2. LAND USE

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2 LAND USE ELEMENT

The Land Use Element provides guidance for the ultimate pattern of development and relationship between land uses in Yucca Valley. This Element describes the long range future of the built environment as a distinctive, high quality place to live and, work in addition to being a recreational destination. The Land Use Element will guide the Town's efforts to provide the desired characteristics outlined in the Town's General Plan Vision 2035 including safe residential neighborhoods, efficient public services, enriching public facilities, and natural and recreational open spaces that make Yucca Valley a desirable place to live.

A view of the Town from a hillside.

The land uses defined in this Element are linked to goals and policies related to housing, economic development, circulation, infrastructure, recreation, and public safety. This Element provides a land use vision for how and where the community may grow, while preserving the Town's most valued features. The combination of land uses proposed in this element is strongly tied to the Town's long-term fiscal viability and sustainability.

Purpose of the Land Use Element

Purpose of the Land Use Element

The Land Use Element provides a comprehensive plan of the types, intensities, and distribution of land uses throughout the community. The Element and Land Use Map identify the desired pattern of growth and land use. The purpose of the Land Use Element is to guide decision-making to ensure that the land uses developed are cohesive and compatible with the Town's vision for the future.

Relationship to Other Documents

Development Code

While the General Plan provides broad goals and policies to help guide the Town in achieving its vision over time, the Development Code provides detailed standards related to the regulation of land use and development. The General Plan describes the big picture vision of the Town's future, while the Development Code regulates the day-to-day activities that help to achieve that vision. The two documents are complimentary. The Development Code is consistent with the General Plan and many of the regulations within the Development Code implement goals and policies of the General Plan.

Airport Comprehensive Land Use Plan

The Airport Comprehensive Land Use Plan establishes standards for the compatibility between the Yucca Valley Airport and surrounding parcels. These standards identify land uses that are considered incompatible with airport operations and areas where the greatest noise from aircraft is expected to occur, and establish height limits in

select areas around the runway (see Figure LU-2 Airport Avigation Map). The Yucca Valley Airport Comprehensive Land Use Plan is consistent with the Land Use Element.

Specific Plans

The General Plan provides overall guidance and a comprehensive vision for the physical development of the entire Town. Specific Plans are typically used for large-scale projects that require a comprehensive approach to planning and infrastructure issues or areas that warrant customized regulatory guidance that is not present in the Town's Development Code. Specific plans address site-specific concerns and provide guidance for the design, use, and development of that site.

Specific plans are typically implemented as customized zoning for a focused geographic area of the Town and can be initiated by the Town or a project applicant. In some cases, such as the Old Town area, the Specific Plan serves as both the General Plan and zoning designation for the area.

Old Town Specific Plan

The Old Town Specific Plan (OTSP) was adopted in 2007 and encompasses approximately 250 acres along SR-62 that served as the Town's original commercial core. According to the Specific Plan, the Old Town area is envisioned to become:

- A vibrant destination in the Morongo Basin where history, environment, art and culture, education, shopping, living, and working coincide amidst a very walkable downtown;
- A renewed setting with its own "Main Street," mix of housing, diversity of shopping and working environments, and inviting public spaces;
- A district that is highlighted with eclectic architecture, an abundance of indigenous landscaping, comfortable pedestrian areas, and public art; and
- A gathering place for respite and discovery by community members and visitors alike.

The OTSP has defined the vision of the gateway into Yucca Valley as the community's "main street", with a distinctive character that is intended to be different than, but complementary to, the West Side, Town Center or East Side activity areas. The OTSP provides the Town with a master plan for the development of the area, which includes a mix of residential, commercial, hospitality and industrial uses and identifies development standards and design guidelines that must be followed by new development.

Development Agreements

State law provides for the adoption of development agreements between a project applicant and the Town (Government Code Section 65865). Development agreements provide project proponents with additional assurances that development approvals will not be nullified by enacting a future policy or regulation change. In exchange, an applicant may be required to meet certain conditions or performance criteria that become part of the development agreement.

It is important to emphasize that, as set forth in Government Code Section 65866, the Town is not prohibited from applying new rules, regulations, and policies to a property with a development agreement unless specifically stated in the agreement, nor is the Town prevented from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, or policies.

2.1 Land Use Designations

The Land Use Element and Land Use Map describe the distribution of land uses by type, location, intensity, and density. Future land uses are mapped to show where residential, commercial, office, mixed use, industrial, public/quasi-public facilities, and open space are expected to be located. Figure LU-1, Land Use Map, establishes 20 land use designations, four Special Policy Areas, and one overlay category.

Each of the General Plan land use designations is implemented by a correlating set of zoning designations described in the Town's Development Code. It should be noted that there need not be an equal number of land use designations and zoning classifications. In many instances, multiple zoning classifications may be consistent with a single General Plan land use designation.

The maximum allowable development potential of each individual parcel is influenced not only by the land use designation, but also physical site characteristics, environmental constraints, infrastructure requirements, and detailed standards provided in the Development Code. Actual development is expected to typically occur at levels less than the maximums allowed due to the factors stated above as well as market demand and development trends.

Density: The number of housing units per acre of land; typically described as dwelling units per acre (du/ac). Minimum and maximum densities limit the capacity of the land.

Intensity: The way nonresidential and mixed use development potential is described. Levels of intensity are expressed as floor area ratios.

Floor area ratio (FAR): The relationship between the amount of floor area allowed in a building and the area of the lot on which it stands. Lower FARs allow less nonresidential development potential (square footage) than higher FARs.

Adjusted gross acres: Acreage that does not include the right-of-way for major roadways (Collector Roads and above) and flood control facilities.

Residential Densities

Each of the residential land use designations includes a range of allowable densities. The maximum density signifies the maximum number of dwelling units per adjusted gross acre (du/ac) that are allowed in each residential area. Dwelling unit projections are estimated by multiplying the gross acres of each residential land use designation by the corresponding assumed density factor. For example, 100 acres of Medium Density Residential with an assumed density of 8.0 du/ac would result in 800 dwelling units.

To illustrate residential density further, the Low Density Residential (LDR) designation allows a range of 2.0 to 5.0 dwelling units per gross acre. The lower threshold figure for each residential designation represents a minimum amount of development anticipated, provided that all other required conditions can be met, and the higher figure represents a potential maximum that could be located in each to maintain the intended residential character of the area.

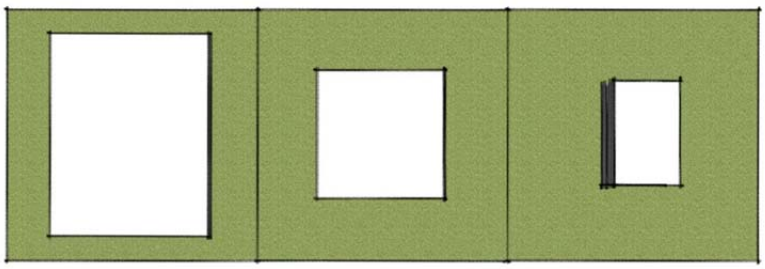
It should be noted that a variety of lot sizes and residential product types may be used in a land use category, as long as the maximum number of dwelling units allowed by the designation is not exceeded (not all lots must be exactly the same size unless zoning dictates it). Areas designated for specific plans have unique assumptions that are addressed separately in the Land Use Plan Buildout Summary (Table LU-1).

Nonresidential Intensities

Building intensities for nonresidential uses are measured by floor area ratio (FAR). A FAR describes the intensity of the use of a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and form of the buildings at the intensity permitted by the FAR. FAR calculations do not include areas within parking structures or outdoor open storage areas.

