

3. Project Description

3.1 PROJECT LOCATION

The Town of Yucca Valley is near the southern boundary of the central portion of San Bernardino County, approximately 30 miles (driving distance) north of downtown Palm Springs in neighboring Riverside County. As shown in Figure 3-1, *Regional Location*, the Town is surrounded by portions of unincorporated San Bernardino County and is near the City of Twentynine Palms and the unincorporated communities of Morongo Valley and Joshua Tree. The southern boundary of Yucca Valley is adjacent to Joshua Tree National Park. State Route 62 (SR-62) traverses the Town from east to west, and SR-247 crosses the northern half of the Town from north to south. The Town's sphere of influence (SOI) has the same boundaries as the Town (see Figure 3-2, *Townwide Aerial*). These boundaries are generally the same as those established in the current General Plan, adopted in 1995, except for a one-square-mile-area on the northern edge of the Town that was annexed in 1996.

The Town of Yucca Valley encompasses approximately 25,000 acres (or 39 square miles). The vast majority of Town land is either single-family land uses (24.0 percent) or vacant (65.4 percent) (see Figure 3-3, *Existing Land Use*). This is due to the Town's low density residential character and isolated, high desert location. With a few exceptions, existing commercial and industrial uses are generally within a ½ mile of the SR-62 corridor and concentrated in the Old Town and Mid-Town areas. Yucca Valley does not contain any major water bodies. The Town's abundant vacant land generally consists of undeveloped desert saltbrush scrub, Joshua tree woodland, and pinyon-juniper woodland. The majority of roadways in the less developed portions of the Town are unimproved (i.e., dirt roads).

3.2 STATEMENT OF OBJECTIVES

The following vision statement and objectives have been established for the Yucca Valley General Plan Update project and will aid decision makers in their review of the project and associated environmental impacts:

Vision 2035

- While maintaining our small town atmosphere, the Town of Yucca Valley is a unique, desirable place to live, the economic hub of the Morongo Basin, and a sought after place to visit.
- As a destination, visitors are drawn to our desert environment, arts and culture, recreation, history, night skies, active open space, and shopping and hospitality opportunities.
- Our range of community services and facilities, efficient infrastructure, safe and established neighborhoods, unique character, and diversity define our community and quality of life.
- Our commitment to balanced growth, environmental stewardship, fiscal sustainability, active citizen participation, and property rights are the cornerstones of our community.

Objectives

- Provide a comprehensive update to the Town's General Plan that establishes goals, policies, and implementation actions related to land use, circulation, housing, conservation and open space, safety, and noise.

