densities of up to 40 units per acre.

Zoning Constraints

The Town's Development Code is consistent with the General Plan. The Town's single family residential zoning designations allow densities of up to 5 units per acre, on lots as small as 7,200 square feet. The Town's Residential Multi-Family land use designations allow densities of 4, 8, 10 or 14 units per acre, depending on the suffix applied. The Development Code also allows clustering of units and variations on the development standards, with approval of either a Planned Development or Specific Plan.

The development standards for each of the Town's more dense single family residential zones are listed in the Table below. The HR and RL standards have not been listed, because of the large lot requirements. The development standards do not impose undue restrictions to development of housing.

**Table III-16
Existing Residential Development Standards**

Standard	RS-2	RS-3.5	RS-5	RM-10	RM-14
Density	0-2	0-3.5	0-5	0-10	0-14
Lot Area	20,000	10,000	7,200	10,000*	10,000*
Lot Width	150'	60'	60'	60'	60'
Lot Depth	150'	100'	100'	100'	100'
Front Setback**					
	25	25	25	15	15
Side Setback**					
	10+5	10+5	10+5	10	10
Rear Setback					
	15	15	15	10	10
Lot Coverage					
	40%	40%	40%	60%	60%
Height	35	35	35	35	35
Parking	1 bdrm=1.5 2+ bdrm=2				

*Map suffix modifies

**Unless recorded tract specifies differently

The parking requirements are typical in all communities, and lower for one bedroom units than many communities in the area. The parking requirements are not a constraint on the development of housing.

The development standards in the Old Town Specific Plan are illustrated in Table III-17, below.

Table III-17
Old Town Specific Plan Development
Standards

Standard	Old Town Mixed Use
Density	0-40
Lot Area	N/A
Minimum Street Frontage	50'
Front Setback	0
Side Setback	0
Rear Setback	10
Lot Coverage	N/A
Height	3 stories/45'
Parking	Varies

The development standards in the Specific Plan are designed to allow maximum flexibility, and provide for a mix of commercial and residential development to encourage a pedestrian, transit friendly community. As the Plan was only recently adopted, its implementation has just begun, and results, including multi-family residential development, are expected during this planning period.

Code Compliance

The Code Compliance process has the potential to result in the loss of affordable units. However, it is also an important tool which can be used to require landlords to maintain rental units in habitable condition.

The Yucca Valley Building and Safety Division enforces the Uniform Building Code (UBC) to ensure that new construction is safe for the occupants, and is properly maintained. Since Yucca Valley is in a seismically active area, UBC Zone 4 requirements are enforced within the community. These requirements, however, are enforced in many parts of California, and do not pose a significant constraint.

Code Compliance for structural deficiencies or maintenance problems are processed as follows: A Notice of Defects is sent to the property owner, via certified mail, giving 30 days to obtain a Field Investigation with the Department of Building and Safety. The Building Inspector provides a List of Corrections to the property owner so they know what specifically needs to be accomplished to bring the structure into compliance with current codes. Code Compliance holds the case file open while the property owner obtains the required permits and inspections. Once the Building Inspector completes the final inspection, Code compliance closes the case file.

In the instance where, after the initial 30 day time period, a re-inspection finds the property owner has failed to respond to the requirements of the Notice of Defects, a Notice of Administrative Hearing is mailed to the property owner, via certified mail. The Notice of Administrative Hearing advises the property owner of the date, time and

location of the hearing. The notice is sent a minimum of 10 days prior to the scheduled hearing.

The property owner may, between the date of the Notice of Administrative Hearing and the actual hearing date to comply with the request. If the property owner complies, the Administrative Hearing is cancelled. If the property owner again fails to respond to the Town's request, the Administrative Hearing is held. Both the property owner and Code Compliance are present at the hearing. If Code Compliance is successful at the hearing, the Code Compliance Department may obtain a warrant to either repair or demolish the structure (based on the extent of the violation and public safety).

Subdivision Improvement Requirements

All subdivisions in the Town of Yucca Valley must conform to the requirements of the Town Development Code, Subdivision Ordinance, the State Subdivision Map Act, and applicable Conditions of Approval for the project. Standard conditions include the improvement of street frontages, and the extension of water lines wherever applicable, as follows:

- 30-foot half width street dedication
- 40-foot asphalt concrete pavement width
- 8-inch curb and gutter (as determined necessary)
- 5 Foot sidewalk adjacent to the curb

Any drainage improvements and easement dedication are subject to the specifications of the Town Engineer, and will vary according to project scope and location.

As the Town's Residential Multi-Family districts are located on major arterials within Town, the extension of pavement and other infrastructure is not necessary beyond property lines.

The Town's infrastructure are consistent with all cities in the southern California area, and do not place an undue burden on development.

Physical Constraints

Water Supplies

The Town of Yucca Valley has a limited water supply which has the potential to limit growth and development. The Warren Valley Basin Watermaster, a board of five directors of the Hi-Desert Water District, and five additional members appointed by the Superior Court of San Bernardino County, enforces court mandated rulings relating to growth and recharge of the water basin.

The High Desert Water District has installed recharge facilities, and has not, in the economic boom of 2000-2005, refused connections for any development. If recharge is not successfully accomplished at any time in the future, the District is limited to a 2% annual growth. This represents approximately 250 units per year. During the planning

period, the Town must see an average of 314 units built annually to meet its RHNA allocation. Since the District's minimum annual allocation is for 250 units, without recharge, this number of units can be built in any year. The balance, or 64 units would only be restricted if the District had not recharged its aquifer. As the District has contracts for imported water which assure it can complete recharge annually, and these contracts are in place for a period long after the current planning period, it is not expected that the District will be unable to serve any residential unit built during the planning period. In addition, the District may "stockpile" unallocated meters for a period of 5 years. The Town saw 1,602 units built between 2000 and 2008. All these units were metered and are supplied with water. The Town and District work closely to coordinate growth and water supply. Therefore, the District's restrictions relating to water supply have not posed an impediment to housing, particularly since development pressures in Yucca Valley have not been as intense as in other parts of southern California, nor are they expected to be so.

Septic Systems and Wastewater Disposal

The Town does not currently have access to sanitary sewer service. That service will, when installed, be under the jurisdiction of the Hi-Desert Water District, not the Town. The District is currently designing Phase 1 of its sanitary sewer system, which is expected to be implemented between 2010 and 2012. These facilities will be installed along the Highway 62 corridor, and will primarily serve commercial and multi-family residential development. Future projects which occur outside the Phase 1 system will, as they are currently, be required to install on-site wastewater treatment plants, and dry-sewer lines for future connection to the Town-wide system. All residential projects on lots of ½ acre or less have been required to implement these standards for the last four years. This requirements, imposed by the Regional Water Quality Control Board, is not under the control of the Town, and has not deterred projects from being constructed. Some single family projects have joined together to proposed a centralized system, while others have proposed site-specific systems. As the District expands its facilities, this potential constraints will lessen, however, providing on-site wastewater treatment for new affordable housing projects in Town could be an issue in this planning period.

Environmental Constraints

Flooding

A Master Drainage Plan has been developed by a consulting engineer, to determine flood hazards in discreet regions. These regions are described in more detail in the Flooding and Hydrology Element of the General Plan. The Residential Multi-Family and Old Town Mixed Use designations occur primarily on the Town's major roadways, where improvements to the drainage system have been implemented. Should a project be proposed adjacent to an unimproved channel, the project would be required to construct Master Plan facilities.

Seismicity

The Town occurs over a number of earthquake faults, some of which were not identified until the 1992 Landers earthquake. The Town enforces the most stringent provisions of

the Uniform Building Code for seismic areas, which provide the best protection against earthquake damage.

Major seismic hazards include ground rupture, strong ground shaking, the potential for rockfalls, landslides, uneven settling and other threats. A more thorough discussion can be found in the Seismic Safety Element of the General Plan.

HOUSING NEEDS

Inventory of Units at Risk

Expiration of affordability restrictions can occur for a number of reasons. It can result from early redemption of housing revenue bonds, thereby removing income restrictions or other similar mechanisms. Other reasons for eliminating income restrictions include loss of tax shelter benefits for owners of affordable projects due to changes in the federal tax structure, although the Low Income Housing Tax Credit was made permanent by the U.S. Congress in 1993. Finally, owners of projects with a Section 8 contract generally have an eligible “opt-out” date when they may choose not to renew the Section 8 contract.

The subsidized multi-family projects in the Town of Yucca Valley include the following:

Table III-18
Assisted Units in the Town of Yucca Valley

Apartment/Agency	Address	# of Units
Sunwest Villas	7017 Mohawk Trail	50
Sunnyslope Apartments	6947 Mohawk Trail	33
County Housing Auth.	7441 Cherokee Trail	6
	7333 Dumosa Avenue	11
	55730 Pueblo	4
	56021 Papago Trail	9
Section 8 Certificates		32
Total		145

None of these projects will be at risk in the next ten years. The County fully intends to maintain its units, and the privately held projects will continue to be required to comply with restrictions imposed with their original financing.

Preservation of Assisted Units

The following programs are available in Yucca Valley to provide assistance to affordable housing projects.

Redevelopment Agency Programs

California Redevelopment Law mandates that 20% of each Redevelopment Area’s Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In

some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households.

State law authorizes the use of redevelopment funds to make sites available for the construction of new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas.

In addition to providing funds for a wide range of local housing programs, redevelopment enables the Town to issue bonds and otherwise finance housing construction and to acquire land for new housing. Redevelopment agencies also have eminent domain to acquire sites for housing, both within and outside of a project area.

As the Town's set-aside funds have grown, the Agency's ability to assist in the preservation of units, or the construction of new units, becomes possible. The Agency has assigned \$150,000 annually in its Implementation Plan to fund new affordable housing development through 2009. It is expected that similar funds will be assigned in the next Implementation Plan. Specific programs are currently being developed, and will reflect the policies and programs in this Housing Element.

State Housing Programs

The State Department of Housing and Community Development provides a number of programs for the construction and rehabilitation of housing units. These programs include both loans and grants, and are generally competitive. Should the Town be notified that one of the existing affordable projects were at risk, it will have an opportunity to compete for funds through these programs.

2006-2014 Housing Needs

The Department of Housing and Community Development and the Southern California Association of Governments (SCAG) were responsible for developing the Regional Housing Needs Assessment (RHNA) for all communities within SCAG's region. The RHNA was further refined through the San Bernardino Association of Governments, which developed allocations for all San Bernardino municipalities. Table III-19 illustrates the RHNA allocation for the 2006-2014 planning period in Yucca Valley.

**Table III-19
RHNA by Income Category, 2006-2014**

	Units
Extremely Low	280
Very Low Income	280
Low Income	399
Moderate Income	474
Above Moderate Income	1,076
Total Units Needed	2,510

Income Limits

The Department of Housing and Community Development annually issues income limits for each county in the state. In 2008, the income limits, based on household or family size, are:

**Table III-20
Income Limits for San Bernardino County 2008**

# of Persons	Moderate	Low	Very Low	Extremely Low
1	\$52,100	\$37,300	\$23,300	\$14,000
2	\$59,500	\$42,650	\$26,650	\$16,000
3	\$67,000	\$47,950	\$29,950	\$18,000
4	\$74,400	\$53,300	\$33,300	\$20,000
5	\$80,400	\$57,550	\$35,950	\$21,600
6	\$86,300	\$61,850	\$38,650	\$23,200
7	\$92,300	\$66,100	\$41,300	\$24,800
8	\$98,200	\$70,350	\$43,950	\$26,400

Quantified Objectives

Based on the issues identified in this Element, and the Town’s RHNA allocation, the following quantified objectives have been established.

**Table III-21
Quantified Objectives**

Income Category	Extremely Low	Very Low	Low	Moderate	High	Total
New Construction	280	280	399	474	1,076	2,510
Rehabilitation	30	30	60	0	0	120
Conservation	10	10	5	0	0	25

Energy Conservation

Title 24 of the Uniform Building and Electrical Codes specifies standards for energy conservation, which are implemented by the Town. In addition, the High Desert Water District and the Town work closely to require water conserving landscaping plans, which require approval by the district for multi-family, tract and commercial projects. In addition, the Town encourages the inclusion of green building techniques in new projects, and recently approved a project which proposes LEED certification. The Town is also exploring energy conservation and environmental programs which would be implemented as policy or municipal code. These programs are planned for the current planning period.

PUBLIC PARTICIPATION

As part of this Housing Element update, a public workshop was held at the Community Center. The workshop was advertised in the High Desert Star, and flyers were sent to local and regional housing developers. In addition, a meeting of the Town Council and Redevelopment Agency Board was held to discuss policy direction for the Element, and establish parameters for the Agency's funds in this planning period. This meeting was advertised in the High Desert Star. Public hearings were also held before both the Planning Commission and the Town Council as part of the adoption process.

In addition, contacts were made with all providers of affordable housing within the Town, with particular emphasis on agencies such as the San Bernardino Housing Authority, and similar groups.

FUTURE DIRECTIONS

It is the responsibility of the Town of Yucca Valley to maximize private and public efforts to provide adequate and affordable housing opportunities to all of its residents regardless of race, religion, sex, marital status, ancestry, national origin, or color. The Town must coordinate with County and State agencies to assist in the development of adequate housing to meet the needs of low and very low income households, to conserve and improve the condition of existing affordable housing stock, and to make available information regarding the wide range of programs available for housing rehabilitation, construction and assistance.

The Town also has the opportunity to facilitate the development of affordable housing by the private sector, through the use of Redevelopment Agency programs, as well as through the facilitated use of other governmental programs. As the Town is now receiving set-aside funds in excess of \$100,000 annually, it will be able, during this planning period, to implement more substantial programs to assist in the provision of affordable housing in Town.

HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.

GOAL 2

The development of affordable housing projects to meet the community's need.

GOAL 3

The maintenance and rehabilitation of the Town's core neighborhoods.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Program 1.A

Maintain the Home Improvement Program allowing grants and loan assistance programs for qualifying very low and low income households in order to encourage the rehabilitation of 120 existing housing units. Flyers advertising the program shall be posted at the Community Center, the Library, and sent to local churches and social service agencies.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Program 1.B

All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 1.C

Continue to identify existing neighborhoods with substandard infrastructure, including unpaved or partially paved roads, substandard water lines, and flooding problems, and quantify the need for improvements.

Responsible Agency: Community Development Department; Building Department

Schedule: Ongoing

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Program 2.A

Maintain and update as necessary the inventory of all land suitable for residential development.

Responsible Agency: Community Development Department

Schedule: Annually

Program 2.B

Maintain land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with the low density rural character of the Town.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 2.C

The Redevelopment Agency shall establish a lot consolidation program for the Old Town Specific Plan area. The program will focus on the purchase of smaller lots (less than one acre in size) with set aside funds, for purposes of building housing units for extremely low and low income households. The Town will provide technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation and providing available funding through the Agency and incentives to encourage consolidation of parcels, as appropriate.

Responsible Agency: Redevelopment Agency

Schedule: 2010-2011, Annually thereafter

Program 2.D

The Town's Community Development Department will monitor capacity of all Specific Plan lands listed in the Inventory (Table II-14), and assure that sufficient capacity to accommodate the Town's lower income need remains. Should capacity not remain, the Town will initiate appropriate General Plan Amendments and Zone Changes to restore that capacity.

Responsible Agency: Community Development Department

Schedule: Annually

Program 2.E

To incentivise development in the Specific Plan area, the Redevelopment Agency will consider financial participation in land acquisition, infrastructure and development costs, and/or subsidy of rental or ownership units for low, very low and extremely low income units.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Policy 3

Meet the housing needs of the extremely low, very low, low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A

The Town's Density Bonus Ordinance shall be updated and maintained current with State requirements.

Responsible Agency: Community Development Department

Schedule: 2008-2009; Ongoing

Program 3.B

Continue to coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, particularly for extremely low income households, and HOME rental property rehabilitation programs within the Town are actively pursued.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing

Program 3.C

Work with private organizations in assisting whenever possible in the housing of handicapped residents in the community. The Town Council shall consider the waiver of planning and engineering plan check fees for such projects as they occur.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 3.D

Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at Town Hall and at the Library.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 3.E

Continue to work with the County of San Bernardino Housing Authority to encourage the development of the 11 acres owned by the Housing Authority in Town for affordable housing.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing

Program 3.F

Amend the Development Code to allow Homeless Shelters by right, with approval of a Site Plan Review, in the Industrial and/or Public/Quasi-Public zoning designations.

Responsible Agency: Community Development Department

Schedule: 2008-2009.

Program 3.G

The Redevelopment Agency shall establish a program of incentives for the development of housing for extremely low and very low income residents which shall include application fee waivers, plan check fee waivers, and financial assistance with infrastructure improvements, particularly the installation of on-site wastewater treatment facilities. These incentives shall be funded through the Agency's set-aside funds.

Responsible Agency: Community Development Department

Schedule: 2008-2009

Program 3.H

Consistent with the requirements of Government Code 65583, the Town Development Code will be amended as follows:

- a. Single Room Occupancy shall be defined in the Development Code.
- b. Single Room Occupancy shall be added as a Conditionally Permitted Use in the Industrial zone.

- c. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the the same zone.

Responsible Agency: Community Development Department
Schedule: 2009-2010

Program 3.I

The Development Code shall be clarified to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure shall be established to provide exception in zoning and land use for persons with disabilities.

Responsible Agency: Community Development Department
Schedule: 2010-2011

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A

Expediently calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.

Responsible Agency: Redevelopment Agency
Schedule: Annually

Program 4.B

The Redevelopment Agency will develop program(s) for the development of new residential units for very low income households and assign set-aside funds for these units. The program(s) may include leveraging the Town's limited funds by participating in projects through land acquisition; fee waivers and infrastructure support; or partnerships with affordable housing development entities.

Responsible Agency: Redevelopment Agency
Schedule: 2009-2010

Program-4.C

Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans (such as HOME funds and California LMI Tax Credit funds) as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these applications within 30 days of receipt. When conditional use permits or development review is required prior to application submittal, the Town shall fast-track such applications to ensure that submittals are not delayed, assuming a timely submittal by the developer.