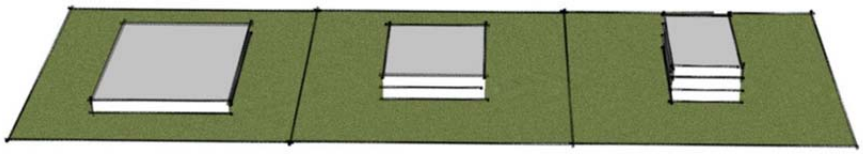
A site with a 0.5 FAR generally might have a range between a one-story building with 50 percent coverage to a three-story building with 10 percent coverage of the site. The graphic below shows possible development arrangements using this FAR.

Site Coverage



50% 25% 10%

Building Height



1- story 2- story 3- story

Actual density (residential uses) and FAR (nonresidential uses) ranges are determined on a parcel-specific basis. Density and FAR are based on adjusted gross acreage, which subtracts acres associated with existing right-of-way.

Residential Land Uses

Hillside Residential (HR) 1 du/20 acres maximum
Single-family residential development with a minimum lot size of 20 acres. Development and use of these lands is generally restricted by topography and slope, drainage and biological resources. The low density allows for private open space preservation and equestrian and animal keeping uses.

Rural Living (RL-10) 1 du/10 acres maximum
Single-family residential uses with a minimum lot size of 10 acres. Equestrian and animal keeping activities are expected and encouraged.

Rural Living (RL-5) 1 du/5 acres maximum
Single-family residential uses with a minimum lot size of 5 acres. Equestrian and animal keeping activities are expected and encouraged.

Rural Residential (RR-2.5) 1 du/2.5 acres maximum
Single-family detached residences on large parcels of 2.5 to 5.0 acres. Equestrian and animal keeping activities are expected and encouraged to support a rural lifestyle and country living.

Rural Residential (RR-1) 1 du/1acre maximum
Single-family detached residences on large parcels between 1 and 2.4 acres in size. Equestrian and animal keeping activities are expected and encouraged.

Rural Residential (RR-0.5) 2 du/1 acre maximum
Single-family detached residences on large parcels a minimum of 18,000 square feet in size.

Low Density Residential (LDR) 2.1 to 5.0 du/acre
Single-family detached and attached residences within a density range between 2.1 and 5.0 units per acre. Typical lot sizes average 10,000 square feet in size.

Medium Density Residential (MDR) 5.1 to 8.0 du/acre
Single-family detached and attached residences within a density range between 5.1 and 8.0 units per acre. Typical lot sizes average 7,200 square feet in size.

Medium High Density Residential (MHDR) 8.1 to 14.0 du/acre
Single-family detached, attached, and multifamily residences, including townhomes, apartments, stacked flats, and courtyard and patio homes, within a density range between 8.1 and 14.0 units per acre.

Context Sensitive Design

Lot sizes or product types other than those identified as "typical" in this section may be considered. Variations in residential product type or design may be considered on a case-by-case basis in an effort to preserve a property owner's right to develop and concurrently conserve or preserve valuable open space resources, habitat, or wildlife corridors Total number of units allowed on a site will be determined by the gross acres of the subject site.

Commercial, Mixed Use, and Industrial Land Uses

The Commercial, Mixed Use, and Industrial land use designations allow a range of nonresidential and mixed use development to support the Town's position as the economic hub of the Morongo Valley.

Commercial (C) 0.20 to 0.50 FAR

Local and regional serving retail and service uses, including uses such as shopping centers and malls, small commercial centers, hotels, commercial recreation uses such as movie theaters and bowling alleys, restaurants, supermarkets, and personal services. Office uses are also allowed, including financial, legal, insurance, and other professional office uses. Research and development, technology centers, and business parks are also permitted.

Mixed Use (MU) 0.35 to 1.0 FAR and 25 du/acre maximum

Intended for a mix of uses, including commercial, professional office, recreational, and high density residential land uses along SR-62 corridor in concentrated nodes. Its purpose is to allow highly integrated commercial, residential, and office uses that facilitate pedestrian access and walkability. Proximity of residential uses near employment and activity centers can reduce vehicle trips and greenhouse gas emissions. Housing opportunities are also encouraged in these areas, providing walkable accessibility to services and facilities. Development in this designation will require the preparation of a Specific Plan or compliance with a new mixed use zoning designation and associated development standards.

Industrial (I) 0.25 to 1.0 FAR

Industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supportive retail uses. Preferred development types include master planned business and industrial parks with integrated access and internal circulation. Outdoor storage is also permitted in this designation; however, special screening and design treatments must be applied to outdoor storage within the Rural Mixed Use Special Policy Area for properties on the north side of Skyline Ranch Road.

Miscellaneous Land Uses

Several other land uses, special policy areas, and overlays guide site use and development in Yucca Valley.

Airport (AP)
Uses necessary for the operation and support of the Yucca Valley Airport.

Old Town Specific Plan

Old Town Commercial/Residential (OTCR) 0 to 0.40 FAR and up to 24 du/acre. Provides a complementary mix of commercial and residential uses in a portion of the Old Town Specific Plan area.

Old Town Highway Commercial (OTHC) 0 to 0.35 FAR. Allows commercial development oriented to SR-62. This land use covers the eastern and western gateways into the Old Town Specific Plan area.

Old Town Industrial/Commercial (OTIC) 0 to 0.40 FAR and up to 30 du/acre. Allows a variety of industrial, commercial, or residential uses in a portion of the Old Town Specific Plan area.

Old Town Mixed Use (OTMU) 0 to 1.0 FAR and up to 40 du/acre. The mixed use core of the Old Town area allows commercial and residential development in horizontal or vertical configurations.

Open Space – Conservation (OSC)
Natural open space areas to be preserved for natural and scenic resource preservation. Passive recreation such as hiking trails is permitted. These areas are primarily composed of natural landforms and contain biological resources that should be preserved to maintain the Town's desert character.

Open Space – Recreation (OSR)
Recreational uses, including parks, trails, athletic fields, and golf courses. Parks are also permitted within residential land uses.

Public/Quasi-Public (P/QP)
Institutional and civic uses such as government buildings and schools.

Special Policy Areas

A Special Policy Area (SPA) is an area of the community where unique policy guidance in addition to the direction provided by the underlying General Plan Land Use designation is necessary to achieve a desired outcome. Four SPAs have been identified in Yucca Valley and are discussed in greater detail in Section 2.2 of this element.

Overlay

Planning tool used to provide flexibility in land use designations. An overlay allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can increase development options in different market conditions.

Corridor Residential Overlay (-CRO) 14.1 to 25.0 du/acre

This overlay allows residential infill projects in three "transition" areas between commercial, mixed use, and special policy areas along SR-62:

- West of Kickapoo (before Old Town Specific Plan)
- Between Palm and Sage Avenues
- Between Airway and Avalon Avenues

The overlay provides the option to develop commercial uses along the corridor or to build infill housing (up to 25 du/ac maximum) in the transition areas between commercial nodes should market conditions support it. The overlay is generally applied to commercial properties along SR-62 that are transitional areas between commercial or mixed use nodes found at major intersections along the corridor such as the Town Center or the Old Town Specific Plan area. The overlay provides added land use flexibility in these areas and could allow for the integration of new residential housing opportunities in close proximity to nonresidential uses. Introducing residential uses along the corridor will promote walkability and can generate visual interest by providing visual breaks in the continuous commercial buildings currently located along the corridor. Properties within the Corridor Residential Overlay designation may be developed as the underlying land use designation (commercial) and also have the option of developing as infill residential without the need for a General Plan amendment. A Specific Plan may be required in these areas, at the discretion of Planning Commission.