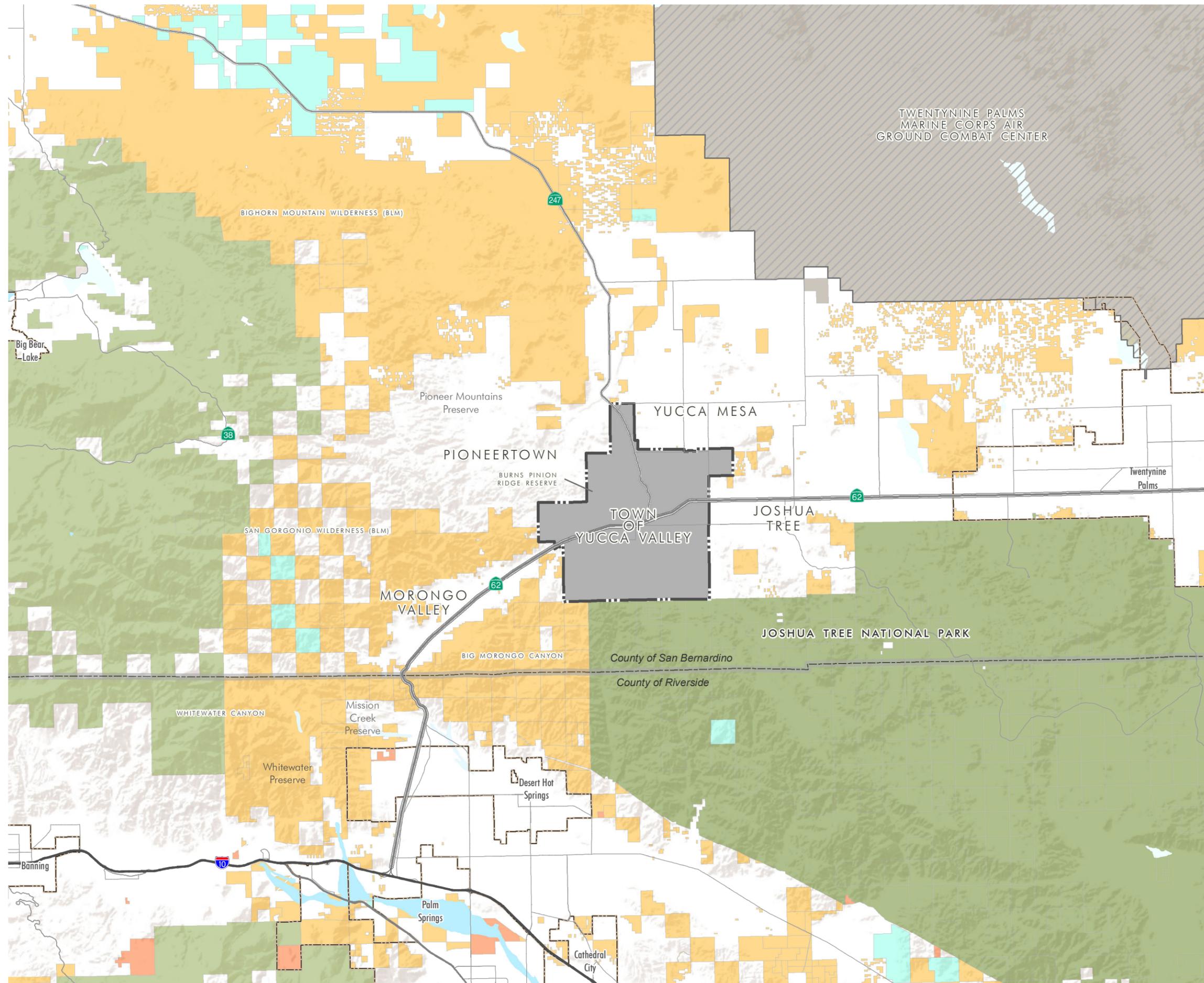


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- Designate the distribution, location, and extent of land uses, including residential, commercial, mixed use, industrial, open space, and public facilities.
- Maintain balanced, sustainable growth and the desert character and environment, while expanding the Town's position as the economic hub of the Morongo Basin.
- Implement a series of distinct mixed-use activity nodes along SR-62 to promote and encourage sustainable development and create a sense of place along the corridor.
- Provide flexibility in Special Policy Areas to respond to unique goals, and provide development opportunities in changing market conditions.
- Maintain the community's safe and established residential neighborhoods.
- Encourage a range of residential product types on vacant infill sites to meet local housing needs.
- Improve the community's jobs-housing balance and fiscal sustainability by planning for a diversified employment base, provided by a variety of commercial, industrial, and mixed-use land uses.
- Provide appropriate community services and efficient infrastructure (roads, sewer, and water) to meet local needs.
- Ensure new development covers its proportionate share of infrastructure improvement costs.
- Adopt and implement a circulation network based on mobility demands and land use patterns, with a variety of mobility options to reduce vehicle miles traveled and minimize greenhouse gas emissions.
- Encourage infill development along SR-62 and on vacant sites in developed areas to conserve the Town's hillsides and wildlife corridors to the greatest extent practical.
- Seek opportunities to build upon recreation tourism afforded by the Town's natural features and proximity to the Joshua Tree National Monument.
- Prepare for and mitigate exposure to natural, human-made, and noise-related hazards.