Responsible Agency: Community Development Department; Redevelopment Agency
Schedule: Ongoing

Program 4.D

Continue to distribute the County of San Bernardino's handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 4.E

Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A

Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department

Schedule: Ongoing

Policy 6

Ensure that new housing projects are designed in an energy efficient manner.

Program 6.A

Ensure that new development and rehabilitation efforts maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Responsible Agency: Community Development Department

Schedule: Ongoing

Program 6.B

Encourage the use of LEED design principles in multi-family projects, to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the application review process.

Responsible Agency: Community Development Department

Schedule: 2008-2009, Ongoing

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

Program 7.A

Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.

Responsible Agency: Community Development Department

Schedule: On-going, as Specific Plans are submitted.

Program 8.B

Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure.

Responsible Department: Redevelopment Agency

Schedule: Continuous

Program 8.C

Ensure that in-fill development occurs in areas with adequate infrastructure development to support build-out of the neighborhood, including streets and water and sewer lines.

Responsible Department: Community Development Dept.

Schedule: Continuous

Program 8.D

Promote development of mixed use projects in the Old Town Specific Plan area which combine high density residential with local commercial services, and provide a cohesive and pedestrian friendly neighborhood at the Town's core. The Redevelopment Agency

shall post Table III-14 on the Town web site as part of a page dedicated to development opportunities in the Old Town Specific Plan area.

Responsible Agency: Community Development Department

Schedule: 2008-2009, Ongoing.

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 9.A

Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.

Responsible Department: Community Development Department; Redevelopment Agency; Housing Authority

Schedule: 2000-2001; Continuous

Program 9.B

Amend the Development Code to allow Second Units on single family residential lots consistent with State law.

Responsible Agency: Community Development Department

Schedule: 2008-2009.

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 10.A

Maintain the Home Rehabilitation Program to enable 10 senior residents to maintain and rehabilitate their homes. Flyers advertising the program shall be posted at the Community Center, the Library, and sent to local churches and social service agencies.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Program 10.B

Provide assistance to developers of affordable senior housing through Housing set-aside funds whenever possible.

Responsible Agency: Redevelopment Agency

Schedule: Ongoing

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Program 11.A

Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 11.B

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A

Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 12.B

Ensure that affordable and senior housing projects are located in areas with adequate public improvements, including streets and sidewalks.

Responsible Agency: Community Development Department

Schedule: Continuous

Appendix A
Vacant Land Maps

PARKS, RECREATION, AND TRAILS ELEMENT

PURPOSE

The purpose of the Parks, Recreation and Trails Element is to describe the Town's existing public parks, trails, and other public and private recreational facilities and their amenities, and to identify the need for additional lands and to establish goals, policies, programs, and implementation strategies for future park and trail facilities as appropriate. Two separate discussions are included, dividing the Element into two distinct primary components: Parks and Trails. This approach is necessary to clearly differentiate the requirements and parameters of each component. The Parks section describes each park, its acreage, amenities available, and location. The Trails section includes specific descriptions of bicycle, pedestrian and equestrian paths and their incorporation into the park system (Also see the Circulation Element).

The provision of parks and recreational facilities is an important municipal service which reflects and enhances the quality of life in a community. Recreational areas should not be confused with open space areas, which can be left unimproved for safety or conservation reasons (Please see Open Space, Mineral, Energy and Conservation Element). Parks provide easily accessible open space areas, recreational facilities, and organized sports areas, allowing people to have direct contact with the natural and man-made environment. In addition to attracting all types of users within the Town, parks and recreational facilities play an important role in attracting new residents and tourists, a key to economic growth.

PARKS

BACKGROUND

The Parks, Recreation and Trails Element is directly related to other Elements of the General Plan, including the Open Space, Mineral, Energy and Conservation and Lane Use Elements in the designation and preservation of open space/recreation areas, and the Community Design Element in its integration of pedestrian access and recreation areas in core areas of the community. The Element is also related to the Economic Development, Noise and Circulation Elements in use of buffers, trails, and open space to enhance the natural resources of the community. It is, therefore, also related to the Open Space, Mineral, Energy and Conservation Element.

General Plan to include areas particularly suited for park and recreational purposes. The definition of recreational areas includes those areas with access to lake shores, streams, and lands serving as links between major recreation and open-space reservations, including utility easements, the banks of rivers and streams, trails, and scenic highway corridors¹. In addition, Government Code Section 65561 states that the preservation of park land is necessary not only for the maintenance of the economy of the state, but also for assurance of the continued availability of land for the enjoyment of scenic beauty and recreation. The Quimby Act allows the collection of fees to assure funding and lands for the coordinated development of recreational facilities and their programs, optimizing the availability and use of these valuable community assets.

The three types of parks serving the Yucca Valley area are community, neighborhood, and mini (pocket) parks. These parks can be considered either passive (parks meant for the enjoyment of sitting, picnicking, and hiking) or active (parks with sports fields, exercise equipment, and playground areas). Of major importance in the Parks, Recreation and Trails Element are the parks-to-population formulas used to assure adequate park and recreational space for all residents in the future. In order to use these formulas, national standards for various types of parks must be understood.

The following table provides the national standards established by the National Recreation and Parks Association for various types of parks.

¹ Office of Planning and Research, "State of California General Plan Guidelines" Sacramento, CA, June 1987, Page 129

Government Code Section 65560 requires the Town's

**Table III-38
Standards for Recreation Areas²**

Type of Park Area	Acres/1,000 Pop.	Ideal Site Size/Min.	Radius of Area Serv.
Comm. Parks	5.0	50 AC./25AC.	4.0 Miles
Neigh. Parks	1.0	15+AC./15AC.	0.5 Miles
Playgrounds	1.0	15+AC./15AC.	0.5 Miles
Play fields	1.5	15 AC./10 AC.	1.5 Miles
Mini-Parks	0.25	1 AC./0.5 AC.	0.25 Miles

Using this information as a guide, a standard of 5 acres of developed parkland for each 1,000 residents was established as criteria for the Yucca Valley area. Although the community currently (1995) has a total of 159.6 acres of parkland, only 30.1 acres has been developed. In 1990, a Parks and Recreation Task Force set a minimum standard of 3.0 acres per 1,000 persons. However, due to the Town of Yucca Valley's natural setting, lack of commercial recreational alternatives, and its need for added park space, the Town has set an overall goal of five acres per 1,000 residents, consistent with the National Recreation and Parks Association standard³.

Types of Parks

According to the National Recreation and Parks Association, there are three types of parks that can serve the immediate community: community parks, neighborhood parks or playgrounds, and mini-parks. A balanced mix of these facilities will reflect the need/demand of the Town and its changing demographics.

Community parks serving the Town of Yucca Valley are the Community Center Complex, and the currently undeveloped North and South Parks. The Community Center Complex of Yucca Valley serves as the recreational node within the community. Among its many amenities, the Community Center houses a Senior Center, sports fields, a passive sitting area and the Hi-Desert Nature Museum. To the north of the complex is a six-acre parcel which provides an opportunity for potential future expansion of recreation facilities. The construction of a BMX Bicycle Racing Park has been completed, and other uses on the north side of the wash, near the Community Center, are being considered.

This or similar recreational amenities could create additional opportunities for older children and teenagers, while creating opportunities for community involvement.

Community parks are best suited for areas planned for

intense development. Their uses include recreational facilities, or areas of natural quality for outdoor recreation such as walking and picnicking. This type of park should be easily accessible to the community it serves. Community-scale parks serve residents and visitors alike, and are typically associated with a central place or major public facility, such as a school or civic center. Although North Park and South Park are categorized as community parks, they are not located near areas of intense development nor are they fully utilized, due to their location on the outer perimeter of the Town limits. They are not associated with a central public facility and therefore, it may be appropriate to consider alternative community park locations. The North and South Parks, with their natural surroundings, are considered nature parks best suited to passive activities such as hiking, picnicking, and viewing. They can also serve as starting or rest points for multi-use trails. In the future they can ultimately be developed as nature-related park facilities with improved trails and trailheads describing the flora and fauna within the parks' perimeter.

Neighborhood parks within the Town include Machris, Roadrunner, Paradise, and Hi-Desert Parks. Doran May Park may also be categorized as a neighborhood park, although it is secured by a joint-use agreement with County Transportation/Flood Control. Neighborhood parks are the most common and most frequently used, serving the immediate neighborhood population with game fields, large playgrounds and apparatus areas, and wading pools. This type of park is also best suited for neighborhoods planned for intense development and are to be geographically centered for safe walking and bicycle access, with linkage to trails and bicycle paths. Neighborhood parks, such as the Roadrunner Park cooperative-use facility, can be developed as shared facilities between schools and the community as a whole.

Mini-parks, or pocket parks, are very popular in new housing developments. They are sometimes called "tot lots" or "sitting parks." For this reason they are considered specialized facilities that serve a concentrate or limited population, or specific group, such as very young children or seniors. The Mini-parks of Yucca Valley include, Triangle Park, and Desert Christ Park. Triangle Park has been "adopted" by the Rotary Club, which will provide for its maintenance and operation (Please see Funding Programs).

² According to the National Recreation and Park Association. Note: Since the NRPA's Standards are flexible, the standards shown are recommended breakdowns of the amount of acreage for each park type. The interests of the Town have been taken into consideration when choosing the five acres of total developed parkland per 1,000 population standard.
³ In Accordance with National standards shown above.

Generally, mini-parks are located inside a neighborhood, within or in close proximity to apartment complexes, town house developments, senior housing or any other complexes that require added recreational space. Due to the acres of parkland needed within the Town, and the high level of maintenance required for mini-parks, they are not considered a high priority park type in the Town of Yucca Valley. They are, however, an integral part of a well- rounded community park system.

Existing Park Facilities

In 1995, the Town of Yucca Valley park and recreation facilities consist of five usable, existing parks that are developed or partially developed, including: the Community Center, Machris Park, Hi-Desert Park, Paradise Park and Triangle Park. North Park and South Park are currently usable for hiking, but are technically considered undeveloped for acres-per-population calculations. Although frequently used by Town residents, Roadrunner Park, Desert Christ Park, and the Boys and Girls Club facilities are not leased or owned by the Town, so they are not included in calculations for the total acres of parkland required per 1,000 residents. Joint-use lands such as school facilities are temporary and are also excluded from these calculations.

Table III-39 shows park and cooperative-use facilities and includes the number of developed acres within each facility. Calculations establish the amount of acres per 1,000 residents currently (1995) and at build-out. Exhibit III-4 indicates neighborhoods and the park or cooperative-use facilities that serve them.

Additional Facilities

The Blue Skies Golf Course, an 18-hole, 6,400 yard regulation course, adds to the various recreational facilities offered to residents, visitors, and tourists. Areas adjacent to the Town also providing park and recreational amenities include the Joshua Tree National Park and the Big Morongo Canyon Wildlife Preserve. These facilities serve Yucca Valley residents and visitors with hiking, climbing, and sight-seeing opportunities throughout the year (Also see the Open Space, Mineral, Energy and Conservation Element).

Cooperative Agreements/School Facilities

Cooperative (joint) use agreements can further expand the Town's potential recreational opportunities. Cooperative agreements typically consist of a formal agreement between a school (or any other organization) and a town's recreation division to share and coordinate use at additional facilities, allowing for the optimum use of existing recreational areas.

The Town of Yucca Valley leases lands of the Hi-Desert Park from, and has a joint-use agreement with the Morongo Unified School District to operate the pool at Yucca Valley High School. School facilities can be made available to the Town for community programs during after-school hours as the need arises, allowing for lower capital expenditures and additional funds to be spent on activities programming. School District facilities used in cooperative agreements with the Town of Yucca Valley at this time include the pool and shower facilities at Yucca Valley High School, and at other times have included the Yucca Valley High School gymnasium, various football and baseball fields, tennis courts, and multipurpose rooms located at other schools. Sports organizations and school groups, in turn, cooperatively use park facilities, significantly increasing the need for recreational areas. With increased population projections, temporary cooperative-use contracts and the developed park areas in the Town are not sufficient to meet the growing demand for recreational facilities.

Table III-39
Town of Yucca Valley Developed Parks Inventory

Name	Type	Dev. Acres	Total Acres	Tot. Acres ⁴ per 1,000	Property Owner	Amenities
				0.78 acres		
Community						
1. Community Center	Active	14 ac.	29 acres		Town	2,5,6,7,8,9,10,11,14,16,18, 19, 20, 22 23, 24,26
<u>Special Facilities</u>						
Senior Center	Active				Town	Features programs for seniors.
Hi-Desert	Museum				Town	Nature Museum with live desert reptiles and other animals.
2. North Park (ND) ⁽⁵⁾	Passive	0 ac.	80 acres		BLM (lease)	Undeveloped
3. South Park (ND)	Passive	0 ac.	40 acres		BLM (lease)	Undeveloped
				0.84 acres		
Neighborhood						
4. Machris Park	Active	10 ac.	12.5 acres		Town	5,8,9,10,11,16,17,22,26
5. Hi-Desert Park	Active	5 ac.	5 acres		Morongo Unified (lease)	2,5,8,9,10,11,16,17,19
				.061 acres		
Mini						
6. Paradise Park	Active	1.0 ac.	1.0 acre		Town	2,8,9,10,16
7. Triangle Park	Passive	0.1 ac	0.1 acres		Town	16

Total Dev. Acres in 1995=30.1 Current Total Dev. Acres per 1,000 in 1995=1.6⁽⁶⁾

Total Possible Dev. Acres=159.6 Total Possible Dev. Acres per 1,000 in 1995=8.4

Total Possible Dev. Acres per 1,000 in 2015=2.6⁽⁷⁾

Acres Currently Needed to Dev. Town Parks in 2015=311

<u>Possible Cooperative Use agreement Recreational Facilities</u> (Lands not owned or leased by the Town)						
Doran May Park (ND)	Active	0 ac.	5 acres		Co. Flood Dist.	Undeveloped ⁽⁸⁾
La Contenta Jr. High	Active	N/A	N/A		School District	2,3,5,7,14,15,16,21
Yucca Valley High	Active	N/A	N/A		School District	1,2,3,5,7,12,13,14,15,16,17,21
Yucca Valley Elem.	Active	N/A	N/A		School District	2,4,5,6,7,9,14,15,16,
Yucca Mesa Elem.	Active	N/A	N/A		School District	2,5,6,7,9,15,16
Boys and Girls Club	Active	2.5 ac.	13.7 acres		Boys and Girls Club	13,14,15,16,22,26
Roadrunner Park	Active	7.5 ac.	7.5 ac.		Tri-Valley Little League	1,5,8,11,15,16
Desert Christ Park	Passive		3.3 ac.		Museum Association	8,15,16

- | | | | |
|--------------|-------------------|------------------|------------------|
| 1=BASEBALL | 8=PICNIC AREA | 15=REST ROOMS | 22=CRAFT CENTER |
| 2=BASKETBALL | 9=PLAYGROUND | 16=DRINKING FNT. | 23=SENIOR CENTER |
| 3=FOOTBALL | 10=BARBECUE | 17=TENNIS | 24=MUSEUM |
| 4=HANDBALL | 11=SNACK BAR | 18=SOCCER | 25=HIKING TRAILS |
| 5=SOFTBALL | 12=POOL | 19=HORSESHOES | 26=MEETING ROOMS |
| 6=TETHERBALL | 13=GYMNASIUM | 20=SHUFFLEBOARD | |
| 7=VOLLEYBALL | 14=MULTI-PURP. RM | 21=BADMINTON | |

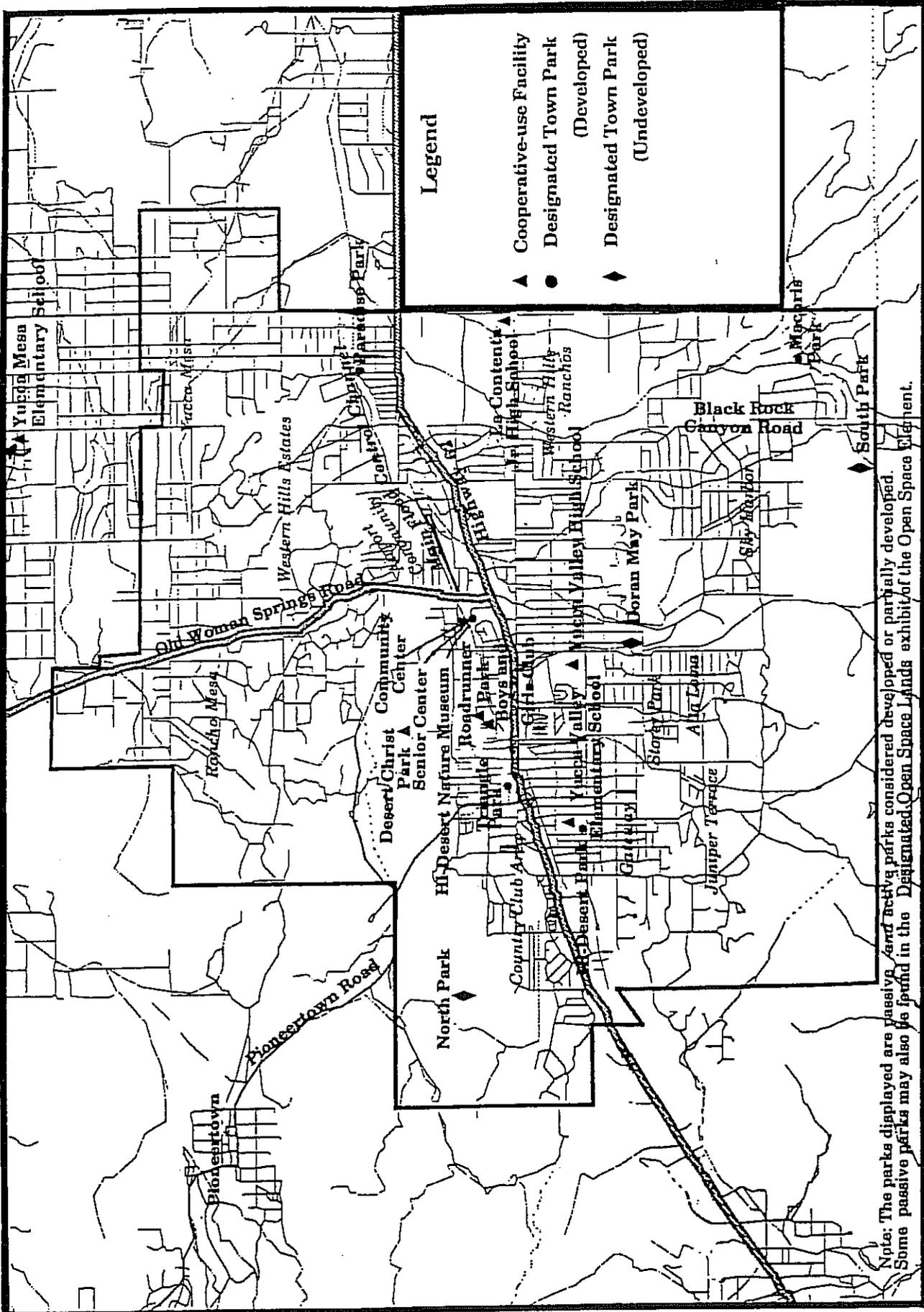
⁴Total number of developed (built up) park acres as dictated by the Quimby Act.