Table LU-1 Land Use Plan Buildout

Land Use Category	Acres [1]	Assumed Density [2,3]	Intensity (FAR) [2,3]	Units [4]	Population [5]	Square Feet (Retail) [4]	Square Feet (Non-Retail) [4]	Total Square Feet	Employees [6]
RESIDENTIAL									
Hillside Residential (HR) 0–1 DU/20 AC	4,017	1 DU/20 AC		201	477				
Rural Living 10 (RL-10) 0–1 DU/10 AC	79	1 DU/10 AC		8	19				
Rural Living 5 (RL-5) 0–1 DU/ 5 AC	4,842	1 DU/ 5 AC		968	2,300				
Rural Residential 2.5 (RR-2.5) 0–1 DU/ 2.5 AC	4,915	1 DU/2.5 AC		1,809	4,295				
Rural Residential 1 (RR-1) 0–1 DU/AC	1,802	1 DU/AC		1,795	4,263				
Rural Residential 0.5 (RR-0.5) 1–2 DU/AC	3,332	2 DU/AC		6,600	15,675				
Low Density Residential (LDR) 2.1–5 DU/AC	1,453	4 DU/AC		5,077	12,058				
Medium Density Residential (MDR) 5.1–8 DU/AC	248	6 DU/AC		1,478	3,510				
Medium High Density Residential (MHDR) 8.1–14 DU/AC	326	10 DU/AC		3,260	7,743				
Subtotal	*21,015*			*21,196*	*50,341*				
COMMERCIAL, MIXED USE, AND INDUSTRIAL									
Commercial (C) 0.20–0.50 FAR [7]	491	18 DU/AC	0.35	1,679	3,987	5,281,937	730,010	6,011,947	10,889
Mixed Use (MU) 0.35–0.50 FAR, 14.1–25 DU/AC [8,9]	238	18 DU/AC	0.50	922	2,087	3,691,292	408,221	4,099,513	7,318
Industrial (I) 0.25–1.00 FAR [10]	752	1 DU/2.5 AC	0.25	10	23		7,099,111	7,099,111	10,142
Subtotal	*1,481*			*2,611*	*6,096*	*8,973,229*	*8,237,342*	*17,210,572*	*28,349*
OLD TOWN SPECIFIC PLAN [4]									
Old Town Commercial/Residential (OTCR) 0–0.35 FAR, 0–24 DU/AC	57			413	981	699,769		699,769	1,166
Old Town Highway Commercial (OTHC) 0–0.40 FAR	56					889,684		889,684	1,483
Old Town Industrial/Commercial (OTIC) 0–0.40 FAR, 0–30 DU/AC	39			238	565	275,917	275,917	551,834	854
Old Town Mixed Use (OTMU) 0–1.00 FAR, 0–40 DU/AC	29			465	1,104	759,317		759,317	1,266
Subtotal	*181*			*1,116*	*2,651*	*2,624,687*	*275,917*	*2,900,604*	*4,769*
WEST SIDE SPECIAL POLICY AREA [11]									
Residential	625			2,229	5,294				
Commercial [7]	42			77	183	296,579	49,562	346,141	636
Industrial	47						506,385	506,385	723
Open Space Recreation	99								
Public/Quasi-Public	4								
ROW	170								
Subtotal	*986*			*2,306*	*5,477*	*296,579*	*555,947*	*852,526*	*1,359*
MISCELLANEOUS									
Open Space - Conservation (OSC)	386								
Open Space - Recreation (OSR)	19								
Public/Quasi-Public (P/QP)	330								449
Airport (AP)	52								
ROW	1,055								
Subtotal	*1,841*								*449*
TOTAL	***25,503***			***27,229***	***64,565***	***11,894,495***	***9,069,206***	***20,963,702***	***34,926***

NOTES

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Residential density is expressed as dwelling units per acre, and nonresidential intensity is expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, townwide buildout levels have not achieved the maximum allowable density or intensity. Accordingly, the buildout estimates for many land use designations reflect a density or intensity that was adjusted downward to be more realistic.
3. Estimates of population by residential designation are based on the person-per-household factor of 2.5 from the California Department of Finance (2012).
4. The total number of units and square footage of retail and nonretail uses for Specific Plans were taken directly from the approved land use plans associated with each Specific Plan document.
5. A vacancy rate of 5% was assumed for population projections, adjusted down from the 13% vacancy rate identified by the California Department of Finance (2012) to account for housing market improvements over time.
6. Employment generation rates are in employees per building square footage and were developed by The Planning Center|DC&E.
7. The Commercial properties are assumed to be 80% retail and 20% office, except in the Corridor Residential Overlay where 60% retail and 40% residential uses were assumed.
8. The Mixed Use properties near the Town Center Mall are assumed to be 60% retail, 20% office, and 20% residential.
9. The Mixed Use properties near Town Hall are assumed to be 80% retail and 20% residential.
10. The buildout for Industrial properties assumed a 90% industrial and 10% office mix of uses except in the Rural Mixed Use Special Policy Areas north of Skyline Ranch Road, where 10% office, 80% industrial, and 10% residential was assumed to accommodate home-based businesses.
11. The West Side Special Policy Area is listed separately to reflect an assumed development opportunity above the capacity provided by underlying land uses. The West Side Special Policy Area allows for additional development potential (units, hotel rooms, and retail and nonretail building square footage) above the maximums that can be developed with the underlying land use designations. Properties in this area can be developed according to the underlying land uses depicted on the General Plan Land Use Map, or, at the discretion of the property owner, can be developed with different or more intense uses if the additional criteria identified in the General Plan for the West Side Special Policy Area can be met and the maximum buildout thresholds identified in this table are not exceeded. A detailed breakdown of buildout assumptions for the West Side Special Policy Area is provided in the Land Use Element.

YUCCA VALLEY GENERAL PLAN

Updated 08/22/13

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2.2 Land Use Plan Buildout

The Land Use Element establishes the maximum buildout potential for housing units and nonresidential building square footage under the land use plan. It also estimates the population and employment at buildout. The maximum buildout is not a goal; it is simply the maximum allowable development potential that could occur within the community over numerous decades. A summary of the Land Use Plan buildout is described in Table LU-1.

Projected Housing and Population

The Town's range of residential land use densities, from a 20-acre minimum to 14 units per acre, allows a variety of housing types within residential areas of the community. The majority of these areas are low density, single-family detached land uses. Higher density sites are strategically concentrated in the community core near public services, facilities, and infrastructure. Mixed use land use areas permit residential development types up to 25 units per acre. The Old Town Specific Plan, adopted in 2007, includes mixed use areas that allow residential development up to 40 units per acre. This is the highest density permitted in the Town and is part of a comprehensive plan to revitalize one part of the community core into a vibrant, walkable environment.

In 2012 and in several years prior, the average persons per household in Yucca Valley was just below 2.5. Based upon the maximum number of units allowed by the Land Use Plan, the Town has the potential to accommodate approximately 27,150 new units on residential land (including a portion of mixed use and Old Town Specific Plan areas). Assuming that 5 percent of housing units will be unoccupied and an average person per household size of 2.5, the Town's population at buildout would be 64,565 persons.

Projected Nonresidential Building and Employment

Most of the nonresidential development potential in Yucca Valley is in commercial and industrial areas along SR-62, including mixed use and Old Town Specific Plan land uses. The maximum allowable commercial intensities range from 0.35 to 1.00 floor area ratio.

As the economic hub of the Morongo Basin, nonresidential land uses in Yucca Valley are needed to support job creation, economic development, and an environment of fiscal sustainability. The commercial land within the Town, including some within mixed use and Old Town Specific Plan areas, has the potential to allow up to 11,894,495 square feet of space for commercial use. Additionally, the Town's industrial land and some land within the commercial, mixed use, and Old Town Specific Plan areas allows up to 9,069,206 square feet of space for office and industrial use. All of the nonresidential

building potential is estimated to support approximately 34,926 jobs in Yucca Valley.