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Figure 3-1
REGIONAL LOCATION



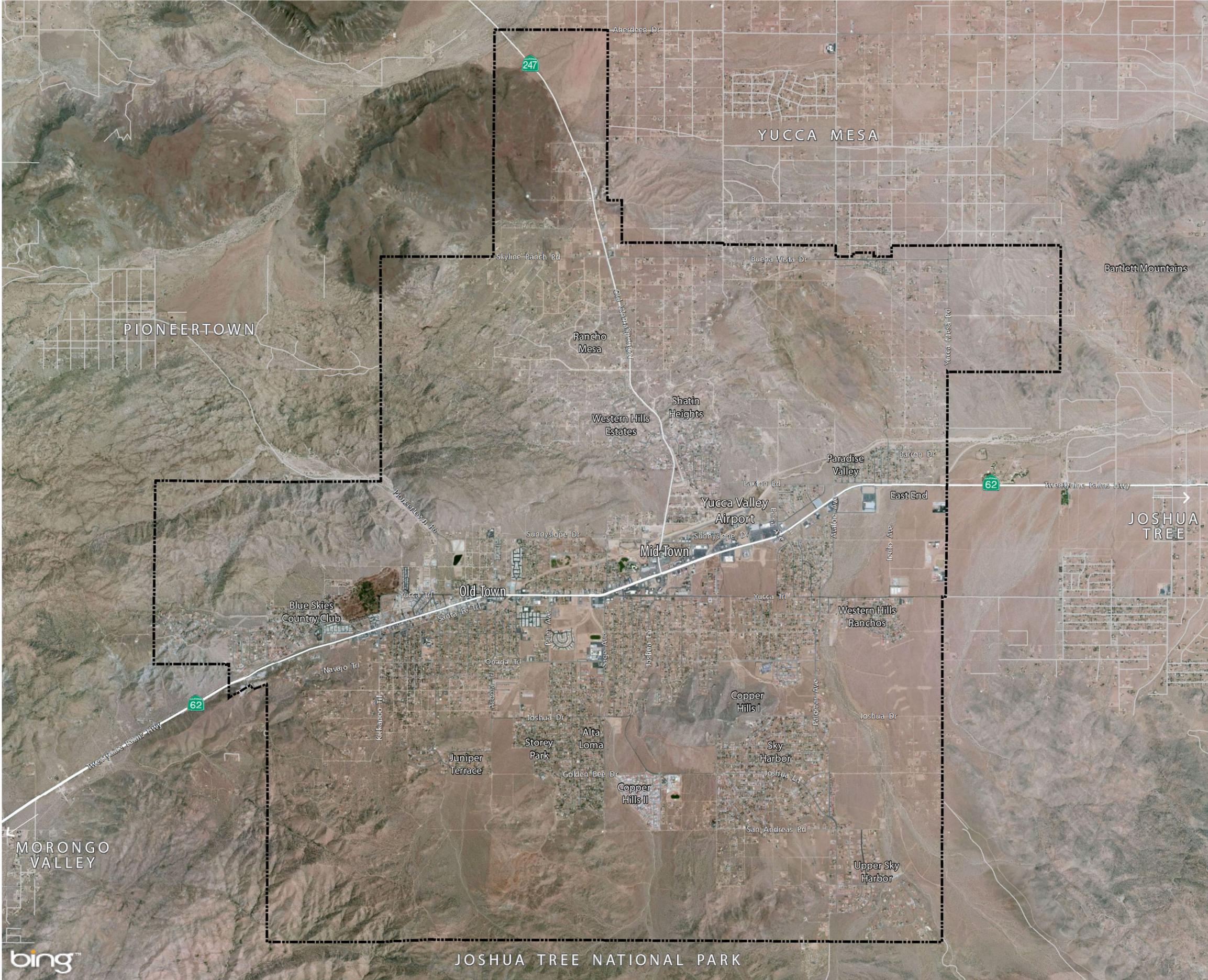
- Town Limits
- County Boundary
- Bureau of Land Management
- Local Government
- State
- US Forest Service
- National Park Service
- Military