⁵"Not Developed", as stated in the Quimby Act to be used in acres per 1,000 population calculations.

⁶1995 population of 19,000 was used.

⁷The year 2015 considered built-out for these calculations. Population in 2015 was projected at 62,223 using 2.55 future people per household and a 0% vacancy rate per dwelling unit.

⁸Correspondence from Shane Stueckle, October 27, 1993.



Note: The parks displayed are passive and active parks considered developed or partially developed. Some passive parks may also be found in the Designated Open Space Lands exhibit of the Open Space Element.

Source: Urban Decision Systems, Yucca Valley Proposed Town Limits Polygon in CA.

Parks and Cooperative-Use Facilities - Town of Yucca Valley

Exhibit

Aquatic Center

A survey conducted in the community in 1984, regarding the parks within the Town of Yucca Valley, concluded that the preferred recreational facilities of those residents surveyed included additional neighborhood parks, a gymnasium, and a community swimming pool or aquatic center.

The Yucca Valley High School outdoor pool facility currently provides an important joint-use to the entire community. Unfortunately, due to the substantial expense, the pool is only heated during the summer months. This considerably reduces the pool's potential use, also making community swim teams nonexistent. The community has shown a need for an aquatic center that will be heated and usable year-round. It is suggested that an indoor pool facility be built to accommodate the need for adequate year-round swimming facilities within the community. An aquatic center complex could attract a larger number of specialized community groups, including very young children and seniors, by providing different water activities, including exercise classes and rehabilitation as well as competitive sports and recreation. The ideal location for this type of facility would be in the already established Community Center area.

Sports Complex

There has been discussion regarding the construction of a sports complex in the eastern portion of Town. This facility would provide substantial recreational opportunities for the community and could potentially include tennis courts, baseball diamonds, volleyball courts, public buildings for crafts and other activities. There are no actual plans for the construction of this facility at this time (1995).

Doran May Park

Doran May Park is a joint-use facility owned by the County Flood Control District. It has the potential to add five additional acres of parkland for the Town's use. Although the Town of Yucca Valley does not own this land, it is a usable piece of parkland in a relatively prime park location that can be incorporated into the Town's park system.

The Boys and Girls Club

The Boys and Girls Club, as of 1995, has a cooperative use agreement with the Town of Yucca Valley. Activities are planned and coordinated between the Boys and Girls Club and the Community Services Department. Additionally, the Town and the Boys and Girls Club are currently working on an expansion of the Club. The Club includes a gymnasium, game rooms, and multi-purpose rooms.

Financing, Land Acquisition and the Quimby Act

The Quimby Act (*Government Code, Section 66477*), a Section within the Subdivision Map Act, authorizes local governments to require dedications of public park improvements or the payment of in-lieu fees for parks and recreational facilities if the Town's General Plan contains policies and standards for park and recreation facilities. The purpose of the Subdivision Map Act (*Government Code Sections 66410 et seq.*), from which the Quimby Act is derived, is to establish state-wide uniformity in local subdivision procedures.

In accordance with the Quimby Act, The County of San Bernardino Yucca Valley Parks Advisory Task Force of 1990 adopted the standard of 3.0 acres of parkland per 1,000 persons as adequate for local recreational space needs. It is recommended that the Quimby Act's maximum standard of 5.0 acres per 1,000 persons be adopted, based on the Town's future growth, for the self-sufficiency of the community and its need for quality facilities. Additional parkland shall be provided in close proximity to residential areas and should be appropriately distributed throughout the community.

The Community Center Authority, a governing body specifically developed to help obtain and finance the community center site in Yucca Valley, purchased the Town's community center property through General Obligation (G.O) Bonds during the late 1970's⁹. According to the Quimby Act. Parameters can be set for the development of local requirements for park and recreation dedications or donations. The Quimby Act states that the Town may require the dedication of land, or impose an in-lieu fee, or a combination of both.

The dedication of lands and payment of in-lieu fees are specifically directed toward the provision of park and recreation areas, and are applied as a condition of approval of a tentative tract or parcel map. In addition to single-family home subdivisions, it is recommended that the Town also consider dedications or in-lieu fees for additional parks in non-subdivision related developments such as apartment or condominium complexes. The Quimby Act further states that the amount of land dedicated or fees paid are to be based on residential densities resulting from approval of a tentative subdivision map or residential development plan. In addition to the funding of bonds, the concept used by the County of San Bernardino Yucca Valley may also use the Quimby Act to full advantage by imposing fees on all eligible developments, as described in the Quimby Act, to accommodate the growth in demand these developments will create.

⁹ Schooler, James, "Telecommunication with James Schooler", September 30, 1993.

Funding Programs and Maintenance

From as early as 1909, legislation had been enacted to help towns and cities acquire and preserve areas for recreational use. Funding for the acquisition of additional parkland can be difficult for most small towns, but there are statewide programs available that can help alleviate the tedious procedure of parkland financing. The following discussion provides a summary of these options¹⁰.

Special Assessments-State Law authorizes local governments to assess property owners for open space and recreational purposes. The affected land owners must be beneficiaries of the open space and the size of the individual assessment levies must be proportional to the amount of each per-parcel benefit. Assessment levies must not exceed the project's total cost.

- *Park and Playground Act of 1909*
- *Assessments under the Landscaping and Lighting District Act of 1972*
- *Developer's Fees*
- *General Obligation (G.O.) Bonds*
- *Adopt-A-Park*
- *Special Tax Revenues & Redevelopment Agency Financing*

FUTURE DIRECTIONS

Currently, neighborhood parks are few in number and developed acreage is at about one-third the national standards. In addition to lacking amenities that could entice frequent users (grass, lighting, etc.), some facilities are difficult to access due to unpaved roads and inadequate linkages to trails. Several areas considered appropriate for additional park facilities have been identified on the Land Use Map of the General Plan. These are represented by the floating symbol P, which indicates the vicinity determined appropriate for future neighborhood and community park development.

The population of Yucca Valley, 18,336 residents as of 1995, requires 92 acres of developed, local recreational park space. Currently (1995), the amount of developed acres within the Town park system stands at 30.1 (Please see Table III-39). This results in a current deficiency of 61.9 acres. With 159.6 acres within seven park sites owned or leased by the Town, and with development opportunities on much of this acreage constrained by steep terrain, it appears that additional lands must be secured and improved to address the existing deficiency. The Increase of the projected Town buildout population for the year 2015, 62,223 people, will suggest a need for total 311 acres of developed recreational land.

If the Town is to provide park and recreational facilities for the current and future demand generated by population growth, it will be necessary to establish a mechanism, such as developer's in-lieu fee, by which fees or land (or both) may be collected by the Town to develop existing and future park areas.

As future parks and recreational facilities are planned, consideration must be given to those who will utilize park facilities. If the senior population is increasing rapidly, consideration must be given to facilities that serve seniors and physically impaired members of the community. The Community Center Complex houses a Senior Center which organizes senior activities and informational services. According to the Americans With Disabilities Act, all areas accessible to the public must also be accessible to disabled persons, including seniors. Issues include wheelchair accessibility, rest rooms and other special facilities needed to enhance accessibility for the elderly and disabled. Accessibility to parks and open spaces for these special groups must be taken into account when designing and developing parks within the Town.

Parks also play an important role in attracting families with children, retirees, and tourists. As parks are developed, these areas should reflect the needs of the residents they serve. The Town's park and open space areas shall reflect the pride and respect residents have for Yucca Valley's desert and mountain environment. Yucca Valley's rural environment does not, however, replace the need for these vitally important recreational facilities, which are essential to encourage social interaction and community cohesion.

TRAILS

BACKGROUND

Trails are an important aspects of the Parks, Recreation and Trails Element, as they can provide direct access to and linkage with existing and future recreational areas. An integrated system of parks, trails, and bicycle-ways is one that can be used to provide public entry into parks and open space areas while safely avoiding conflicts with other trail users and vehicular traffic. Areas used for trails or bicycle-ways are designed to accommodate human activity on a constant basis, and can interconnect with existing and proposed federal, state, and regional systems.

Multi-use trails are an important asset to a community. In addition to creating a natural buffer between land uses, and providing additional recreational opportunities, the establishment of a multi-use trail system will ultimately provide important alternative transportation opportunities.

10 Office of Planning and Research, "Putting Action Into the Open Space Element-Techniques for Preserving Open Space and farmland", Sacramento, CA, February 1990, Page 2.

These alternative routes will create greater accessibility to commercial areas, as well as recreational and open space areas (Also see the Circulation Element).

Bicycle-ways not only provide a quick and convenient alternative form of transportation, they also reduce air and noise pollution attributed to motor vehicle use. Incentives for bicycle use, such as a reduction in required parking spaces in exchange for the placement of bicycle racks, are becoming more common, as traffic and pollution levels continue to increase.

The State of California, recognizing the importance of a community trail system, has passed legislation specifying that communities consider the need for trails systems and their planning. The California Bicycle-ways Act (Streets and Highways Code 2370-2394) requires towns to comply with safety design criteria and specifications prepared by the Department of Transportation. It also permits towns to submit plans for bicycle-ways to the Department of Transportation for review. The California Recreational Trails Act (Public Resources Code Section 5076) requires local jurisdictions preparing an Open Space Element to consider demands for trail-oriented recreational uses. Streets and Highways Code 1712 authorizes towns to enter into agreements for the acquisition, construction or maintenance of bicycle-ways.

Types of Multi-Use Trails

There are two types of trails within an active trail system: primary and secondary trails. Primary trails are expected to serve as major trail routes, while secondary trails link adjacent areas with the primary trails. A multi-use trail system is one that can accommodate all types of users, primarily hikers, joggers, bicyclists, and equestrian riders. It is important that the Town of Yucca Valley incorporate a multi-use trail system so that its diverse population will have a variety of trail types to take advantage of while enjoying the natural surroundings within the community.

Trail Development

When trails are developed for recreation, certain design concepts must be taken into consideration. Accessibility and functionality are the most significant factors. Recreational trails should connect existing open space areas, parks, schools, scenic routes, and equestrian oriented communities. This can be achieved by using existing and planned flood control channels and easements. To make trails interesting to the public, backtracking should be avoided by making all trails part of a loop, and various levels of difficulty should be incorporated into the system.

Joshua Tree National Park

One objective of the Town of Yucca Valley's trail system is to connect Joshua Tree National Park's trail system. Several hiking and riding trails currently exist in the area of the Black Rock Canyon Campground, including trails leading to the park-wide hiking trail system. Equestrian and hiking trails continue through the Black Rock Canyon, La Contenta Road, and Sheep's Pass entries, providing approximately 25 miles of trails inside the Park. Bicycles, however, are not allowed on trails within the Park's boundaries.

Safety and Security

With the incorporation of a multi-user trail system comes the potential for on-trail conflicts between different trail users and security problems. One of the most significant issues relating to multi-use trails is safety. It is important not only to provide proper linkage to landmarks and recreational areas, but to see that this system does not conflict with vehicles or other trail users. For the protection of valuables, bicyclists and equestrian riders will need security devices such as well lighted bicycle racks and hitching posts for non-home destinations. There should also be appropriate signage to declare the location of these facilities.

Standards

The Institute of Transportation Engineers (ITE) has documented the required width for safe operation of bicycles: A two-way off-street multi-use trail should have a width of 8 to 10 feet to ensure safety. Trail standards for all types are included in Table III-40 and Exhibits III-8 to compare with the standards for the multi-use trail system that is highlighted. Although a multi-use trail system is the system recommended for the Town of Yucca Valley and its rural setting, there may be a tendency in the future to integrate single use trails due to the width of the trail right-of-way and topography. The following table is representative of national trails standards and serves as a useful reference for the development of Town specific standards. It is anticipated and encouraged that private associations and other groups will assist the Town with trail maintenance.

**Table III-40
Trail Standards
Urban Standards (Maximum Accessibility)**

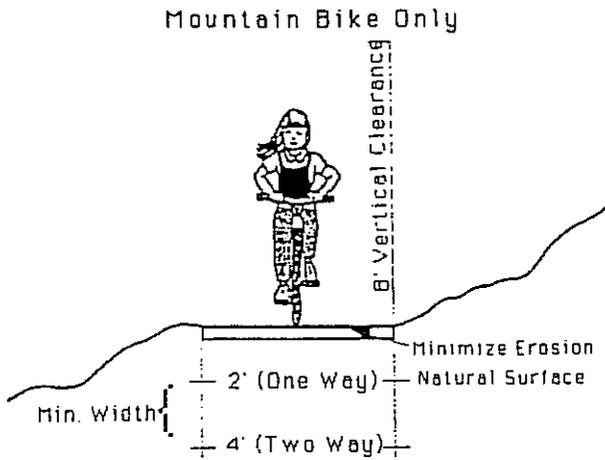
Item	Bicycle+ Pedestrian ⁽ⁱ⁾	Bicycles Only ⁽ⁱⁱ⁾	Hiking Only	Equestrian Only ^(iv)
Min. Width (one way)	10'	5'	5'	8'
Min. Width (two-way)	12'	8-10'	8-10'	10'
Surface	hardened e.g. asphalt ii	hardened e.g. asphalt	hardened	hard-pack
Shoulder	2' min.	2' min.	2' min.	2' min.
Vertical Clearance	12'	10'	10'	12'
Cross Slope	2% max.	2% max.	2% max.	2% max.
Max. Grade	5%	5%	5%	max. limit is erosion control

Low Use and Natural Area Standards

Item	Bicycle + Hiking + Equestrian ⁱⁱⁱ	Hiking Only	Mountain bicycle Only (foothill & mnt. area)	Equestrian Only
Min. Width (one way)	6-8'	2'	2'	6'
Min. Width (two-way)	8-10'	2'	4'	8'
Surface	firm all-weather & unobstructed	minimize erosion	minimize erosion	minimize erosion
Shoulder	2' min.	2' min.	2' min.	2' min.
Vert. Clearance	10'	8'	8'	12'
Cross slope	3% max.	3% max.	3% max.	3% max.
Max. Grade	5%; rest & turning areas every 200 ft. min.	max. limit is erosion control	max. limit is erosion control	max. limit is erosion control

- Notes:
- i Standards meet Caltrans Class I Bicycle-way standards.
 - ii Where equestrian uses occur, an appropriate trail material, such as decomposed granite, should be provided on the equestrian portion of the trail only; the remainder of the trail should use materials appropriate to its intended use.
 - iii Multiple use trails with both bicyclists and equestrians should be no narrower than 6 feet. A combined use trail with hiking and bicycling only should be no narrower than 4 feet.
 - iv A maximum of 20% vertical grade or as needed for erosion control, which ever is less. This can be exceeded for short distances(no more than 200').

Exhibit III-5
Trail Design Standards
LOW USE AND NATURAL AREAS



CORE DESIGN STANDARD
Bicycle Only

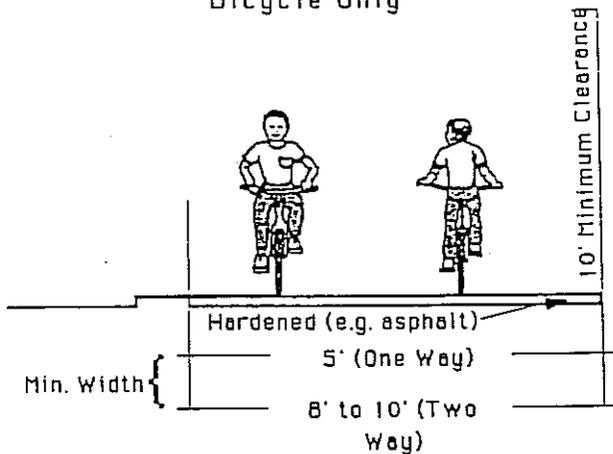
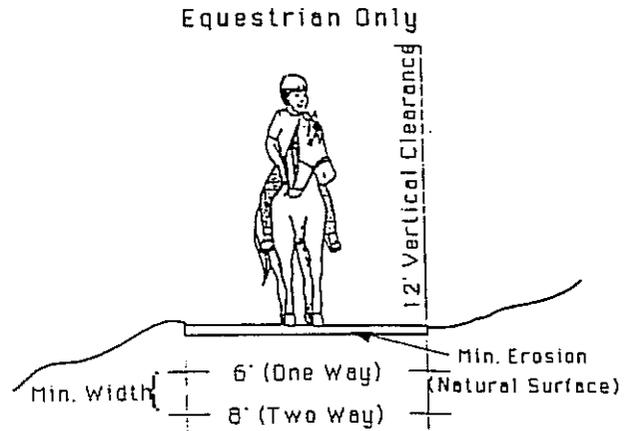
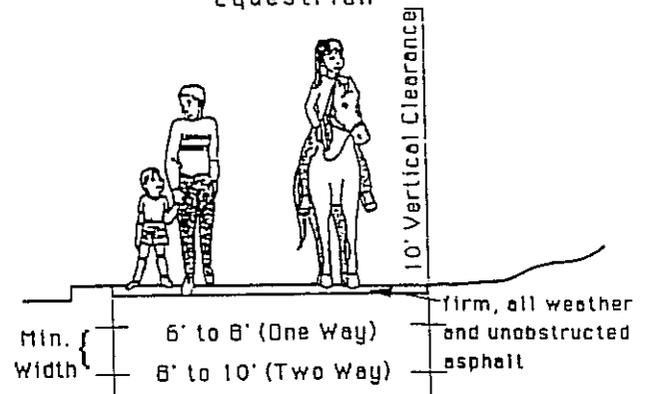


Exhibit III- 6
Trail Design Standards
LOW USE AND NATURAL AREAS



Bicycle, Hiking and
Equestrian



* Low use assumes that all uses will not occur simultaneously (pullouts may be necessary in natural areas of high use)

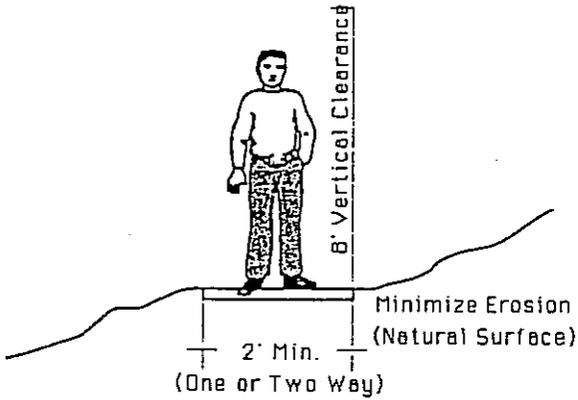
Exhibit III-5 provides standards for Bicycle Only trails for both low use and natural areas, and core community areas. While these trail systems provide for adequate access for bicycles, they do not address the many transportation needs of the Yucca valley community.