Infrastructure's Effect on Future Development

Infill development is encouraged to strategically take advantage of proximity to SR-62, existing public facilities and services, and planned infrastructure improvements. This approach creates efficiencies in public expenditures and focuses more intense development away from hillsides and open spaces on the community's edges.

The Hi-Desert Museum adjacent to the Community Center.

A view of the Sawtooth Mountain Range.

La Contenta Business Center.

2.3 Balanced Land Uses

The balance and distribution of land uses within the Town is intended to facilitate the achievement of the Town's vision. A sustainable mixture of residential, employment-generating, recreational, institutional, and open space land uses is necessary to meet the broad range of resident, business, and governmental needs over time. Careful land use planning protects highly prized community features and sets the Town on a path toward successful growth and development that will not compromise character or quality.

Residential

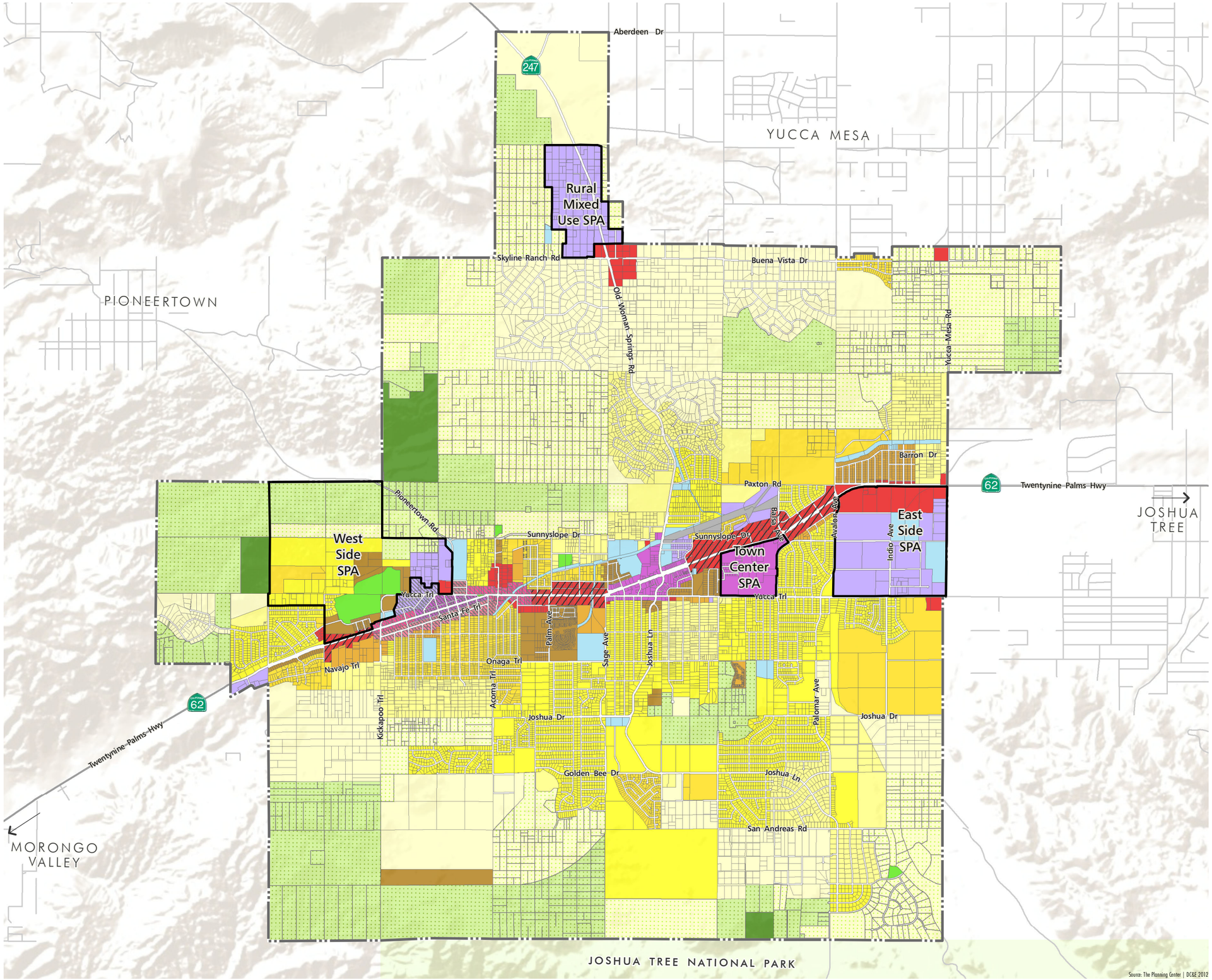
A diversity of residential land uses creates a community where people of all life styles and stages of life can find appropriate housing opportunities. Residential neighborhoods are important for defining the community, and their quality greatly contributes to the sense of place, quality of life, and the long-term sustainability of the Town. The prevalence of single-family residential development has helped establish the low density and desert character in Yucca Valley. This pattern has provided residents with open space and recreation opportunities on their own individual lots. As community needs change over time, the Town has adapted the types of housing opportunities available to its residents, including senior housing. As the Town seeks opportunities to minimize impacts to natural open space areas, clustered residential uses with higher densities may be desired. Additional goals and policies related to housing (affordability, diversity, etc.) are provided in the Housing Element.

Commercial and Industrial

Commercial and industrial areas support both local and basinwide needs for goods, services, employment, and economic development. A strong economic base is critical for the fiscal health of the Town, its ability to provide key services to residents and attract visitors, and the personal success of the local workforce. The Town reinforced the importance of maintaining its role as the economic center for the Morongo Basin in the General Plan Vision 2035 statement.

Figure LU-1

GENERAL PLAN LAND USE



GENERAL PLAN DESIGNATION

- Hillside Residential (HR) 20 ac min
- Rural Living (RL-10) 10 ac min
- Rural Living (RL-5) 5 ac min
- Rural Residential (RR-2.5) 2.5 ac min
- Rural Residential (RR-1) 1 ac min
- Rural Residential (RR-0.5) 0.5 ac min
- Low Density Residential (LDR) 2.1-5.0 du/ac
- Medium Density Residential (MDR) 5.1-8.0 du/ac
- Medium High Density Res. (MHDR) 8.1-14.0 du/ac
- Commercial (C)
- Mixed Use (MU)
- Industrial (I)
- Open Space - Conservation (OSC)
- Open Space - Recreation (OSR)
- Public/Quasi-Public (P/QP)
- Airport (A)

Old Town Specific Plan

- Old Town Industrial/Commercial (OTIC)
- Old Town Mixed Use (OTMU)
- Old Town Commercial/Residential (OTCR)
- Old Town Highway Commercial (OTHC)

Special Policy Areas and Overlays

- Corridor Residential Overlay
- SPA - Special Policy Area
- Town Limits

YUCCA VALLEY GENERAL PLAN

TYV-01 8.22.13

0 1,500 3,000 6,000 Feet

THE PLANNING CENTER DC&E

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The Town's positioning as the gateway to the Joshua Tree National Park provides the town with ongoing access to potential commercial growth as a result of its ongoing exposure to the tourism and visitor travel industry. Responsible economic development creates tax revenues for the Town and provides a variety of jobs to maintain quality of life. Many of the Town's nonresidential land use opportunities reside along SR-62 (Twentynine Palms Highway) and are included in mixed use or special policy areas, which are addressed in more detail in Section 2.2, *Special Policy Areas*. The one exception is the industrial and commercial node at the intersection of Skyline Ranch Road and SR-247 (Old Woman Springs Road).

Mixed Use

The Mixed Use designation in Yucca Valley provides flexibility for a variety of commercial and residential uses to be developed on one site in a vertical or horizontal configuration. These areas allow greater variety of land uses, which in turn provides more development options in different markets. Mixed use developments are often centers of activity and can be vibrant places to live, work and shop.