The following exhibit illustrates the recommended trail design standard, Bicycle, Hiking and Equestrian Design Standard for low use and natural areas, as well as an equestrian only trail standard for the Town of Yucca Valley. Basic trail design standards are also provided in Table III-40.

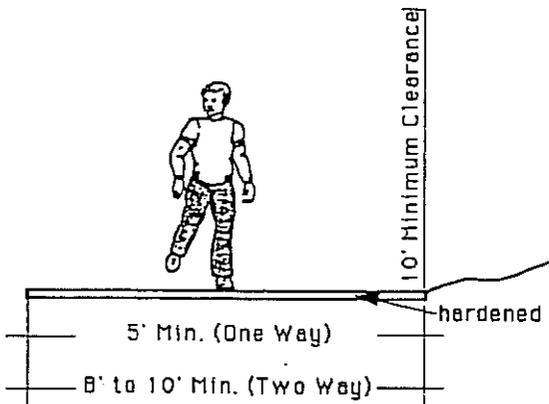
The low use and natural area multi-trail system, illustrated in Table III-40 and Exhibit III-6 is the most appropriate trail system for the wide variety of recreational activities in the Yucca Valley area. The equine community is extensive, and the facilitation of an equestrian trail system is a necessity. In addition, with the growth and development of the community, increased pedestrian access, open space areas and the encouragement of non-motorized forms of transportation, a multi-use trail system will be essential.

The Town of Yucca Valley has a unique opportunity to combine a variety of recreational activities, and to enhance the community as a whole, though pedestrian, bicycle and equestrian throughout the area.

Exhibit III- 7
Trail Design Standards
LOW USE AND NATURAL AREAS
Hiking Only



CORE DESIGN STANDARD
Hiking Only



Equestrian Only

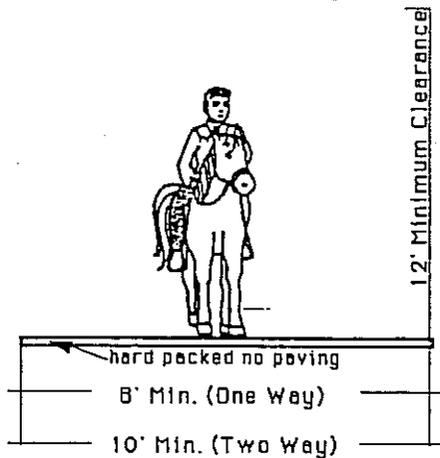
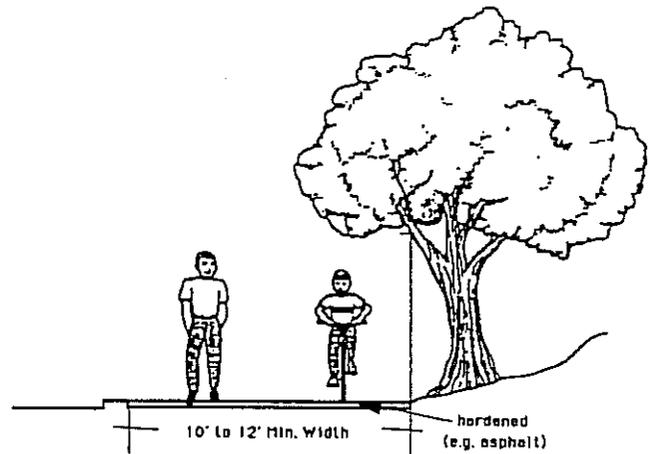
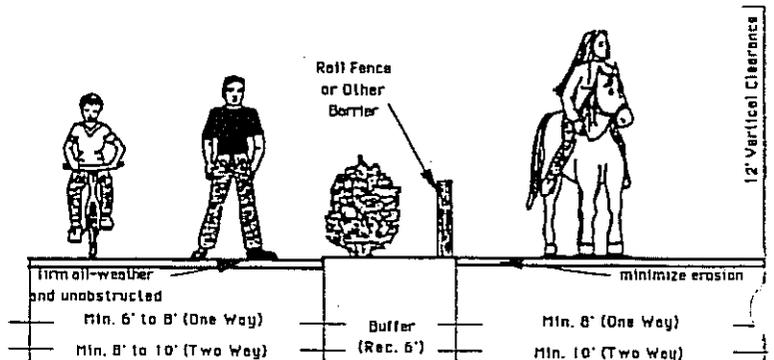


Exhibit III-7, along with Exhibit III-8 illustrate several additional options for trail systems within a community. These include: Hiking only trails for both natural and low use areas and core community areas; Pedestrian and Bicycle trails for core community areas; and, a Bicycle, Hiking and Equestrian trail system combined in one easement. Again, although these trails standards may be appropriate for various development and open space areas within the Town of Yucca Valley, the Bicycle, Hiking and Equestrian Design Standard for low use and natural areas is the most adequate for an integrated trail system within the community.

Exhibit III- 8
Trail Design Standards
CORE DESIGN STANDARD
Pedestrian and Bicycle



Bicycle, Hiking and Equestrian
Combined in One Easement

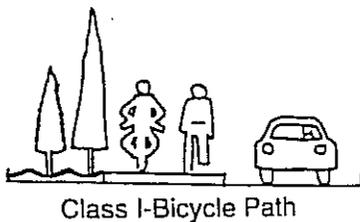
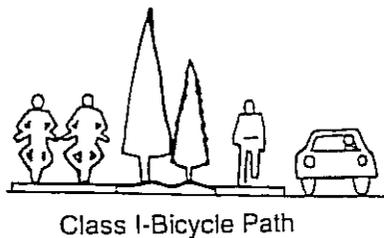


Bicycle-ways

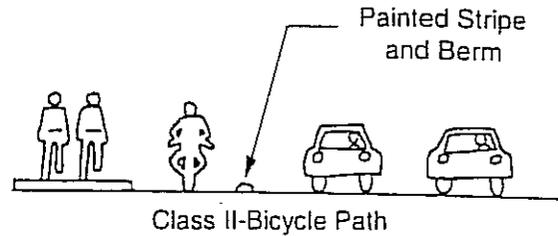
Opportunities for bicycling can decrease vehicular traffic. Bicycles account for 15% or more of daily trips in many areas of the community, due to the favorable terrain and climatic conditions that exist in the Town of Yucca Valley and the vicinity. Nationwide, it is estimated that 40% of the population owns bicycles. The nationwide bicycle ownership percentage applied to the Town's projected 2013 population of 29,981, indicates that 17,989 bicycles could be used in the community for utilitarian or recreational use. Of the three classifications of bicycle-ways that follow, only two, Class I and Class II, will be considered. A Class III Bicycle-way classification would be located only on Highway 62 and Old Woman Springs Road. This is to be a multi-use trail system, a Class III Bicycle-way is limited to bicycles and motor vehicles only.

Bicycle-way Classification

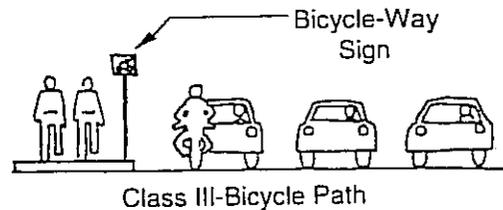
1. Class I Bicycle-way-(Bicycle path or trail) Provides a completely separated right-of-way designated for the exclusive use of bicycles. Interaction between pedestrians and vehicles is minimized.



2. Class II Bicycle-way-(Bicycle lane) Provides a restricted right-of-way designated for the exclusive or semi-travel use of bicycles with through-travel by motorists or pedestrians prohibited, but with cross flows of pedestrian and motor traffic permitted.



3. Class III Bicycle-way-(Bicycle route) Provides for a right-of-way designated by signage or permanent markings with shared use with pedestrians and/or motorists.



Equestrian Trails

The equestrian ridership generated within the Town is estimated at 200 members within the Horseman's Association, and hundreds of additional horses with riders who do not belong to the Association. In addition, an unknown number of horseback riders could be attracted to pass through the Town if the trail system is linked to a regional system or the Pacific Crest Trail, west of the Town limits.

Jogging and Hiking Trails

Although it is unknown how many joggers and hikers reside in the Town, the number of these trail users could grow substantially if safe and convenient facilities were to be developed through scenic, open space areas.

Costs

The costs to develop a trail system can be significant when considering land acquisition, trail construction, and continuing operation and maintenance. Therefore, it is important to secure the use of appropriate easements from utility companies, public and private, whenever possible. Taking into consideration construction costs only, the average costs, based on the estimations of open space agencies in California and the United States are \$50,000 to \$80,000 per mile for a paved trail, and \$6,000 to \$15,000 per mile for an unpaved trail. These costs include the construction of directly related facilities which may be required for a given trail, including: signage, parking lots, bridges and wash crossings, landscaping, fencing, and rest stations. Costs associated with land acquisition can vary significantly depending on the value of lands for other uses. According to the Marin County Open Space District, an annual operating cost of \$50 to \$60 per acre of managed trails was reported for the year of 1989¹¹.

Funding Programs and Mechanisms

A variety of funding mechanisms and other methods are available to secure trail right-of-ways, and to construct and maintain these facilities. These include but are not limited to monies from the Local Transportation Fund, Adopt-A-Trail programs, donated labor and materials, and conservation easements¹².

11 San Bernardino, San Bernardino County General Plan, San Bernardino, CA, August, 1991, App. Page 71.

12 Telecommunications with Dean Beyer, Finance Director, Town of Yucca Valley, January 12, 1994.

FUTURE DIRECTIONS

A multi-use trail system within the Town of Yucca Valley will permit hikers and riders to more fully explore and enjoy the Town and its environments. Trails shall follow and complement natural features such as natural water courses and usable mountainous areas offering a variety of surroundings and terrain. In areas of gentle topography, bicycle paths should be developed in conjunction with these trails. Interest in bicycling, hiking, and equestrian activities runs high in the Town and surrounding area, and an extensive trail system will provide another type of recreational opportunity, offering a change of environment and enhancement of the quality of life for the community's residents and visitors.

PARKS

GOALS, POLICIES AND PROGRAMS

GOAL 1

A multi-use, quality system of parks, and recreational areas that support a broad range of activities, as well as cultural, and passive open space enjoyment opportunities for current and future residents.

GOALS 2

An enhanced and expanded park and recreational system designed to provide opportunities for healthful active, passive, and cultural enjoyment throughout the Town and to all segments of the population.

POLICY 1

Develop a Parks and Trails Master Plan which will assure adequate parklands, and update and meet developed parkland acreage standards as stated in the Quimby Act.

Program 1.A

Initiate a comprehensive study to result in a Parks and Trails Master Plan. The plan shall define the types, amounts and amenities planned for current and projected needs. It shall also detail the Quimby Act requirements and other feasible financing scenarios.

Responsible Agency: Community Services Department; Community Services Commission; Town Council

Schedule: 1995-1996

Program 1.B

A facilities analysis shall be performed on a neighborhood basis to consider and plan to meet the needs of the surrounding residents when developing the Parks and Trails Master Plan.

Responsible Agency: Community Services Department; Community Services Commission

Schedule: Immediate; Continuous

Program 1.C

A town-wide park facilities analysis shall be performed to adequately assess the parklands and facilities needed specific to a future Community Center park. This analysis shall be incorporated into the Parks and Trails Master Plan.

Responsible Agency: Community Services Department; Community Services Commission

Schedule: 1995-1996

Policy 2

Plan, develop, and maintain quality outdoor recreational and open space areas, which utilize and enhance the unique aspects of the desert environment and are properly developed for the enjoyment of residents and visitors.

Program 2.A

Investigate the broad range of possible sources of purchase financing and operating revenue, including park development fees and donated lands, as collected in accordance with the Quimby Act, and other financing programs offered by the State.

Responsible Agency: Community Development Department; Community Services Departments; Community Services Commission; Planning Commission; Town Council

Schedule: Immediate, Continuous

Program 2.B

Implement a standard parks-per-population ratio of five acres of parkland per 1,000 residents.

Responsible Agency: Community Development and Community Services Departments; Community Services Commission; Planning Commission; Town Council

Schedule: Immediate, Continuous

Policy 3

Organize and implement a Parks Improvement Program to provide improvements needed for the park system to meet current and projected needs.

Program 3.A

Develop and implement a parks improvement program based upon a Parks and Trails Master Plan which provides expanded and enhanced parks and facilities through the provision of adequate security lighting, grass areas, and other improvements for optimized and safe recreating.

Responsible Agency: Community Services and Community Development Departments; Community Services Commission; Town Council

Schedule: Immediate, Continuous

Program 3.B

Install proper irrigation systems and institute proper turf management, in accordance with Town water conservation strategies, on all playing or open areas (as determined in the proposed Parks and Trails Master Plan) to enhance use and to make parks cooler and more comfortable.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Immediate, Continuous

Policy 4

Review and positively respond to the requirements in the Americans with Disabilities Act and special interest groups to assure provision of enhanced accessibility in the planning and design of parks areas, recognizing the needs of the disabled, senior citizens, and others with special needs.

Program 4.A

Enhanced accessibility shall be included in the planning of park areas, in accordance with the Americans With Disabilities Act, including increased wheelchair accessibility, rest rooms, and other requirements needed for the elderly and physically handicapped.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Immediate; Continuous

Policy 5

Evaluate alternative revenue sources, and use other forms of park financing and acquisition methods, to fund the purchase, improvement, and maintenance of the Town park system, in accordance with the Quimby Act.

Program 5.A

Coordinate the establishment of an "Adopt a Park" or comparable program, allowing volunteer groups and individuals, such as the Rotary Club and the Yucca Valley High School's Spider Program, to take charge of maintenance, funding, and equipment needs for a developing park.

Program 5.B

Vigorously pursue grant programs sponsored by public agencies, private groups, and foundations for park or open space purchases, development, and maintenance.

Responsible Agency: Community Services Department

Schedule: Immediate, Continuous

Policy 6

Consider construction of a community gymnasium and determine the feasibility and appropriateness of developing the full range of active and passive park space and

facilities, including a community sports park and aquatic complex, ballfields, nature parks, trails and other facilities.

Program 6.A

As part of the planning process for the preparation of the Parks and Trails Master Plan, determine the feasibility and appropriateness of a community aquatic complex, and estimate primary costs and possible financing.

Responsible Agency: Community Services Department; Community Service Commission

Schedule: 1995-1996

Program 6.B

Develop and implement plans for the construction of a community gymnasium complex in the Community Center area to broaden active recreational opportunities as well as serve as much needed emergency shelter facility.

Responsible Agency: Community Services Department; Town Council

Schedule: 1996-1998; Continuous

Program 6.C

In the preparation of the Parks and Trails Master Plan, consider the development of North and South Parks as passive nature facilities using interpretive nature trails to educate visitors on flora and fauna of the area by developing nature trails with signs and markers.

Responsible Agency: Community Services Department

Schedule: 1995-1996

Program 6.D

Parking areas should be developed in an aesthetic manner, integrating native plant materials to the greatest extent practical and appropriate. Native or complementary building materials shall be used to preserve the natural qualities of Yucca Valley's parks.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Program 6.E

Evaluate the feasibility of establishing active joint-use agreements with all private non-profit organizations which have recreation facilities such as playfields and multi-purpose rooms. These agreements can help alleviate demand on existing parks and add flexibility to program scheduling while mandatory developed acres of parkland are being developed.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Program 6.F

Evaluate the feasibility of and encourage the development of public-private partnerships for the creation, maintenance

and expansion of park and recreational facilities.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Policy 7

Parklands development will be accomplished in a manner that remains consistent with the Open Space and Conservation Element, promoting water conservation and the preservation of the Town's natural resources.

Program 7.A

The Community Services Department shall confer with the Hi-Desert Water District and other specialists, developing, and implementing water conservation measures that use xeriscape techniques, and desert landscaping.

Responsible Agency: Community Services Department

Schedule: Immediate; Continuous

Policy 8

Encourage the addition of parks in areas relatively isolated from existing community and neighborhood park facilities.

Program 8.A

Identify, designate, and promote the development of neighborhood parks in Yucca Mesa, Rancho Mesa, and other neighborhoods identified as being in need. Implementation strategies shall also be developed to secure lands and assure that identified needs are met.

Responsible Agency: Community Services Department.

Schedule: 1995-1996

Program 8.B

Consult and coordinate with San Bernardino County and the City of Twentynine Palms regarding the location and development of regional parklands serving the entire Morongo Basin.