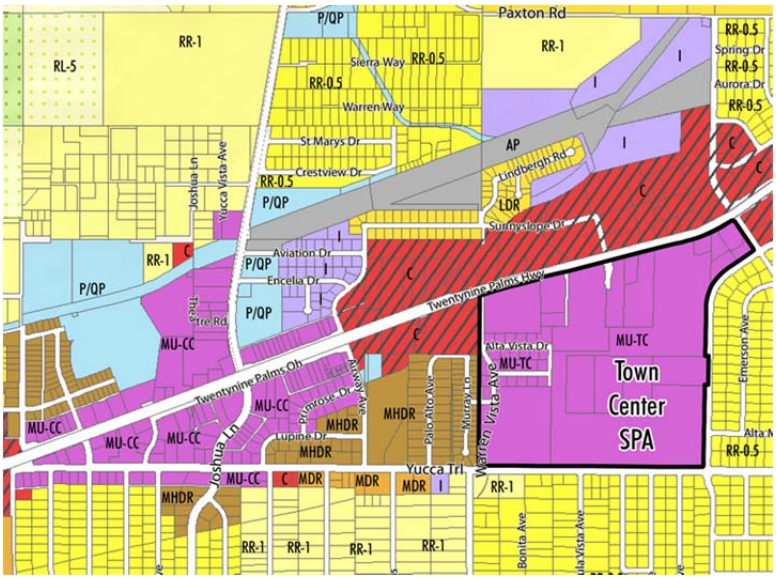
The Mixed Use land use designation is strategically located in two areas along SR-62 where infill development and reinvestment should be encouraged. Creating two mixed use nodes will vary the development pattern, distinguish different areas along the corridor from one another, and help make Yucca Valley's primary thoroughfare a more inviting and interesting place to stop and shop.

The future mixed use environment in the Town Center Mall area (Mixed Use – Town Center) is envisioned to be an employment-generating retail hub with integrated public spaces and residential projects. Uses in this area are assumed to build out at a 60 percent retail, 20 percent office (0.50 FAR), and 20 percent residential (18 du/ac) mix.

The character of the mixed use environment in the Town Hall area (Mixed Use – Civic Center) is envisioned to be a civic, office, retail, and residential activity center and assumes an 80 percent retail and 20 percent office mix (0.50 FAR). This area could include office, senior housing, housing, public facility, and retail uses.

Both Mixed Use areas should be designed to have distinct character, promote internal pedestrian connectivity, and be well served by public transportation.

Town Hall is an example of a public/ quasi-public use building.



Mixed Use areas in the Civic Center (left) and Town Center Special Policy Area (right).

Public/Quasi Public

The provision of public services and facilities for civic engagement, public administration, recreation, safety, and educational opportunities is one of the Town's primary functions. Key public facilities include Town Hall, the Community Center, and Senior Center. Although not operated by the Town, other important facilities that provide integral services to the community include fire, police, library, school and health care facilities. The level of public services and facilities needed to support residential, commercial, and industrial development, as well as community needs, is directly related to the intensity of development and the socioeconomic structure of the community. New development opportunities directly correspond with a logical extension of public services and facilities.

Open Space

The Town's open space resources are recognizable and valuable assets. The hillsides and valleys contribute to the community's distinctive desert character and are components of the Town's aesthetic and recreational features. Open Space areas in Yucca Valley are classified as one of two land use designations: Open Space–Conservation or Open Space – Recreation and are discussed in greater detail in the Open Space and Conservation Element. The Land Use Element must ensure that planning for or preservation of

open space areas is taken into account, and can also help to identify areas that are located outside of a ½ mile walking distance from an existing park or open space area, and which areas should be prioritized when new recreational opportunities are identified.

Relationship to the Marine Corps Air Ground Combat Center

Although military installations are not located within Town limits, the operations at nearby Marine Corps Air Ground Combat Center in Twentynine Palms could potentially impact Yucca Valley since it is the largest Marine Corps base in the world. Considering the range of uses and training activities that could occur on site, it is important for the Town of Yucca Valley to be aware of operations that could affect the community. Coordination with the base is also essential to address ongoing noise or circulation impacts that are generated by periodic training exercises performed on the base.

GOAL LU 1

A balanced mixture of integrated land uses that provide desirable neighborhoods, vibrant commercial districts, passive and active open spaces, a strong economic and employment base, appropriate public facilities and services, and fiscal sustainability.

General Policies

Policy LU 1-1 Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.

Policy LU 1-2 Require that adjacent land uses and development types complement one another.

Policy LU 1-3 Require new projects to pay their fair share cost of or make necessary improvements to public facilities, infrastructure, and services that are impacted by the demands generated by new development.

Policy LU 1-4 Encourage the development of public spaces within commercial mixed use and residential projects to contribute to the community's stock of gathering places and special event venues.

Policy LU 1-5 Encourage land use development patterns that preserve the Town's scenic resources, such as ridgelines and hillsides.

For more detailed information related to ridgelines and hillsides, refer to the Open Space and Conservation Element.

Residential Policies

Policy LU 1-6 Provide housing opportunities and a variety of residential densities, housing types, and tenure to

meet the affordability, life stage, and amenity needs of the Town's diverse population.

Policy LU 1-7 Preserve and enhance the distinctiveness, character, and livability of residential neighborhoods.

Policy LU 1-8 Require adequate exterior housing structure and property maintenance to protect property values, neighborhood quality, and public safety.

Policy LU 1-9 Encourage infill residential development around public facilities and with pedestrian linkages to encourage walkable residential neighborhoods.

Leap-Frog Development: Development that occurs well beyond the limits of existing development and necessary services and facilities such as utilities, roads, parks, and schools.

Policy LU 1-10 Discourage the discontinuous or "leap-frog" development of residential subdivisions by requiring full improvement or payment of necessary fees to construct roadways and infrastructure to serve new development.

Policy LU 1-11 Encourage housing developments to include sites for recreational, open space, or educational uses.

Policy LU 1-12 Preserve the desert character of existing low density residential areas to the greatest extent possible.

Policy LU 1-13 Carefully plan transitions and design interfaces between residential and nonresidential land uses (walls, lighting and landscaping) to ensure compatibility.

Policy LU 1-14 Design new residential subdivisions so pads are above the adjacent street grade and drains to the street frontage of each lot, unless otherwise approved by the Town Engineer. Mass grading of properties designated Rural Residential (1 unit per 2.5 acres) or less intense is discouraged, and cross-lot drainage easements should be aligned with the existing natural topography to the greatest extent feasible.

Commercial Businesses are a vital part of the SR-62 corridor.

Commercial and Industrial Policies

Policy LU 1-15 Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.

Policy LU 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.

Policy LU 1-17 Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.

Policy LU 1-18 Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.

Policy LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.

Policy LU 1-20 Focus commercial development along SR-62 to take advantage of infrastructure improvements.

Policy LU 1-21 Facilitate lot consolidation to create larger sites for higher performing commercial and industrial projects.

Policy LU 1-22 Attract and retain nonpolluting, clean industrial development that expands the economic opportunities in the Town.

Policy LU 1-23 Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas. (See also Policy LU 1-17)

Public/Quasi-Public Policies

Policy LU 1-24 Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.

Policy LU 1-25 Support a variety of educational opportunities and foster a culture of life-long learning through libraries, museums, schools, and other institutions.

Policy LU 1-26 Seek opportunities to collaborate with other public/quasi-public organizations in an effort to build new facilities to meet demand or develop joint use facilities.

Policy LU 1-27 Maintain regular communication and coordination with Marine Corps Air Ground Combat Center and request advanced notice of any operations that could adversely impact the community, even if those impacts are temporary.

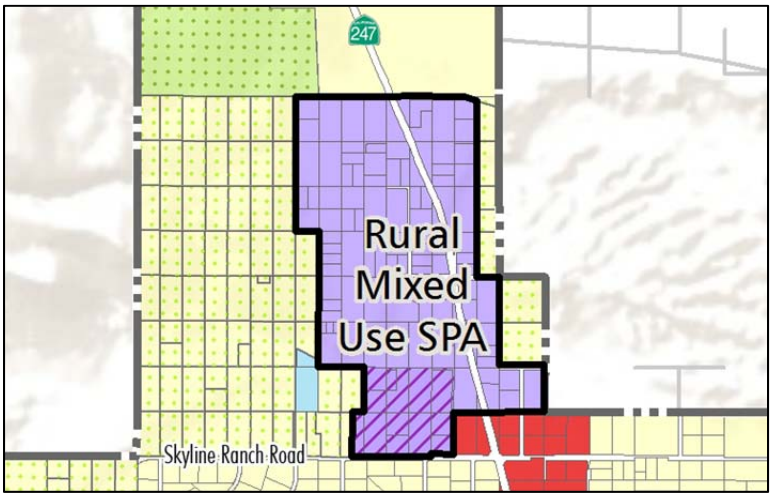
2.4 Special Policy Areas

Specific areas of Town warrant customized policies to encourage specific planning solutions and flexibility that go beyond the provisions allowed by the traditional designations on the Land Use Map. Four separate special policy areas have been designated in Yucca Valley so specialized goals, policies, and standards can be established to address unique issues. The SPAs are areas where change is expected to occur over time, and specialized guidance is provided to ensure that desired outcomes are achieved.

Rural Mixed Use Special Policy Area

The Rural Mixed Use SPA is an industrial node in the northernmost area of the Town, primarily surrounded by very low density residential parcels. The Rural Mixed Use Special Policy area is primarily industrial, but allows low density residential development up to 1 unit per 2.5 acres when associated with an industrial business (e.g., a cabinetry maker who has a home and workshop on a single property). This area was designated as an SPA to support the ongoing use of the area as a node for industrially oriented home-based businesses and to provide additional design guidance for properties that are adjacent to residential uses.

The aesthetic treatment of industrial properties on the north side of Skyline Ranch Road (parcels in the hatched areas in the graphic below) and the relationship to residential uses to the south is a priority in this area. The industrial areas along Skyline Ranch Road are encouraged to develop with business park and light industrial uses as a transition to residential uses to the south; enclosed businesses with no outdoor storage are desired. Compatibility between large lot residential development and industrial and business park uses is critical for the success of the Rural Mixed Use SPA, and noise and traffic should be monitored to prevent conflict between industrial and residential uses.

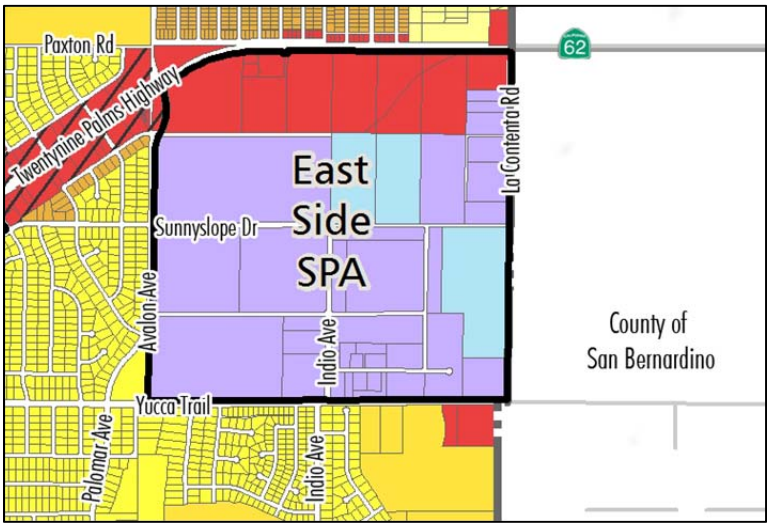


Rural Mixed Use Special Policy Area.

East Side Special Policy Area

The East Side SPA is envisioned as the Town's primary industrial employment center. The East Side SPA is approximately 480 acres and contains the largest concentration of industrial uses in the Town. The Rural Mixed Use SPA also allows for industrial uses; however, the nature and scale of those uses is envisioned to be significantly different than the industrial uses in the East Side SPA. Although most of the land in the East Side SPA is currently vacant, it is important to maintain the industrial land use designation in the area to ensure the Town has reserved enough industrial land to provide for a growing industrial jobs base for the community as it builds out over time. Future conversion of the commercial and industrial uses in this area is discouraged. The East Side SPA consists of several large parcels that can be developed as part of a comprehensive vision and conceptual master plan for the area.

Large-scale retail uses are envisioned along the SR-62 corridor. Commercial uses in this area will likely be compatible or complementary to industrial uses, or they could be smaller retail uses that can capture business from adjacent communities or visitors traveling to Joshua Tree National Park. The retail properties at the intersection of Yucca Mesa Road and SR-62 also serve as a gateway into Yucca Valley, providing a prime opportunity to create an entryway statement through landmark landscaping or signage treatments. La Contenta Middle School and the Black Rock High School are along Yucca Mesa Road, and a wastewater treatment plant is proposed east of Indio Drive at the core of the SPA. As new development occurs over time, adequate buffers will be needed to ensure that there is an appropriate transition and ongoing interface between these public facilities and the industrial uses envisioned for the area.



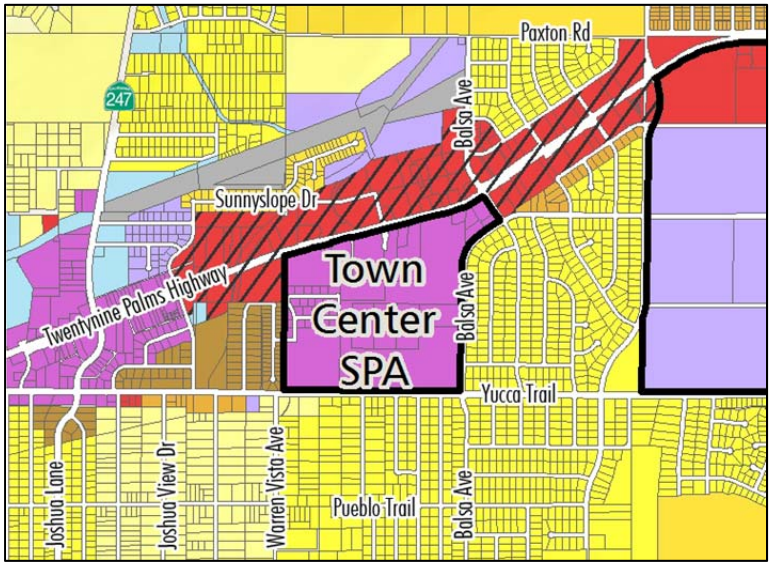
East Side Special Policy Area.

The interface between the industrial uses in the East Side SPA and the adjacent residential neighborhoods to the west and south will also be a high priority in this area. Consideration should be made to design a buffer that can provide a physical and visual separation of uses, but could also possibly serve as a landscape or recreational amenity for the residents and businesses in the area. A Specific Plan or creation of a Master Development Plan is required in the SPA for new development to ensure that each new project relates to one another; that opportunities for design, development, or infrastructure improvements that can benefit the entire SPA are not overlooked; and that a comprehensive vision for the area is achieved.

Town Center Special Policy Area

The Town Center SPA is envisioned to be a regional commercial destination and employment hub that is characterized by integrated public spaces and complementary office and residential uses. The Town Center SPA provides an opportunity for new commercial businesses that residents otherwise must travel "down the hill" to patronize. Uses in this area are assumed to build out at 60 percent retail, 20 percent office (0.50 FAR), and 20 percent residential (18 du/ac) mix.