Responsible Agency: Community Services Department; San Bernardino County Parks and Recreation; City of Twentynine Palms

Schedule: Immediate; Continuous

Policy 9

Participate in promoting parks events within the Town to encourage public participation in sports and other community service activities.

Program 9.A

Publish a Park Brochure, showing the location of all parks, the facilities they offer, and information on multi-use trails and access to other open space areas.

Responsible Agency: Community Services Department

Schedule: 1995-1996; Continuous

**TRAILS
GOALS, POLICIES AND PROGRAMS**

GOAL

An optimally utilized community system of multi-use equestrian, bicycling, and pedestrian trails, with rest areas and other amenities, which conveniently link existing and proposed open space and recreational areas within the Town of Yucca Valley.

Policy 1

Incorporate a multi-user trail system into the Parks and Trails Master Plan, which will link many parkland and open space destinations.

Program 1.A

In conjunction with the preparation of the Parks and Trails Master Plan, develop a local system of trails and Town specific standards that compliments and interconnects with existing and proposed regional, federal, state, and local trail systems.

Responsible Agency: Community Services Department
Schedule: 1996-1997; Continuous

Program 1.B

Develop a continuous network of sidewalks and/or separated multi-use paths connecting housing areas with major activity centers and additional trails leading into Town.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 1.C

Develop a continuous network of bicycle lanes and paths to connect neighborhoods with major activity centers and regional bicycle routes.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 1.D

Hitching posts shall be placed at appropriate locations including trail heads or park, and bicycle racks shall be placed at commercial centers, parks, transit stops, trailheads, and schools in order to encourage equestrian and bicycle riding.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 1.E

Coordinate with County, State and Federal agencies to develop a portion of its trails system to provide local linkage to the Pacific Crest Trail on the eastern edge of the

San Bernardino National Forest.

Responsible Agency: Community Services Department,
County of San Bernardino, Federal Agencies

Schedule: As funding permits; Continuous

Policy 2

Prepare a Capital Improvement Program section for incorporation into the Parks and Trails Master Plans for trails, bicycle lanes, and paths that will remain consistent with the Parks, Recreation, and Trails, Open Space, Mineral, Energy and Conservation, and Circulation Elements.

Program 2.A

Develop and adopt a regular inspection and maintenance program that addresses the condition, maintenance, and safety of the trails system.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 2.B

Coordinate the establishment of an Adopt-A-Trail or comparable program as a means of allowing volunteer groups and individuals, such as the Rotary Club and the Yucca Valley High School's Spider Program, to participate in trail maintenance and development.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 2.C

Establish or adopt sign standards to designate the various types of trails and their locations.

Responsible Agency: Community Services Department
Schedule: Immediate; Continuous

Program 2.D

A standardized safe crossing sign to warn motorists of impending trail crossings shall be permanently installed by the Town and located in advance of all trail intersections with streets. A safe crosswalk for all trail users shall be located at appropriate intersections at Highway 62 and State Route 247.

Responsible Agency: Caltrans; Community Services Department

Schedule: Immediate, as funding permits; Continuous

Program 2.E

Post trail signs to indicate the name, destination, and mileage and shall identify hazard areas and safety precautions. Signs shall be designed and placed in accordance with the standards established in the Town of Yucca Valley Master Parks Plan.

Responsible Agency: Community Services Department

Schedule: Immediate, as funding permits; Continuous

Policy 3

Evaluate and utilize all available State, federal, and other funding sources, such as grants and loans, for acquiring and maintaining recreational trail facilities, and pursue identified funding sources as available.

Program 3.A

Implement and use developer's in-lieu fees, park development fees, donated lands, in addition to other revenue sources, for the design and construction of a Master Trails System.

Responsible Agency: Community Services Department
Schedule: Immediate, as funding permits; Continuous

Program 3.B

The Town shall regularly review the availability of and make application for grants and fiscally responsible loans from state and federal sources to fund securing, constructing and maintaining the Town trails system.

Responsible Agency: Community Services Department
Schedule: 1995-1996, Continuous

Policy 4

Plan, coordinate and cooperate with local utility purveyors, County Flood Control District and other appropriate parties to include the development of a multi-use trail system within easements and rights-of-way to the greatest extent possible.

Program 4.A

The Town shall institute joint agreements and encroachment permits, where appropriate, with the public and private sectors (utility companies, Hi-Desert Water District, development companies, flood control districts, and home owners associations) that control easements and unused rights-of-way for the purpose of incorporating such lands into permanent trail linkage throughout the Town.

Responsible Agency: Community Services Department; other interested parties

Schedule: Immediate; Continuous

Policy 5

Review new residential developments for their potential to incorporate appropriate pedestrians, equestrian, and bicycle trail connections to the Town-wide recreational system.

Program 5.A

The Town and Planning staff shall routinely analyze development proposals and determine the appropriateness of incorporating trails into project design.

Responsible Agency: Community Development

Department; Community Services Department

Schedule: Immediate; Continuous.

Program 5.B

When appropriate and feasible, new development shall provide bicycle lanes and paths, as well as secure bicycle storage and parking facilities within the development for the benefit of its residents and guests.

Responsible Agency: Community Development Department; Community Services Department

Schedule: Immediate; Continuous

Program 5.C

New development projects shall be required to dedicate easements for multi-use or single use trails which adjoin the development in accordance with the proposed Parks and Trails Master Plan.

Responsible Agency: Community Services Department

Schedule: 1995-1996; Continuous

COMMUNITY DESIGN ELEMENT

PURPOSE

The purpose of the Community Design Element is to define, direct and guide coherent and satisfying patterns of development for the Town of Yucca Valley. Buildings and the exterior spaces around them subtly and profoundly shape the image of the community. This Element helps to establish basic criteria, to promote good and thoughtful design, and to enhance community cohesiveness and coherence. The design of the community and its physical development should reflect the essential values of the residents. In this regard, this Community Design Element provides a general set of principles that will guide decision makers in the design review process.

The Community Design Element is intended to describe and define the essential design issues particularly relevant to Yucca Valley. These include the high value placed on the Town natural resources and their enjoyment.

BACKGROUND

The Community Design Element is directly related to the Land Use, Circulation, and the Scenic Highways Element. Attitudes toward land use, traffic, community health and safety, and environmental systems are directed toward continuity, uniqueness and a sense of place specific to Yucca Valley. On a level more focused than the broad considerations of land use and traffic impacts, the Community Design Element helps define the environmental sensitivity of Yucca Valley and the desire to preserve the best qualities of rural living, while addressing the more practical and functional needs of the community.

California law clearly recognizes the need for and the appropriateness of community design standards and criteria for development within the community. These include Government Code Section 65302(a), which addresses standards that affect population density and building intensity. Also applicable are local empowerment for preservation of open space lands as set forth in Government Code Sections 66477 and 66470. Most relevant is Government Code Section 65302, which states that "the General Plan shall consist of a statement of development policies and shall include diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

Other examples of legislation that have required the community to adopt design standards include: the 1990 California Legislature enactment of Assembly Bill 325, the Water Conservation In Landscaping Act, which recognized the state's responsibility in mitigating the effects of urbanization on its finite water resources, and the potential savings from water conserving landscape practices. Among other things, this act requires local governments to prepare water efficient landscape ordinances that reduce potential consumption by specific amounts.

In sustaining and enhancing the quality of life in the Town of Yucca Valley, the community clarifies and puts into effect the essential goals and policies of the General Plan. Environmentally sensitive design is essential to the preservation and enhancement of the rural character of the community. The scale and scope of land use patterns, management of transportation and flood control facilities and community open space and conservation areas that address the human, as well as the greater environment, must reflect the community as envisioned in the General Plan.

Integrating Natural Systems as a Basic Strategy

Because of the substantial effect development and population growth have on the environment, it is essential that the future of Yucca Valley include a thoughtful integration of the natural environmental systems with those of the built environment of the community. Through a holistic picture of the mature Town, and sensitivity to site-specific design/development, these ideas are providing the basis for innovative uses of old and new approaches. Flood channels, for instance, are considered not only as storm drains, but also as opportunities for development of wildlife corridors, and as enhanced open space for hiking, equestrian and biking trails. The Town General Plan also espouses resource conservation practices such as building designs that conserve energy, reduced exposure to toxic materials in the environment, and reduced demand for water and reintroduction of the desert into the built environment. Recycling reduces landfill wastes and conserves precious resources while expanding economic growth and opportunity (See Public Buildings, Facilities and Utilities Element).

Philosophical Basis of the Community Design Element

The philosophic basis of community design is most important in its effect on the actual design and physical development of the Town. With major highways bisecting and quartering the community, the geography of Yucca Valley, and the dependence on and commitment to automobile travel, sustaining the character and quality of life in Yucca Valley depends on three major areas of focus: continuity, uniqueness and "placemaking."

Continuity

The continuity of Yucca Valley is a recognition and continuation of those characteristics that have been handed down over time, and that create connections to the natural and historical features of Yucca Valley and the Morongo Basin. The challenge of living in the desert is undeniable and demands respect for the larger environment and the history and character of the community. Quality development with a sense of permanence and character, attention to maintenance, and development of buildings and places for multiple use are the backbone and the reflection of community pride in design.

Continuity in design can be maintained through an adherence to southwestern and other environmentally sensitive architectural styles and integration of desert landscaping into development plans. A variety of styles provide wide-ranging possibilities for compatibility and variety. These include adobe, mission style and modern derivations of both, including Southwest Rancho influences, which share the same constraints and opportunities of living in a dry and sunny environment. The use of native and other drought-resistant landscaping also extends the continuity of the desert into the built environment. The use of rocks and boulders further enhances the continuity of the built with the natural environment.

Uniqueness

Yucca Valley's natural setting has highly recognizable characteristics that define the Town as a unique and special place. By integrating the natural environment through thoughtful grading and revegetation, and the use of building and landscape materials indigenous to the area, the rural character of the community can be preserved and enhanced. With world-class environs that attract artists, movie makers and mountaineers as frequent visitors and residents, Yucca Valley has unique and valuable assets upon which to build.

The uniqueness of Yucca Valley can be preserved in the residential neighborhoods by limiting the amount of grading

on larger residential lots and encouraging the re-integration of local and other drought-resistant vegetation into landscape and revegetation plans. As the essential symbol of the community, the Yucca brevifolia or Joshua tree, should be preserved to the greatest extent practical and integrated into residential, commercial, industrial, institutional and open space lands. The emulation of the natural landscape and the enhancement of wildlife habitat furthers the unique qualities of the community.

Placemaking

The sense of continuity alive in Yucca Valley, and the unique environment for living and visiting, provide the basis for the establishment of Yucca Valley as a "place" or destination of distinction. Existing and future development shall concentrate on quality design, materials and craftsmanship as essential to assuring buildings and other aspects of the built environment of which the community can be proud. Moreover, quality design in most thoughtful development need cost no more than insensitive design. The near and long-term benefits to the community of well conceived design and quality development are significant.

Yucca Valley, Joshua Tree National Park and the local environs of the Mojave Desert are destinations for more than a million visitors each year. The creation of a sense of place begins with the embracing of the unique environment, the continuity of which is an essential goal of the General Plan. While the historic development of the area is of interest to many people and should not be neglected, it is the growing interest in open space, nature and wilderness experiences that can provide the basis of "placemaking" in Yucca Valley.

Context and the Opportunities for Contrast

There are two contexts to take into account in Yucca Valley: the beautiful and delicate desert environment, and those portions of the built environment that we cherish and hope to preserve. For instance, residential development proposed on a highly exposed slope, and an in-fill industrial building plan will require distinctly different design review.

In every instance new development shall be required to respect its location and the scale and character of the surrounding built environment, while other concerns will stand out when considering various types of proposals.

Design concepts should fit into the neighborhood context and support the visual unity of the area. The most important action the Town can take is to insist that architectural and landscape designers respect the positive qualities of the

existing environment. Each neighborhood can be viewed as an opportunity to establish a stronger sense of unity. By encouraging a sense of cohesiveness, buildings can be designed and sited to create an overall effect greater than the individual parts.

Harmony/Disharmony

The character of a community can also be defined by the harmony or disharmony of development and the built environment. While opportunities exist for contrasting architecture and site planning, retaining the scale and rural orientation of the community limits the range of acceptable design contrasts. Adhering to limited building heights, the use of natural materials and earth colors for building surfaces, and the generous integration of open space into community design concepts are more in keeping with the essential character of Yucca Valley.

Nonetheless, flexible and sensitive design evaluation and the ability to see the positive qualities of various architectural styles are also essential to a responsive design review process. If quality design is lacking and cannot be secured from the developer or architect, then unsatisfactory development proposals shall not be approved. Sensitive design harmonizes with surrounding buildings, avoids disruptive excesses, and does not overtly compete for attention. Contrasting design approaches should avoid being abrasive and seek a civilized and lively integration with the existing and planned built environment. It is equally important not to homogenize the design elements of a neighborhood, leaving it either as an eclectic collection of styles, or as a boring repetition of elevations, roof lines and building materials and colors.

Criteria for Evaluating Building and Site Design

The evaluation of building and site design should focus on the relationship of new and in-fill development to other structures and the larger environment. Scenic, architectural, landscape architectural resources, and the established character of an area, provide basic design parameters for proposed development. Planning and design criteria assist in determining a project's compatibility with the area. These criteria include:

- * Site Analysis and Development Planning
- * Building Height
- * Setbacks
- * Proportions or Massing
- * Pattern and Rhythm of Structures

- * Roof Types
- * Surface Color and Texture
- * Building Projections
- * Architectural Details
- * Landscape Architectural Treatment
- * Viewsheds within and around projects

Site Analysis and Development Planning

In all development, site analysis is one of the most important and frequently under-exploited opportunities to understand the limitations and possibilities of the site. For instance, concerns about development on exposed sites with scenic resources highly valued by the community can unnecessarily conflict with goals of the developer. Site analysis and efficient development staging can help limit the amount and cost of grading, can maximize lot and building orientation, and provide a site and structure that optimize the opportunities and the constraints on the development site.

Building Proportions, Height and Setbacks

The height of new structures should be similar to and compatible with other buildings in the vicinity, and with the goal of preserving and enhancing design qualities of the built environment while preserving viewsheds. Setbacks should be compatible with those of surrounding structures and scenic resources, providing building presence without allowing the structure or development to dominate other buildings, the streetscape or the natural scenic viewshed.

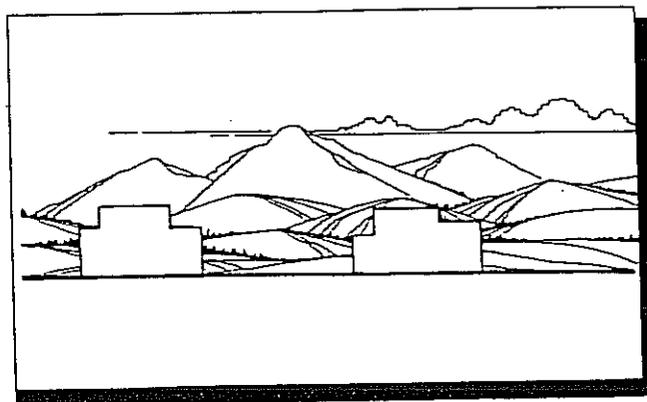


Exhibit III-9: Proper Massing of Buildings Preserves Scenic Views.

The proportions of proposed residential, commercial or industrial structures will also affect their compatibility with site and surrounding conditions. Establishing a relationship

between existing and planned development must be carefully considered. New development may set a standard that is meant to rejuvenate a neighborhood, giving it greater influence in establishing future design criteria for that neighborhood. In other instances, it will be more appropriate for new development to be equivalent or subordinate to older structures and the prevailing development pattern. Generally, however, height and width of building elevations should not be dramatically out of character with existing neighborhood development or natural scenic viewsheds.

Roof Types and Materials

The rhythmic patterns in new buildings and landscape architectural treatments should complement and integrate with the established structures and surrounding natural environment. Roof types and materials can play a critical role in either complementing or degrading the natural scenic viewshed.

Roof types, from flat to multiple arrays of hipped roofs, provide a range of possibilities for contrasting or imitative treatment. Unnecessary building heights are frequently related to roof design and the desire to create a particular type of space within the structure. Roof design must be balanced with the building elevation it helps to create. The same design concerns of scale, pattern and rhythm are applicable to the compatibility of roof design and materials.

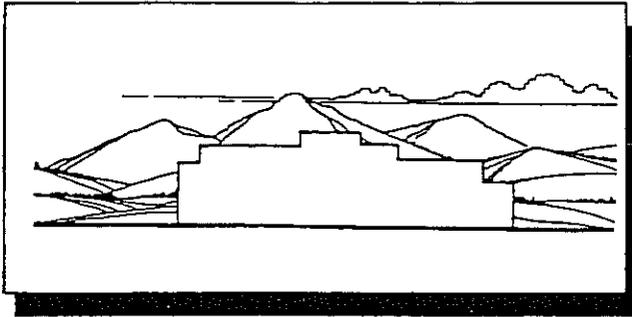


Exhibit III-10 Improper Massing Blocks Views

Pattern and Rhythm in Community Design

Nature makes and human communities strive to adopt natural and instinctively pleasing patterns and rhythms of motifs and massing in community development. How well these elements are handled can range from harmonious to dissident relationships. The recurrent alteration of peaks and slopes of the hills and the mountains can be emulated and complemented in the design of building roof lines, and in the space and solids of buildings. The development of pattern and rhythm establishes a theme when viewed in the context of surrounding development. At close quarters, pedestrians should be provided with a varied integration of structure and landscaping to soften and tie the structural elements to the natural ones.