The area was designated as a SPA because of its prominent location on SR-62 and the economic opportunities it provides in conjunction with the other SPAs and Mixed Use properties along the corridor. All properties in the SPA are designated Mixed Use, which should provide places for people to gather, common design themes, and linkages to other uses in areas where the Town would like to promote a concentration of community activity.



Town Center Special Policy Area.

Conceptual Master Plan

New development in the Town Center SPA will require the preparation of a Conceptual Master Plan to demonstrate how new uses will relate to existing projects or properties from site planning and access perspectives. The intent of the Conceptual Master Plan is to engage property owners in the preparation of a collective development approach for the area to prevent disjointed, piecemeal development within the SPA. The conceptual Master Plan shall be required for the entirety of a planning area, even if one or more property owners in that planning area is not interested in developing their property at the same time.

Because the successful implementation of the Town Center SPA is dependent on the careful planning and synergistic relationship of the uses permitted in the SPA, the Conceptual Master Plan should outline the key features and characteristics of the development proposed in the SPA and how that development will relate to the existing, proposed, or potential development within the SPA or adjacent properties. In general, information needs to be included in a Master Plan so that the basic components, features, and characteristics of the overall project can be clearly understood, and that all property owners can work toward a common vision for the policy area.

In particular, the conceptual Master Plan will be used to evaluate and provide preliminary feedback on the proposed circulation plan, building orientation, mix of uses, and relationship to other uses within the SPA. The Conceptual Master Plan can be implemented through application of the Town's Development Code or preparation of a Specific Plan.

West Side Special Policy Area

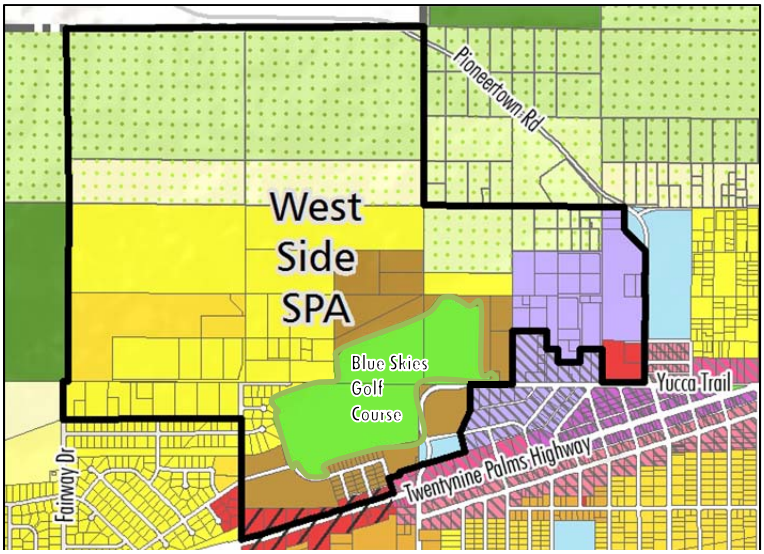
The Blue Skies Golf Course provides a significant comprehensive planning opportunity for the Town; however, over the years, the visions for the future use of the site have been quite diverse. The General Plan aims to provide flexibility for the area to respond to changing market conditions and future proposals for the area as they arise over the next 20 years.

The West Side SPA provides a unique opportunity to establish land use direction that encourages the development of a prominent community landmark or activity center that serves as a community gathering space of grand scale and should complement the downtown/Main Street vision that has been established for the Old Town Specific Plan area just south of the SPA.

The West Side SPA encourages master planning and consolidation of properties to allow for efficient use of land resources and to avoid piecemeal development. Projects in this area must be designed around a prominent community feature (golf course, amphitheater,

gathering spaces, etc.) that will serve as the focal point of the area. Alternatively, development in the area could be composed of a series of interconnected amenities of public and commercial spaces (plazas, gathering spaces, etc.).

To preserve the significant topographic features in the SPA, development on slopes 30 percent or greater shall comply with the Hillside Development Ordinance, and clustered residential development (higher density residential with a smaller building footprint) is encouraged in areas adjacent to sloped areas to maintain the natural features to the greatest extent possible.



West Side Special Policy Area.

Properties in the West Side SPA may develop using the underlying land use designated on the General Plan Land Use Map, or property owners have the option to develop different or more intense uses as long as proposed development is in accordance with policies outlined in this section and it does not exceed the buildout maximums (units and nonresidential square footage) identified in Table LU-2. These thresholds allow for a higher level of development potential than would be permitted with strict application of the underlying land uses.

The West Side SPA buildout assumes development potential above the base allowable land use densities and intensities identified on the General Plan Land Use Map to provide greater flexibility for future development as listed in Table LU-2. A property (or group of properties) may develop as a use other than the underlying land use or with increased density/intensity assuming it is still consistent with the West Side SPA.

Any property owner or group of properties may request the allocation of additional residential units above the densities depicted on the Land Use Map; however, a request for additional residential units requires the preparation of a Specific Plan, which shall contain no less than 100 acres. Development of additional resort or hotel uses is also permitted with the preparation of a Specific Plan (that must contain no less than 5 acres). New commercial space may be proposed with a minimum project size of 20 acres and a Specific Plan.

Table LU-2
Projected Buildout Maximums for West Side Special Policy Area

Density (du/ac)	Acres	Maximum Units	Percentage of Acres	Other
Residential				
18	62.5	1,125	10	N/A
8	62.5	500	10	N/A
4	125.0	500	20	N/A
0.5	187.5	94	30	N/A
20 acre minimum	187.5	10	30	N/A
Subtotal	*625*	*2,229*	*100*	*N/A*
Commercial				
20[1]	4.0	77	N/A	N/A
N/A	23.5	N/A	296,579	49,562
N/A	14.0	120 rooms	N/A	N/A
Subtotal	*41.5*	*77 units/ 120 rooms*	*296,579*	*49,562*
Industrial				
N/A	46.5	N/A	N/A	506,385
Subtotal	*46.5*	*N/A*	*N/A*	*506,385*
Other				
Open Space Recreation	99.0	N/A	N/A	N/A
Public/Quasi Public	4.0	N/A	N/A	N/A
Right of Way	170.0	N/A	N/A	N/A
Subtotal	*273.0*	*N/A*	*N/A*	*N/A*
TOTAL	986.0	2,306 units/120 rooms	237,880	762,868

1: The Residential Corridor Overlay includes 20 acres of Commercial land along SR-62 within the West Side SPA. The buildout assumes that 40% (4 acres) will be residential and 60% (6 acres) will be retail. The other Commercial land in the West Side SPA is assumed to buildout with a mixture of 80% retail and 20% office uses.

The Town will keep an ongoing total of existing and proposed uses to ensure that the maximum residential units, hotel rooms, and nonresidential square footage envisioned by the General Plan are not exceeded. With the application of the West Side SPA, buildout maximums for the area are outlined as shown in Table LU-2.

The West Side SPA will be implemented through the provisions of the Town's Development Code, specific plan(s) or a combination of these. A specific plan can be initiated by the Town or by individual property owners and can include all acreage within, or a portion of, the West Side SPA.

GOAL LU 2

A complementary mix of distinctive mixed use nodes along the SR-62 corridor that can generate activity, contribute to the community's character, and respond to varying market conditions.

General Policies

Policy LU 2-1 Stimulate reinvestment in the Town's corridors by allowing greater flexibility in land use through the application of the provisions of the Special Policy Areas.

Policy LU 2-2 Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.

Policy LU 2-3 Provide flexible development standards implemented through a Specific Plan or new Development Code standards for mixed use that ensure compatibility between allowable uses on site and with adjacent uses.

Policy LU 2-4 Encourage the inclusion of pedestrian linkages and public amenities to promote walking on site and within clustered development.