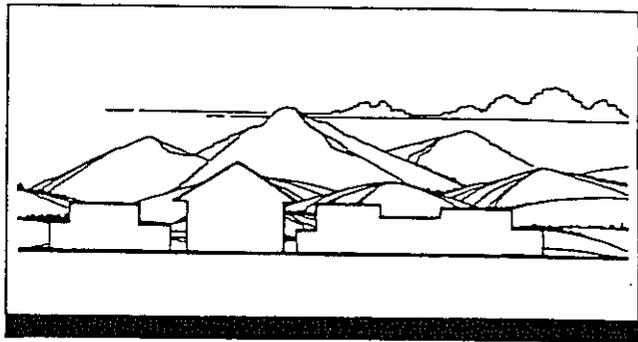


Exhibit III-12 Roof Types and Roof Lines, and Mountains Backdrop

Surface Texture and Color

Prevailing sunny conditions in conjunction with the light color of the surrounding desert and light vegetation make the selection of surface texture and color especially critical compatibility issues. Surfaces that emulate the coarse, warm tones of the surrounding valley and hills are highly desirable, while slick and shiny finishes produce glaring surfaces that do not integrate with the viewshed or are not pleasing to the eye. However, the emergence of post-modern and other hybrid architectural styles, with their juxtaposition of architectural motifs and the use of contrasting, unusual colors and building materials, are examples of how contrast can be made compatible within broader standards.

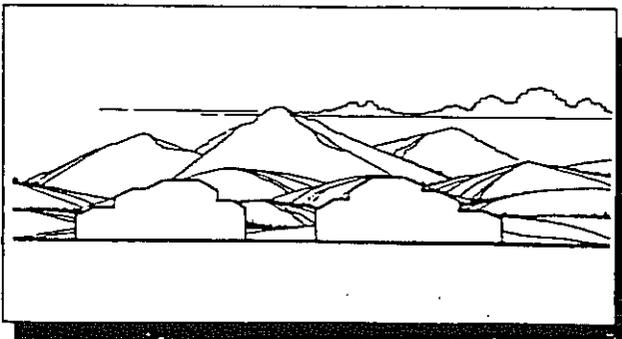


Exhibit III-11: Building Massing, Roof Lines and Mountains Backdrop

Surface texture differs from patterns and rhythm in that texture is provided on a substantially reduced scale and

seldom acts as a strong design element that is equal in effect to architectural pattern or massing. Styles change with time and while the use of strong color may play a dominant part in the design of structures, color is easier to change once development has occurred. The use of texture ranges from smooth adobe-type stucco or plaster to fluted, split-face concrete aggregate block. As with other elements of design, texture must be used carefully so as to complement the overall design while being compatible with surrounding materials.

Building Projections and Architectural Details

Much of a building's design is expressed in the detail and projections that grow out of the building envelope. Building projections and other architectural details play important functional and aesthetic roles in a building's efficiency as shelter and appearance. Providing privacy and screening from the elements, projections and architectural detail also affect how well the building harmonizes with surrounding development. The use of porches and verandas can further enhance residential living space and provide protection from sun and wind. While simple and ornate architectural detail may each represent legitimate design principles, buildings of each style may clash or contrast with surrounding development, and suffer from the comparison. The appropriateness of a particular building design must be viewed within the context of the building's natural setting and man-made environment.

Site Planning and Community Design

Site planning involves the distribution of buildings, parking, driveways and landscaped open space areas over a site. It establishes the development's relationship to the street and surrounding lands. The impacts of site design are not always easy to visualize and assess without the development of a detailed site plan. Frequently, the complexity or importance of a proposed development may require the preparation of perspective renderings of the plan and structures.

Those exercising judgment on site planning and project design matters should take care not to allow artistic applications of color, landscaping and graphic eye-wash to obscure or misrepresent the final product as it will actually appear on the development site. Together with building architecture, site planning is the critical design parameter determining the compatibility of proposed development with the existing development in the area and the character of the community.

Special Design Areas

In addition to the architectural character of community design, other elements must be addressed when considering the

community as a whole. These include areas with important landmarks and focal points, which lend identity and character to the community. Landmarks or focal points may include natural, historic, architectural, or cultural areas of interest. Landscaping elements, monumentation, signage, site furnishings, and open space areas should all be considered in the development standards and policies for landmark or focal point enhancement.

Special design areas that should also be given standing in community design include major entry points to the Town and its neighborhoods. Important opportunities exist for the noticeable and distinctive transition from, and acknowledgment of, an individual neighborhood's character. Entry points into the incorporated boundaries of the Town of Yucca Valley offer vitally important opportunities as special design areas.

Entry points offer the opportunity to incorporate many of the elements of community design into a quality entry statement. The provision of adequate area for significant landscape or architectural treatment, Town or neighborhood entry signage, special paving, and other identifiable treatments all lend character and identity to the community.

Signage and Viewsheds of Public Rights-of-Way

The commercial corridors of the community are the most frequently traveled and impacted by signage of businesses attempting to make their existence and location known. The retirement of existing signage inconsistent with the goals, policies and programs of the General Plan and applicable ordinances, shall be conducted in a manner that minimizes the adverse economic impact on business, while assuring a restoration of the viewshed along commercial corridors. Businesses located within Redevelopment project areas may be able to participate in and benefit from RDA sponsored signage renovation programs.

Transportation and Community Design

As the community continues to develop, it will be faced with a broad range of transportation-oriented community design issues and details. Development design issues and details that must be given careful attention include street signage, entry point monument signage, commercial signage, street lighting levels and fixtures, bus turnouts and shelters, curb and pavement treatments, median island and parkway design and landscaping, roadway reflectors and guard rails, bike lanes and other on-road graphics, and utility structures and facilities. Items as simple as sidewalks must be given careful

attention to assure pedestrian and large animal safety while preserving the rural character of the community.

The Highway 62 corridor is an essential and critical component of community design in Yucca Valley, providing arterial circulation while effectively bisecting the Town. Many functional and community design goals can be achieved through the detailed design and planning for Highway 62's ultimate build out. However, there is a significant lack of pedestrian and large animal access and business trips are almost exclusively by car, despite close-by residential neighborhoods. Master planning Highway 62 is essential to the establishment of the Yucca Valley character and identity, and enhancing its service functions within the context of the overall design goals of the community. The safe, functionally efficient and aesthetically pleasing design and construction of Highway 62 will be a key element in the Town's overall economic health and prosperity. This highway serves numerous regionally generated traffic demands. Therefore, its upgrading and maintenance should also be the responsibility of federal, state and county agencies.

Methods of Financing Community Design and Development Programs

The Town of Yucca Valley has several opportunities to finance the creation of a coherent and pleasing community design program. The first and by far the most significant source of financing will come from the development community. Developers and their projects can establish the character and ambiance of the built environment. What they build can provide not only site-specific, but also off-site improvements, including landscaping in the public rights-of-way, revegetation of drainage facilities, enhanced signalization and traffic systems, and other contributions to community design.

The Town Redevelopment Agency is in a unique position to facilitate joint public/private partnerships that encourage development that is sensitive to the design goals of the community. The Agency's powers of tax increment and other bond financing are powerful tools for promoting redevelopment through enhanced community design.

Other Agency help may include participation in exchange for enhanced architectural and landscape treatments, dedication and improvement of open space adjacent to development and major roadways, and shared parking arrangements that facilitate redevelopment goals while meeting needs of developers and businesses.

The Town is also a recipient of federal Community

Development Block Grant (CDBG) monies that can be used for a variety of purposes, including meeting community development and design goals. The block grant program is administered through the San Bernardino County Office of Economic Development, with funding on an annual basis. As an integral part of the Town's on-going search for public project funding, a grant search and application program shall be developed within Town Hall that tracks the full range of state and federal grant programs, including those programs meant to benefit communities heavily impacted by or dependent upon U. S. military installations. Economic revitalization programs are being developed to help ease the transition to a broader economic base. Enhancing the area's appeal to tourism as a means of broadening the local economy would be an appropriate use of federal grant monies.

The funding of planning, engineering and construction of a Highway 62 master plan should also be shared with a wide variety of governmental agencies. The use of this highway for defense and national park access, as well as access for county residents, argues for funding assistance from various sources. While at this writing (1995) federal sources of funding appear most promising, this type and level of assistance and the priorities that are funded may change and may not always be targeted toward communities with circumstances similar to those of Yucca Valley.

FUTURE DIRECTIONS

The Community Design Element can be implemented by several mechanisms, which include the thoughtful application of the other Elements of the General Plan, the Town Development Code, and through Redevelopment Plans and Specific Plans for project areas. The most effective instrument will be the Development Code, which sets forth specific standards and establishes design parameters for site planning and building design. On the zoning district level, the Development Code will assure that development occurs in a manner consistent with the design goals of the community.

COMMUNITY DESIGN GOAL, POLICIES AND PROGRAMS

GOAL

An integrated, coherent and flexible set of principles that direct community judgment on land use, environmental, ecological, economic, aesthetic and spiritual values and aspirations of the Town of Yucca Valley.

Policy 1

Strive to achieve and maintain community design standards consistent with its character as a low density, rural residential community that also provides regional commercial and professional services.

Program 1.A

Periodically report on the implementation of the Land Use Element and make recommendations to the Planning Commission and Town Council to assure that residential densities and commercial development are appropriately distributed.

Responsible Agency: Community Development Department

Schedule: Annually

Policy 2

Establish and maintain appropriate community standards setting architectural and design parameters for future development, which protect the community's scenic viewsheds, provide community cohesion, and enhance the image of Yucca Valley as a quality rural community.

Program 2.A

Prepare and maintain an appropriate comprehensive Development Code/Zoning Ordinance, which defines the design parameters within which development in each zoning district must perform.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: 1996; Review annually

Program 2.B

A comprehensive application package and document outline shall be prepared to guide the development of Specific Plan documents, Conditional Use, Development Plan and other permits, and assure a thorough review of all community design issues.

Responsible Agency: Community Development Department

Schedule: 1995-1996

Policy 3

Encourage the design of single family residential neighborhoods that create a recognizable sense of place and provide a secure and safe neighborhood.

Program 3.A

Encourage the use of curvilinear site planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and facade articulations.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 4

Assure that high quality, appropriate, functional and aesthetically pleasing designs are incorporated into multi-family projects, which shall provide safe and well-designed living areas, as well as private and common use areas.

Program 4.A

The Development Code shall include design standards for multi-family development that assure variety of design, the provision of safe and secure common open space, adequate parking and appropriate automobile storage, a comprehensive landscape program, perimeter walls and fencing where appropriate, and neighborhood enhancing design.

Responsible Agency: Town Council; Planning Commission; Community Development Department

Schedule: 1996; Continuous

Policy 5

Require that commercial development proposals include an appropriate level of design that provides a functionally efficient, pleasant and safe shopping experience that maximizes pedestrian circulation throughout.

Program 5.A

Review all commercial development plans to assure pedestrian-oriented circulation, visually and functionally integrated design, safe and convenient ingress and egress, screened loading and other noisy or unsightly areas, protected outdoor seating areas, and the planting of mature landscaping to provide an immediate effect of permanency.

Responsible Agency: Community Development Department; Planning Commission; Town Council

Schedule: Immediate; Continuous

Policy 6

Require the use of Specific Plans to implement the "Mixed Use" land use designation, which may include an integrated mix of commercial, residential, institutional, and professional office uses.

Program 6.A

The Specific Plan overlay shall be applied to all lands designated for "Mixed Use" developments, with plans providing linkages with the various uses by an efficient, internal network of pedestrian, bicycle and other non-vehicular transportation. Enhanced entry and other treatments, and balancing the employment and residential components in these developments shall also be characteristic of these developments.

Responsible Agency: Community Development Department;

Planning Commission; Town Council
Schedule: Immediate; Continuous

Policy 7

Areas of special interest, including entry points, scenic highway viewsheds, landmarks and focal points, shall receive appropriate treatment whether part of a public or private development proposal.

Program 7.A

Routinely require the submittal of detailed landscape architectural and special signage designs for project entries and other special features, which reflect the character of the development, in keeping with community design policies, and the environmentally sensitive and rural character of the community.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Program 7.B

Coordinate with Caltrans on the construction, repair and/or upgrading of state highways to assure that community design consideration, such as parkways, median islands and other functional and aesthetic enhancements are integrated into streetscape design.

Responsible Agency: Town Manager; Community Development Department; Community Services Department
Schedule: Immediate; Continuous

Program 7.C

Take every opportunity to integrate native desert landscape materials and site-sensitive architectural designs into all public building projects to impact the community's environmental and rural sensitivity.

Responsible Agency: Community Development and Community Services Departments; Planning Commission; Town Council

Schedule: Immediate; Continuous

Policy 8

Walled or gated commercial and residential developments shall be designed to allow views into these projects in a manner which opens views from the public right-of-way, but which does not compromise privacy, security or interior noise levels.

Program 8.A

Development proposals which include walls shall be reviewed for the appropriateness of integrating wall breaks or fenestration along public rights-of-way.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous

Policy 9

Important or complex areas of the Town shall be designated with a Specific Plan overlay to assure that land use and community design issues are addressed in a broad and appropriate manner.

Program 9.A

Require the preparation of Specific Plans for the Civic Center District, the Gateway Area, Section 32 Study Area, and other areas so designated.

Responsible Agency: Community Development Department; Planning Commission; Town Council
Schedule: Immediate; Continuous

Policy 10

Building heights shall be limited to two stories, unless the need, compatibility and appropriateness of an additional story is demonstrated through the application of pad elevation controls and building setbacks.

Program 10.A

Developments proposing to build three stories or higher shall prepare detailed viewshed and other analyses demonstrating the compatibility of the proposal with surrounding development and viewsheds. Such additional height requests shall require final approval from the Town Council.

Responsible Agency: Community Development Department; Planning Commission; Town Council
Schedule: Immediate; Continuous

Policy 11

All free-standing signage, and all on-building signage shall be limited to the minimum size, scale and number needed to provide functional business identification.

Program 11.A

Prepare and adopt an appropriate sign ordinance which is sensitive to and reflects the desire to preserve the rural, environmentally sensitive character of the community, while providing the signage exposure necessary to assure a thriving commercial district.

Responsible Agency: Community Development Department; Planning Commission; Town Council
Schedule: 1995

Program 11.B

Develop and coordinate the implementation of a signage retirement program, which establishes finite periods, not to

exceed ten (10) years, by which existing non-conforming signage shall be replaced.

Responsible Agency: Community Development Department;
Planning Commission; Town Council.

Schedule: 1995-1996

Policy 12

Take every reasonable measure to preserve the value of the community's night sky, establishing maximum lighting levels and permitting fixtures appropriate for the need, use, security, safety and aesthetics.

Program 12.A

Incorporate a lighting standard ordinance which sets specific standards for lighting levels, acceptable types of lighting and fixtures, and location of lighting control in relation to adjoining and nearby properties.

Responsible Agency: Community Development Department;
Planning Commission; Town Council

Schedule: 1995-1996

Program 12.B

Develop and coordinate the implementation of a lighting retirement program, which establishes finite periods, by which existing non conforming lighting and fixtures shall be replaced.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 13

Incorporate the existing or similar Town image into street signage, planters, benches, streetscape furnishings, and other appropriate applications.

Program 13.A

A comprehensive image development and application program shall be completed to assure the cleanliest and most effective use of the Town logo on all Town vehicles, signage, street signs and other appropriate locations throughout the community.

Responsible Agency: Community Development and
Community Services Departments

Schedule: 1995-1996

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SCENIC HIGHWAYS ELEMENT

PURPOSE

The purpose of the Scenic Highways Element is to identify the important scenic highways and major roadway corridors; to identify important and valuable Town entry and focal points; and to identify and develop goals, policies, programs and implementation measures which will enable the community to preserve and enhance scenic highway views as critical community resources.

A scenic highway or corridor is generally defined as land adjacent to and visible from the roadway, including public rights-of-way from which critical scenic vistas can be viewed. The designation of local and State scenic routes is essential for the current and future preservation of Yucca Valley's scenic resources and the Town's recognition as a community of scenic vistas. The Scenic Highways Element is intended to reinforce this concern for maintaining picturesque transportation routes as scenic corridors, and to set forth a goal, policies and programs which address these issues.

BACKGROUND

The Scenic Highways Element is related to and reinforces the goals, policies and programs identified in the Open Space, Mineral, Energy and Conservation, Parks, Recreation, and Trails, Slopes, Sediment Control and Soil Conservation, Biological resources, Land Use, Circulation, and Economic Development Elements.

The Town of Yucca Valley is rich in scenic resources that are unlike those of other regions within California. Located in the geographically diverse area known as the Morongo Basin, between the intersection of the Little San Bernardino Mountains and the Sawtooth Mountains, contrasting snow-capped mountain scenery and vast expanses of desert all contribute to the Town's scenic beauty. Town residents pride themselves on the Morongo Basin's natural setting and indigenous species of flora and fauna, such as Joshua trees and Desert Tortoise. Natural backdrops visible from highways cannot be properly viewed or appreciated if screened by inappropriate buildings and the indiscriminate placement of signage. The Scenic Highways Element voices and reinforces this concern for maintaining picturesque transportation corridors as scenic highways.

Scenic routes can help to attract travelers into a community by adding entry points and focal points to a highway. These entry and focal points offer unique opportunities for the Town to reinforce its identity and character through the inclusion of monuments, memorials, directional signage, or special streetscape and landscape treatments. Focal points can be located anywhere along major routes, including important corners of parks, civic buildings, schools, and historic areas.

Residents and visitors traveling the Town's scenic corridors enjoy a mix of geological and biological resources found in few places in the world. These resources, along with the region's open spaces and clear skies, enhance and contribute to the quality of life in the community.

Scenic corridors offer other benefits to the Town's environment and economy, including creation of a pleasing environment that also presents a favorable image for the community, and protection of environmental resources within the Town boundaries.

California Scenic Highway Program

The State of California scenic highways program was established to provide a program and procedure for designating scenic highways throughout the State. Highways so designated by the California Department of Transportation (Caltrans), are recognized by the placement of "poppy" signs and similar designations on road maps (the logo of the California Scenic Highway Program). Both State Highways 62 and 247 have been designated as "State Highways Eligible for Official Scenic Highway Designation".

Yucca Valley Scenic Highways Program

The Town of Yucca Valley may also establish its own scenic highway designations on roadways with significant scenic qualities. Special consideration of development along these routes helps to assure the preservation of these resources.

A wide range of issues are considered when determining the impact of development on scenic highway viewsheds.