Rural Mixed Use SPA Policies

Policy LU 2-5 Require development of low intensity, master planned industrial and business park uses along Skyline Ranch Road.

Policy LU 2-6 Require appropriate transitions between residential uses south of Skyline Ranch Road and industrial to ensure compatibility. Transitions could include special landscaping, lighting, fencing treatments and screening of outdoor storage areas.

East Side SPA Policies

Policy LU 2-7 Facilitate the development of master planned industrial and business park uses.

Policy LU 2-8 Encourage large and tourist-serving retailers to locate along properties directly abutting SR-62 to capture sales from visitors entering and departing Joshua Tree National Park.

Policy LU 2-9 Coordinate with the Hi-Desert Water District to facilitate development of a new wastewater treatment plant in the area.

Policy LU 2-10 Require adequate buffering between the wastewater treatment plant and adjacent uses.

Policy LU 2-11 Require adequate buffering for residential uses immediately to the west and south of the East Side Special Policy Area.

Policy LU 2-12 Explore the possibility to integrate recreational opportunities into new development that could serve dually as buffers and new amenities for businesses in the SPA and residents in adjacent neighborhoods.

Town Center SPA Policies

Policy LU 2-13 Facilitate development of vertical or horizontal mixed uses, including commercial, office, or residential.

Policy LU 2-14 Integrate gathering spaces into future development projects and link them through pedestrian pathways or other connections.

West Side SPA Policies

Policy LU 2-15 Permit infill uses consistent with the underlying uses as depicted on the General Plan "by right" and in accordance with the Development Code in place at the time of the land development application.

Policy LU 2-16 Require a General Plan Amendment for new development that proposes to exceed the maximum unit, hotel room, or nonresidential square footage thresholds identified for the West Side SPA (Table LU-2).

Policy LU 2-17 Support the development of higher density residential uses in close proximity to the golf course (or another community amenity) and the gradual transition to lower density, single-family residential uses as distance from the golf course increases.

Policy LU 2-18 Encourage lot consolidation and master planning for multiple parcels.

Policy LU 2-19 Development on slopes 30 percent or greater shall be in accordance with the Hillside Development Ordinance.

Policy LU 2-20 Allow transfers of development rights or application of other mitigation tools to transfer units or square footage from one property to another to preserve hillside areas and natural slopes. This may result in an increased density or intensity on the receiving site.

2.5 Yucca Valley Airport

Yucca Valley Airport is a general aviation facility leased and operated by the Yucca Valley Airport District.

The Yucca Valley Airport is a public use general aviation facility leased and operated by the Yucca Valley Airport District for aircraft storage, maintenance, use, and training. The airport is unique in that homes with attached and detached hangars are located on the property for the convenience of residents with privately owned aircraft. The San Bernardino Airport Land Use Commission determines which land uses and height limits are compatible with airport operations through the Airport Comprehensive Land Use Plan. They also establish a deed notice area in which property buyers must be notified of their proximity to the airport at the time of certain real estate transactions. Areas of the community where a height limit must be enforced for aircraft safety and when deed notices are required are shown in Figure LU-2, Avigation Easement Map.

GOAL LU 3

A compatible and safe environment for airport operations consistent with the Airport Comprehensive Land Use Plan.

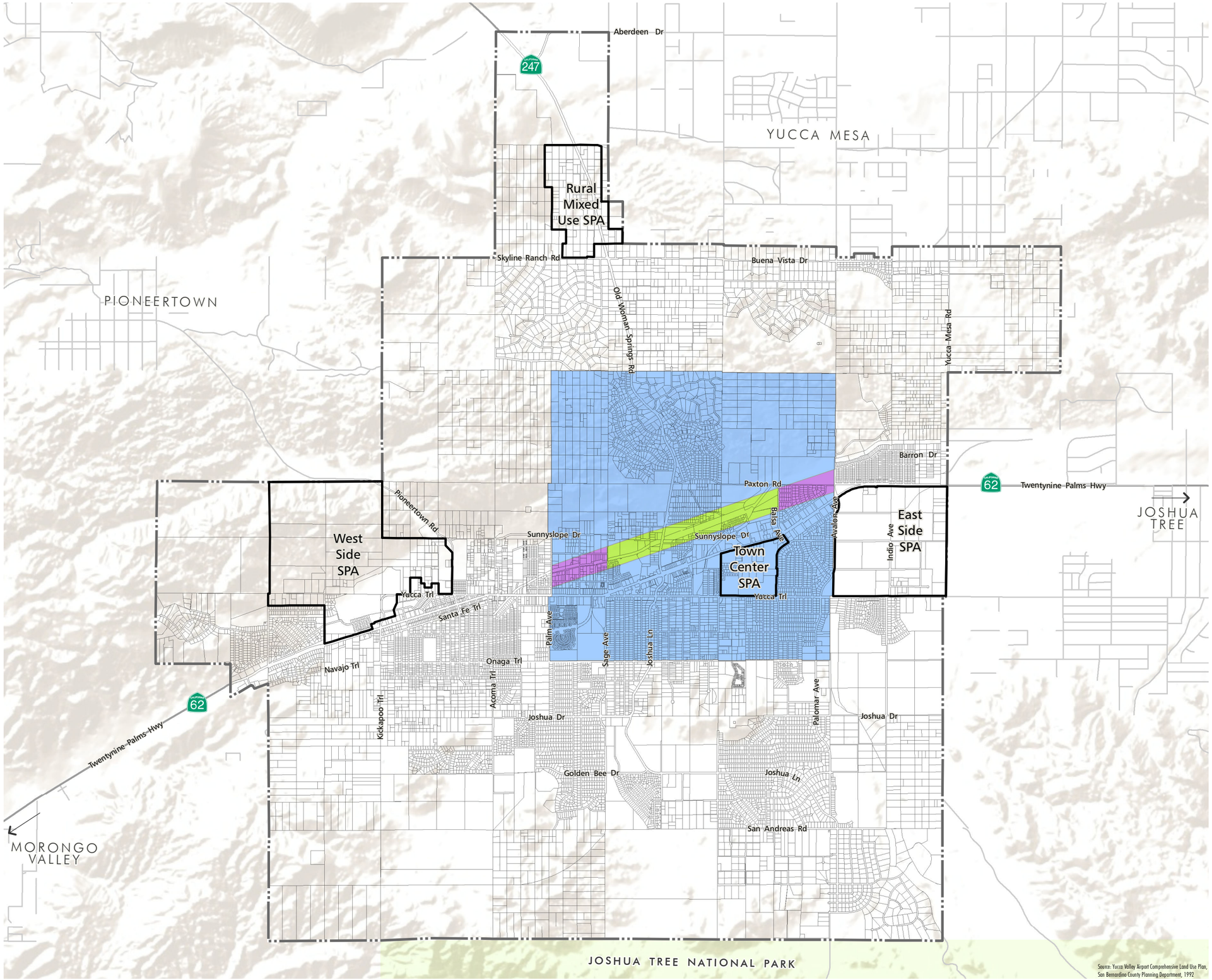
Policies

Policy LU 3-1 Allow compatible and supportive land uses around the Yucca Valley Airport as determined in the Airport Comprehensive Land Use Plan.

Policy LU 3-2 Limit building heights in select areas according to the Avigation Easement Map and standards provided in the Airport Compatibility Land Use Plan.

Figure LU-2

AVIGATION EASEMENT MAP



Impact

- Avigation Easement - 35' Height Limit
- Avigation Easement - 45' Height Limit
- Deed Notice
- SPA - Special Policy Area
- Town Limits

YUCCA VALLEY GENERAL PLAN

TYV-01 8.22.13

0 1,500 3,000 6,000 Feet

THE PLANNING CENTER DC&E

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