These include the location and massing of structures, building height, signage and landscape treatment. Utility infrastructure can also adversely impact scenic viewsheds, and the location of electric and telephone lines and poles must also be considered.

Scenic State Highways

State Highway 62 is a critical scenic highway that is used by many travelers as a route to Arizona and Nevada, and provides two major entry points into the community. Within the Town limits, this highway also has several important focal points that merit attention and consideration for preservation and enhancement of scenic values. These include intersections with State Highway 247, Sage, and Balsa. Currently, State Highway 62 within Riverside County is a state designated scenic highway.

State Highway 247/Old Woman Springs Road also provides important scenic viewsheds, including those for travelers entering the Town from the Lucerne Valley, Victorville and Barstow areas to the north. This route also is a major entry point into the community and deserves special attention. Exhibit III-13 illustrates eligible State and potential Town Scenic Highways.

Scenic Local Routes

In addition to the designation of State highways as Town designated scenic roadways, local routes with significant existing or potential future traffic may also be designated as scenic local routes. In this regard, Joshua Lane and Pioneertown Road satisfy basic criteria for designation as scenic roadways.

Joshua Lane

Joshua Lane provides unique opportunities to provide critical viewsheds within the community, due to its terminus near the Joshua Tree National Park and focal points such as South Park Peak (elev. 4395 ft.) and Burnt Mountain (elev. 3800 ft.). Its entry points include Highway 62 to the north and Black Rock Canyon, just north of the Joshua Tree National Park, to the south. Joshua Lane, as a southerly extension of Highway 247, provides a continuous scenic corridor through the center of Town and to the entrance to Black Rock Canyon. Joshua Lane extends the picturesque route of Highway 247 with its rural residential atmosphere, high desert hillsides, ridgelines, and mix of Joshua trees and other vegetation.

Pioneertown Road

Pioneertown Road draws people from miles around to view

this unique community, made famous as the site of the movies OK Corral and Shootout. Along Pioneertown Road, travelers can view Mick's Mountain (elev. 4,205 ft.) and North Park Peak (elev. 4,220 ft.) as focal points while they continue through Water Canyon and near the open canyon woodlands of the Sawtooth Mountains.

This road's entry point is located at Highway 62, and has significant potential as a beautiful local scenic roadway. Designation of the Pioneertown Road as a scenic highway can begin a scenic route trend which may eventually reach to Pioneertown and beyond.

SCENIC HIGHWAYS GOAL, POLICIES AND PROGRAMS

GOAL

Preservation and enhancement of natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community's image and character.

Policy 1

State eligible State Highways 62 and 247, as well as Joshua Lane and Pioneertown Road are hereafter designated as Scenic Roadways in the Yucca Valley General Plan.

Program 1.A

Map those scenic corridors that are designed for scenic roadways and establish development guidelines to protect and enhance scenic values along those roadways.

Responsible Agency: Community Development Department; Town Council; Traffic Committee

Schedule: Immediate; Continuous

Policy 2

Within fiscal and practical limits, enforce the minimum requirements for state scenic highways and land use/design guidelines for Town designated scenic roadways.

Program 2.A

Establish guidelines and design criteria for development along scenic highways to meet the goal of scenic corridor protection for state and locally-designated roadways.

Responsible Agency: Community Development Department; Town Council; Traffic Committee

Schedule: 1996-1997; Continuous

Program 2.B

Architectural review within scenic corridors shall include review of building massing and design, heights and setbacks,

and exterior colors and materials which shall remain compatible with the natural environments. The use of natural materials and earth stones shall be encouraged with materials such as reflective surfaces discouraged within the zone.

Responsible Agency: Town Council; Community Development Department

Schedule: Continuous

Policy 3

Provide identity-enhancing treatments at all designated major entries and focal points.

Program 3.A

Develop a program of landscape and architectural treatments for each of the major entry and focal points identified in the General Plan as they become available for enhancement in conjunction with roadway widening and/or adjacent development.

Responsible Agency: Community Development Department

Schedule: Continuous; as development occurs

Program 3.B

Riding, hiking, bicycle and multi-use, trails, and other compatible public recreation facilities, shall be incorporated within scenic corridors.

Responsible Agency: Community Development and Community Services Department; Traffic Committee

Schedule: When funding permits; Continuous

Program 3.C

Explore the feasibility of establishing vista points with interpretive displays, roadside rests, and information kiosks which could be developed at key locations along scenic highway corridors.

Responsible Agency: Community Development Department

Schedule: When funding permits; Continuous

Policy 4

Outdoor operations or storage associated with commercial or industrial development within critical viewsheds shall be restricted and/or made compatible with scenic values.

Program 4.A

Review development proposals along or within the viewshed of scenic highways to preclude development with outside storage and/or to assure operations are adequately screened or restricted to enclosed building to the greatest extent practical.

Responsible Agency: Community Development Department; Town Council

Schedule: Immediately; Continuous

Policy 5

Prohibit or strictly restrict off-premise signs on all designated scenic roadways to maintain the scenic qualities of scenic highway within the Town.

Program 5.A

Adopt a Development Code which prohibits and/or strictly regulates the construction of off-premises signs along scenic highway corridors.

Responsible Agency: Community Development Department

Schedule: After local or state designation of scenic highways is fulfilled; Continuous

Policy 6

All grading and development proposed within scenic highway viewsheds shall be regulated to minimize adverse impacts to these viewsheds.

Program 6.A

Adopt a grading ordinance and hillside development regulations which assure adequate review and conditioning of proposals to minimize adverse impacts to sensitive viewsheds.

Responsible Agency: Community Development Department

Schedule: 1996-1997; Continuous

ECONOMIC DEVELOPMENT ELEMENT

PURPOSE

The purpose of the Economic Development Element is to provide a broad range of data and information in order to indicate the interrelationship of the Town government and its various activities, particularly land use policies, and the health of the local economic environment. As it regulates development, the Town must balance the need to assure the generation of adequate revenues against the need to support existing and anticipated levels of public services and facilities. It is the intention of this Element to explore the economic characteristics and opportunities of the community, and to provide policies and programs which, through implementation, will result in a more viable commercial and industrial base, the continued development of a tourist-oriented community, various employment opportunities, and the development of adequate public services and facilities.

BACKGROUND

The Economic Development Element of the General Plan is directly related to all Elements of the Plan. It is based on Government Code Section 65030.2, which mandates that all cities and towns develop economic goals and an analysis of fiscal implications on which to base land use decisions. It also addresses issues set forth in the California Government Code Sections 65863.6 and 66412.3, which require cities and towns to balance the available fiscal and environmental resources against the housing needs of the region and the needs of their residents for public services. The health and vitality of the local economy is partially dependent on the opportunities and constraints identified and addressed in the General Plan. The economic activity of the community attests to the complex interrelationship of physical conditions in the Morongo Basin and Town Government and its activities and policies.

The Economic Development Element therefore, directly relates to the amount and implied value of housing development established in the Housing Element, and the amount and location of commercial and industrial development established in the Land Use Element. It also relates to the utilization of open space established in the Open Space, Mineral, Energy, and Conservation Element, and to the policies and programs in all elements of the General Plan, which may affect the long term prosperity of the community.

The earliest economic activities in the Yucca Valley area were cattle ranching, and the mining of gold and turquoise¹. In the 1940's, with land promoters and the migration of people to the Valley, real estate and construction became the main industries in the area. Additional homes and population created the need for a variety of commercial uses, including both professional and shopping facilities.

The years from 1960 to 1980 showed increased growth, with the development of modern service stations, shopping centers and professional buildings. The continued growth of the residential community paralleled the establishment of professional businesses, including physicians, dentists, attorneys, etc., throughout the area² (Please refer to the Archeological and Historic Resource Element for a more detailed discussion).

Since 1970, population, housing and income trends have provided a limited contemporary basis for a growth trends analysis. Building valuations, the role of tourism and taxable sales data also characterize the economic environment of the Town. All of these characteristics of the community are essential in determining the status and long term potential for the economic development of the area. Projections for the year 1998 are also included where feasible.

Population

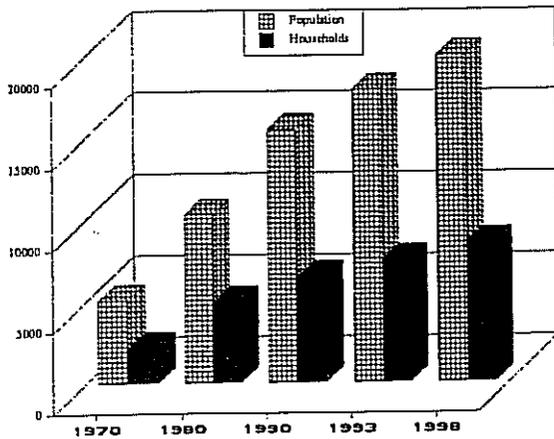
From 1970 to 1990, growth continued in the Yucca Valley area, with population and the number of households increasing annually by an estimated 10% from 1970 to 1980 and approximately 9% from 1980 to 1990. From 1990 to 1993, population growth slowed, increasing by less than 3% annually, reaching 17,900 persons by 1993. The California Department of Finance population projections for the Town of Yucca Valley were 17,599 for 1993, 17,923 for 1994, 18,336 for 1995, and 19,072 for 1996. The following graph shows the population and household trends and projections from 1970 to 1998³.

¹ "Yucca Valley and Its History" written by May Lillian Clark and Twila G. Couzons. Copyright 1966, p. 7

² Ibid

³ Urban Decision Systems, Inc. Area Profile; Yucca Valley Proposed City Limits, Area Summary, based on the 1990 census, June 29, 1993 based on the US Census Bureau's 1990 Census and the California Department of Finance 5/93

Graph III-4
Town of Yucca Valley
Population from 1970 through 1998



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary and the California Department of Finance, 5/93.

Household Size

In the Town of Yucca Valley, the average household size in 1970 was estimated at 2.21 persons. With continued population growth, the average household size continued to increase, reaching 2.25 persons by 1980 and 2.35 persons by 1990. The average household size is estimated again to have increased in 1993 to 2.49 persons per household, and it is estimated that this number will rise to 2.52 by 1998⁴.

However, these numbers are comparatively low, as in 1990 the state of California's average household size was 2.8 persons, greater than that projected for 1998 in the Town of Yucca Valley. This trend clearly points to the broadening of family households versus strong historic retirement living.

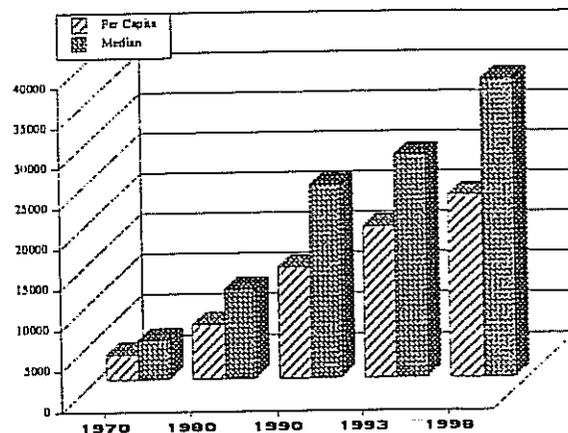
The Town of Yucca Valley has, over the years, attracted retired residents due to its clean, dry air and rural life style. Since 1970, following the trend in family household formation, the median age of the community has decreased from 56.6 years of age in 1970 to 40.8 years in 1990⁵. The median age has significantly decreased. The median age in 1993, at 41.8, was still comparatively higher than that of the state for 1990 which was 33.2 years of age⁶. Additionally, it has been projected, based on the 1990 Census that the median age for the Yucca Valley area will again decrease to 40.4 years of age by 1998⁷.

Per Capita and Median Household Incomes

Along with the expansion of housing units and population came an increase in the per capita and median household income. The per capita income levels increased from \$3,083 in 1970 to \$6,692 in 1980. From 1980 to 1990, the per capita income again rose to \$13,697, a 105% increase. The per capita income level is currently estimated at \$18,622, a 36% increase from the 1990 income level⁸.

The median household income in the Yucca Valley area has also shown increases over the last twenty years. In 1970, the median household income was \$4,860, and currently this level is \$23,741, approximately a 17% annual increase. The following graph shows the increase in both income levels and provides projections for the year 1998, with per capita and median household incomes estimated to be \$23,022 and \$37,364, respectively.

Graph III-5
Town of Yucca Valley
Per Capita and Median Household Income Trends from 1970 through 1998



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary and the California Department of Finance, 5/93.

The median household income for 1990 of \$23,741 was still considerably lower than that of San Bernardino County and the state of California, which were estimated to be \$36,500 and \$39,598, respectively. It is, however, evident that although the Town of Yucca Valley has not had a comparatively high income level, the rather constant increases in both the per capita and median household incomes add

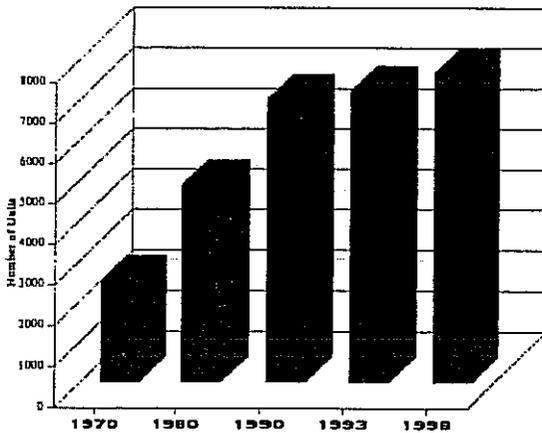
4 Ibid
5 Ibid
6 Ibid
7 Ibid
8 Ibid

significantly to the economic development potential of the community. The increase of buying power and the expansion of the commercial base in the community will help secure the Town of Yucca Valley as the commercial and economic center of the Morongo Basin.

Housing Market Trends

It is estimated that in 1970 there were approximately 2,493 housing units within the Town boundaries, and 4,853 units by 1980, for an increase over this ten year period of 95%. From 1980 to 1990, the housing growth rate decreased in the area, showing only a 43% increase in units. Despite this rate decrease, housing growth rates in the Yucca Valley area still indicate an active and growing economy over this period. Over the past three years there has been very little residential growth in the community. With the implementation of suggested programs, the use of available funds, and economic recovery, an estimated 10% increase in total units is projected for the period 1990 to 1998. The following graph illustrates the housing unit trends for the Town of Yucca Valley from 1970 to 1998.

Graph III-6
Housing Unit Trends for the
Town of Yucca Valley 1970-1998



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary and the California Department of Finance, 5/93.

In addition, the following table shows a comparison of housing units in the Town of Yucca Valley in 1990 and 1993. It is evident that the majority of structures in the Town are single family dwellings, which is to be expected in a rural community.

Table III-41
Housing Characteristics for the Town of
Yucca Valley 1990-1993 Comparison

Year	1 unit	2 units	3 to 4 units	5 + units	Total units	MH, trailers
1990	5,971	276	327	367	6,941	777
1993	6,184	287	335	392	7,198	787

Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary, Terra Nova Planning and Research, Inc.

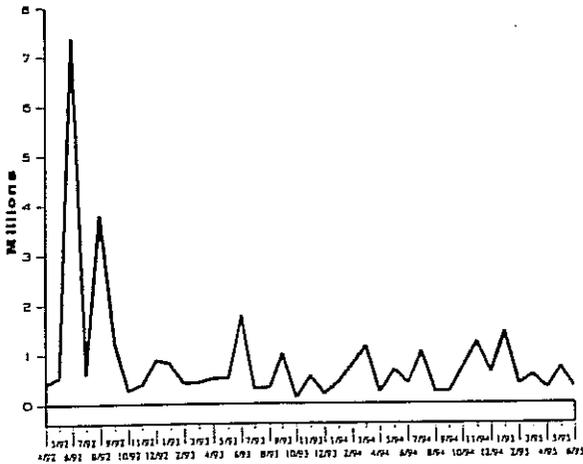
It is evident that most residential construction activity continues to be single family home development. These housing characteristics again emphasize the rural character of the Town, which is preserved through the high ratio of single family homes in relation to apartment complexes.

The Town of Yucca Valley, with its unique rural character, is being considered more and more as an exceptional opportunity for the development of a full range of residential products from affordable housing to master planned residential development. Home prices are lower than those found in most of Southern California and 35% lower than the nearby Coachella Valley. Many residential areas feature steep hillsides and expansive flat mesas with spectacular views.

Construction Valuation Trends

As stated earlier, the Town has experienced relatively stable growth since the 1970's. Until the mid-eighties, the value of new construction was primarily concentrated in single family residential construction. While single family home valuation still represents about 35% of total valuation, commercial and industrial values have greatly increased and currently represent 65% of the total building permit valuation for the Town of Yucca Valley. Dependable historical data is unavailable, however, Graph III-7 illustrates the total building valuations from April 1992 to June 1995.

Graph III-7
Construction Valuations
September 1992-June 1995



Source: Town of Yucca Valley Community Development Department, September 1995.

The total building valuation for the period of April 1992 through June 1993 was \$13,478,659. The total building valuation for FY 93/94 was \$6,261,583.71 and FY 94/95 was \$7,848,625.63. More specifically, \$4,456,808 can be attributed to single family home construction, \$0 to multi-family structures, \$6,042,675 to commercial structures and \$2,979,175 to other structures built within the Town limits. These numbers indicate that the Town of Yucca Valley is continually expanding as a commercial and industrial center for the Morongo Basin. With the growth of commercial and industrial services, the Town will attract residents of surrounding areas, and increase economic growth and development through the capture of taxable sales from non-residents within the basin.

Commercial Trends

Yucca Valley is the commercial center of the Morongo Basin and California's southern Mojave Desert. The area is linked to Interstate 10 via Highway 62, and Interstate 15 via State Highway 247, and benefits from visitors enroute to the Colorado River and Laughlin, Nevada and the adjacent Joshua Tree National Park. Some of the most prevalent commercial uses in the community include general merchandise and retail, and a wide variety of automobile service facilities, auto dealers, auto suppliers and service stations which play a major role in the economics of the community. The eastern portion of the Highway 62 commercial corridor still has large vacant areas that can serve master planned community scale commercial and mixed use

development.

Yucca Valley's west-end business district features many long-time, locally owned businesses. The Civic Center business district offers a mixture of businesses and a variety of services including the Community Center, Post Office, utility and professional offices and financial institutions. Finally, the east end, because of the availability of large parcels of land, has been the site of substantial growth. In 1992, two community-scale shopping centers (K-Mart and Wal-Mart) were built.

Sales Potential

The 1990 aggregate and per capita sales potential for the Town of Yucca Valley are provided in Table III-42 below. The table illustrates that the largest existing expenditure categories are grocery stores, restaurants and department stores. The table also breaks down the per capita sales potential in relation to the various types of stores within the Town of Yucca Valley, with individual residents spending up to \$1,049 per year on groceries, and \$591 at restaurants per year.

Table III-42
1990 Annual Expenditure Estimate
for Town of Yucca Valley Residents

Store Type	Aggregate \$	Per Capita \$
Department Store	7,434,000	531.71
Variety Stores	488,000	34.89
Catalog Showrooms	514,000	36.77
Grocery Stores	14,668,000	1,049.07
Convenience Stores	904,000	64.64
Apparel Stores	3,302,000	236.17
Shoe Stores	608,000	43.46
Jewelry Stores	557,000	39.84
Furniture Stores	1,272,000	91.00
Appliance Stores	492,000	35.17
Restaurants	8,264,000	591.02
Drug Stores	2,936,000	209.95
Liquor Stores	1,210,000	86.53
Hardware Stores	658,000	47.06
Lumber Stores	3,081,000	220.35
Lawn & Garden Stores	219,000	15.64
Paint Stores	305,000	21.79
Flooring Stores	467,000	33.42
1990 Total	\$47,379,000	\$3,438.48

Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley City Limits, Area Summary, and the California Department of Finance, 5/93.

For 1990, the total sales potential of Town residents is estimated to be \$47,379,000. The 1993 population of 17,599

persons can be applied to these per capita calculations to approximate the annual sales potential for the year, which is estimated to be \$51,689,162. In addition, for 1998 the annual sales potential is estimated to be \$57,891,861.

Taxable Sales and Sales Tax Revenues

The earliest available and reliable taxable sales data for the Town of Yucca Valley is for 1995. These taxable sales figures, provided in Table III-43, indicate an active economy, with a total taxable sales generated within the Town of Yucca Valley for 1995, at \$145,018,900. This total illustrates that, on a per capita basis, the Town of Yucca Valley is capturing taxable sales from a population far exceeding that estimated in the previous table. Therefore, it is apparent that Yucca Valley is an important area-wide commercial center, attracting residents from surrounding communities to the actively growing commercial and industrial areas within the Town.

Table III-43
1995 Taxable Sales
for the Town of Yucca Valley

Type of	FY 95	FY 94	FY 95	FY 94
	First Qtr	First Qtr		
Gen Merch,	93,581	86,374	423,177	365,955
Dept Stores, Drug, Variety				
Motor Vehicle	53,527	56,133	226,556	236,599
Grocery Stores	41,216	39,672	165,782	171,078
Service Station	38,473	36,573	154,415	151,970
Fast Food	25,380	22,953	98,149	91,198
Auto Supply Stores,				
Petroleum Prod	15,271	15,424	59,484	91,690
Lumber &	14,196	10,263	51,667	63,498
Building Materials				
Restaurants	12,934	10,999	53,342	58,616
Auto Repair Shops,				
Motorcycles, Boats	9,659	8,817	34,225	33,221
Specialty Stores				
	5,828	7,354	25,138	26,016
Sporting Goods,				
Bicycle Stores	3,881	3,895	15,972	14,519
All Other				
Categories	29,879*	48,610*	142,282*	62,698*

Total All
Outlets **343,825** **347,067** **1,450,189** **1,367,048**

Source: The California State Board of Equalization Taxable Sales in California (Sales and Use Tax), 1995.

* Note: These numbers are either not available or partially skewed due to limited outlets within the category.

The Town of Yucca Valley has the potential to broaden its role as the commercial center for the Morongo Basin. The Town offers a unique combination of retail stores, and a

broad range of commercial and industrial opportunities, in concert with its uncommon rural character. The Town's potential is, therefore, to provide the basis for far stronger economic development than would be realized merely by the population of Yucca Valley.

In 1990, approximately 722 taxable sales generators/outlets existed in the Town of Yucca Valley⁹. In 1991, this number decreased to 716 and in 1992 to approximately 708, possibly reflecting a weakness caused by the recession, which has hit the Southern California region. Nonetheless, the drop in total outlets from 1991 to 1992 was only 1%.

Based on national and regional statistics, it is possible to categorize the revenues generated by each type of business, and therefore identify the strengths and weaknesses in the sales tax revenue to the Town. The table below provides these approximate categorical distributions.

Table III-44
Categorical Sales Tax Breakdown by Quarter
for the Town of Yucca Valley 1994

Sale Type	1st.	2nd	3rd	4th
	Qtr	Qtr	Qtr	Qtr
General Merch.	\$110,417	\$124,852	\$116,895	\$158,120
Autos & Trans.	\$76,877	\$52,724	\$84,349	\$101,142
Food and Drugs	\$47,311	\$52,141	\$49,274	\$45,835
Fuel & Serv.	\$45,358	\$37,259	\$43,230	\$48,195
Stations				
Restaurants &	\$38,255	\$39,957	\$36,670	\$38,642
Hotels				
Total:	\$318,218	\$306,933	\$330,418	\$391,934

Source: Town of Yucca Valley Community Development Department, September 1993 1995.

It is difficult to estimate what percentage of the retail sales potential, shown in Table III-44: Annual Sales Potential, would remain within the Town. Currently, the large percentage of retail purchases by non-Town residents are partially due to limited selection of retail outlets in surrounding areas. As the population grows, sufficient demand for goods and services will increase to support an ever broader retail base. Furthermore, the growth of surrounding areas will generate needs for additional commercial and service industrial development.

Tourism and Traveler Revenues

The Yucca Valley economy is strengthened by tourism. In addition to the high traffic volume of recreational vehicles en

⁹ Town of Yucca Valley Community Development Department and Building and Safety Department, February 1994

route to the Colorado River and Laughlin, Nevada, the adjacent Joshua Tree National Park attracts more than 1.4 million visitors each year. To support these travelers, the Town currently has only 207 hotel/motel rooms. The following table shows the transient occupancy tax collected from the various hotels/motels in the area.

**Table III-45
Transient Occupancy Tax**

	Average Dollars Per Month	Total
December 1991-June 1995	\$6,722	\$47,053
July 1992-May 1993	\$7,297	\$87,197
July 1993-June 1994	\$6,192	\$74,309
July 1994-June 1995	\$5,798	\$69,572

Source: Town of Yucca Valley Community Services Department, September 1993 1995.

Hotel/Motel Trends

The Town has a unique potential, due to its location, to promote itself as the "Gateway to the Joshua Tree National Park". Joshua Lane, which intersects Highway 62 and is the southerly extension of Old Woman Springs Road (Highway 247), is currently utilized as an access point to the Park. The Town should promote this road, possibly along with Quail Springs/Park Boulevard, as an access gateway to the Park to stimulate the development and expansion of hotels/motels in the community.

Industrial Development

A wide variety of industrial lands are available in Yucca Valley at five locations. These sites offer undeveloped tracts as well as improved industrial/commercial sites at the Monterey Business Center on lots ranging from one acre to one hundred-sixty acres. The Monterey Business Center and north Highway 247 industrial area are currently the largest industrial areas in the community. They provide for excellent highway and regional roadway access and a local labor pool, which can be attractive to manufacturing companies in the region. In addition, with the rapid advancement of technology, it is anticipated that industrial uses related to the airport, including both passenger and cargo services, will expand.

Employment

In 1990, the Town of Yucca Valley had approximately 3,026 residents considered to be white collar workers, and 2,486 residents as blue collar workers¹⁰.

**Table III-46
Occupations of Residents in the Town
of Yucca Valley 1990**

Occupation	Number of Residents
Professional/Tech.	868
Manager/Prop.	675
Clerical	804
Sales	679
Crafts	1010
Operatives	283
Service	870
Laborer	225
Farm Worker	99
Total:	5,513

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Proposed City Limits, Area Summary, based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

The employment participation rate for the Town in 1990 was 57.8% for males, and 37.5% for females, with an unemployment rate for males of 7.2%, and 6.6% for females. The overall combined unemployment rate for the total labor pool was 6.9% in 1990.

In 1993 it is estimated that these numbers are very much the same, with 54.9% of the labor force as white collar workers, and 45.1% as blue collar workers. The following table shows the top nine employers in the Town of Yucca Valley for 1993.

**Table III-47
Top Employers in the Town of Yucca Valley 1993**

Business	Estimated # of Residents Employed
Morongo Unified School Dist.	600
Moyle's Health Care	250
K-Mart Retail Store	190
Stater Brothers	140
Von's Market	90
Hi-Desert Star	75
Wal-Mart	75
JC Penney	40
Town of Yucca Valley	27
Hi Desert Water District	20

Source: County of San Bernardino's Community Profiles, January 1993, Department of Economic and Community Development, Economic Development Division, and telecommunication with store managers 11/93 to 12/93.

All of the factors addressed in this Element establish that the Town of Yucca Valley is the employment center of the

¹⁰ Urban Decision Systems, Inc. Area Profile: Yucca Valley Proposed City Limits, Area Summary, based on the 1990 Census, June 29, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Morongo Basin and an important commercial base for the lower Mojave Desert region. The Town has the potential to become an administrative center, as well as a corporate center for utility companies, banks and other corporations, with the availability of land, prime location and beautiful surroundings. In addition, the Town has the potential to utilize the Joshua Tree National Park for tourist and commercial development as well as RV parks and campground facilities.

Because the Town lies in a unique air basin, is located near an expanding military base and a national park, and has favorable highway linkage, the potential for expansion of light and medium industrial, and commercial uses, as well as visitor serving facilities is extensive. It is assumed that the Town of Yucca Valley wishes to maximize its economic development potential, while establishing a balanced and secure economic future, which also preserves the best qualities of rural community living with a broadly based and enduring economy. To help diversify the local economy, the Town should examine a range of industrial development scenarios, which look at warehousing/distribution, manufacturing and other types of development that optimize existing facilities, services and transportation infrastructure.

FUTURE DIRECTIONS

The Town must implement goals and policies which are designed to provide for an adequate jobs/housing ratio, to promote economic activities in both commercial and industrial and animal keeping/livestock sectors, and to encourage the balanced and managed growth of the community.

The Town of Yucca Valley has already developed a Redevelopment Agency and established redevelopment project area. The funds allocated for redevelopment activities within these designated areas can be used for tax increment financing, lot consolidation, participation in development and off-site improvements, and other forms of financial and regulatory assistance to further economic development goals.

The implementation of the goals of this Element can also take place through adherence to the Land Use Element, which balances land uses, avoids incompatible uses and assures that land divisions result in optimal lot sizes for residential, commercial and industrial-development. The Element is also implemented through conformity with the Town Development Code, which should assure that development is complementary with the Economic Development Element, the development of Redevelopment Agency projects and programs that revitalize blighted areas, and development promotion which targets important economic and development issues.

The Yucca Valley Town Council recently formed Team Yucca Valley. Team Yucca Valley consists of representatives from the business communities, Chamber of Commerce, Gateway Commission, and from advisory committee/commission and from the Town Council. Team Yucca Valley was created to help coordinate and facilitate Economic development programs and activities and to promote public/private partnerships.

ECONOMIC DEVELOPMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.

GOAL 2

Continued growth which assures the maintenance of a revenue base adequate to support present and future public services and facilities needs.

Policy 1

Maintain and strengthen the Town's role as the commercial center of the Morongo Basin and the South Mojave Desert Region.

Program 1.A

Promote commercial expansion to continue to attract residents of surrounding communities, and ultimately expand Yucca Valley's revenue base.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 2

Actively solicit employment and revenue generating development compatible and consistent with the Town's General Plan.

Program 2.A

Actively promote and facilitate those developments and revitalization projects which generate employment opportunities and contribute to Town General Fund revenues.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Policy 3

Encourage the development of the tourist/traveler commercial potential of the State Highway 62 corridor, the National Park and the Mojave Desert area.

Program 3.A

Establish development standards and controls which result in functionally planned and attractive commercial service facilities.

Responsible Agency: Community Development Department
Schedule: Immediate; Continuous

Program 3.B

Actively coordinate and cooperate with the Chamber of Commerce and appropriate federal agencies in promoting the Joshua Tree National Park and the Mojave Desert as destination recreation areas.

Responsible Agency: Community Development Department; Chamber of Commerce; U.S. Department of the Interior
Schedule: Immediate; Continuous

Policy 4

Encourage resolution of domestic water issues and stable and orderly growth in permanent and seasonal households within the community.

Program 4.A

Coordinate with the Hi-Desert Water District and the Warren Valley Basin Water Master to maximize the availability of domestic water resources, to allow for continued economic development.

Responsible Agency: Community Development Department; Hi-Desert Water District; Warren Valley Water Master
Schedule: Immediate; Annual review.

Policy 5

Assure sufficient infrastructure and capital facilities in order to maintain existing economic activities and attract new commercial, industrial, and agricultural industry to the area.

Program 5.A

Plan and coordinate the provision of major infrastructure through the development and implementation of master capital facilities plans that address and enhance commercial, industrial and agricultural development needs.

Responsible Agency: Community Development Department; Caltrans; County of San Bernardino
Schedule: Immediate; Continuous

Program 5.B

Residential, commercial and industrial development proponents shall be responsible for their fair share of on and off-site improvements required to support the development proposal. Improvements required may include, but are not limited to, street construction and signalization, utility extensions, drainage facilities, parks and other facilities.

Responsible Agency: Community Development Department;

Town Council

Schedule: Immediate, Continuous

Program 5.C

Cooperate with Caltrans to maximize the efficient use of roadway capacity on State Highways 62 and 247.

Responsible Agency: Community Development Department; Caltrans

Schedule: Immediate, Continuous

Policy 6

Preserve the community's marketable and unique qualities through thoughtful control of new development, protecting and enhancing the rural character of the community.

Program 6.A

Encourage the maintenance and/or rehabilitation of older residential neighborhoods to enhance the quality of neighborhood character and the general quality of life in the community.

Responsible Agency: Redevelopment Agency; Community Development Department; Town Council

Schedule: Immediate; Continuous

Policy 7

Adopt and implement plans which encourage and enhance quality development and renovation in the downtown area, along Highway 62 and Highway 247.

Program 7.A.

Actively pursue and, where appropriate, participate in the development of commercial and industrial projects which take advantage of existing major transportation facilities including State Highways 62 and 247.

Responsible Agency: Town Redevelopment Agency; Community Development Department; Town Council.

Schedule: Immediate; Continuous

Program 7.B

Develop and implement Specific Plans that maximize the efficient use of vacant and partially developed commercial lands and assure development of a mix of complimentary land uses.

Responsible Agency: Town Redevelopment Agency; Community Development Department; Town Council

Schedule: Immediate; Continuous

Program 7.C

Evaluate the need for and appropriateness of promoting commercial and industrial development in the vicinity of Highway 247 and Buena Vista.

Responsible Agency: Town Redevelopment Agency;

Community Development Department; Town Council
Schedule: Immediate; Continuous

Policy 8

Utilize a commercial economic profile and development implementation strategy to achieve the economic goals of the community.

Program 8.A

The development implementation strategy and economic profile shall be used to pro-actively promote all types of development which will enhance the existing rural character and support economic growth and employment opportunities within the community.

Responsible Agency: Community Development Department; Redevelopment Agency; Town Council; Chamber of Commerce

Schedule: 1995-1996 ; Continuous

Policy 9

Reinforce Yucca Valley's place as a regional administrative center through the cooperative planning of Town and County administrative facilities within the Town limits.

Program 9.A

Promote Yucca Valley as the logical location for new and expanded regional administration centers for governmental and private sector offices serving the south Mojave Desert region.

Responsible Agency: Redevelopment Agency; Community Development Department; Chamber of Commerce

Schedule: Immediate; Continuous

Policy 10

Work to promote net annual increases in local household incomes for all socio-economic sectors of the community.

Program 10.A

Proactively promote improved employment opportunities for all socio-economic sectors, and especially lower-income households within the community, to increase average household and discretionary incomes.

Responsible Agency: Community Development Department; California Economic Development Department; Redevelopment Agency; Chamber of Commerce

Schedule: Immediate; Continuous

Policy 11

Make every effort to expedite the processing of development proposals which address the economic development goals of the community and shall take the initiative to incubate new programs and projects.

Program 11.A

Streamline and expedite the development review process through concurrent processing of applications and facilitating parallel tracking design review and the building permit process without sacrificing quality development.

Responsible Agency: Community Development Department; Redevelopment Agency; Town Council

Schedule: Immediate; Continuous

Policy 12

Encourage and promote special events, activities and uses which strengthen and promote the Town's image, prestige and attractiveness as a tourist/visitor destination.

Program 12.A

Promote unique or special events/uses/activities which will enhance the area's image as a tourist resort and recreation area, including appropriately located RV parks, rodeo fairgrounds, desert camping and hiking, a County Fair and similar events and uses.

Responsible Agency: Community Development Department; Chamber of Commerce

Schedule: Immediate, Continuous

Policy 13

Develop programs which enhance its role as the Gateway to the Joshua Tree National Park and encourage the expansion of associated tourist/traveler revenues.

Program 13.A

Coordinate with Park staff, Chamber of Commerce and other appropriate entities to develop and promote events which will attract tourists to both the Town and the Park for hiking, camping, horseback riding and any appropriate annual festivals and other activities.

Responsible Agency: Community Development Department; Chamber of Commerce; National Park staff

Schedule: Immediate; Continuous

Program 13.B

Consult and cooperate with Park staff to promote Joshua Lane as a major entry-way to the Joshua Tree National Park.

Responsible Agency: Community Development Department; Chamber of Commerce; National Park staff

Schedule: Immediate; Continuous