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Figure 3-2
TOWNWIDE AERIAL



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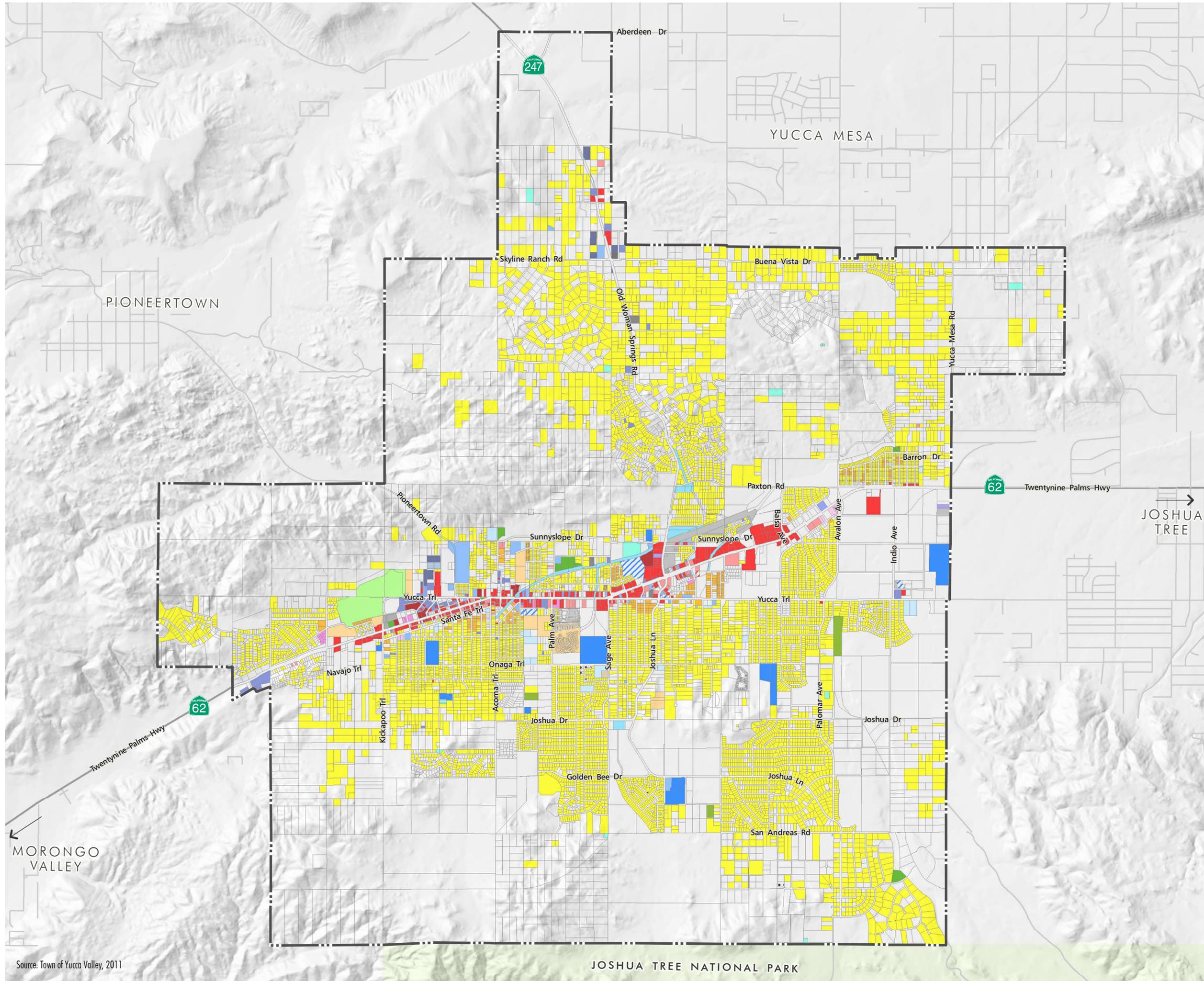
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Figure 3-3

EXISTING LAND USE

- Single Family Residential
- Multi Family Residential
- Mobile Homes and Trailer Parks
- General Office Use
- Retail Stores and Commercial Services
- Other Commercial
- Hotels and Motels
- Public Facilities
- Special Care Facilities
- Government Offices
- Open Storage
- Park and Ride
- Maintenance Yards
- Fire Station
- Major Medical Health Care Facility
- Religious Facility
- Educational Institutions
- Light Industrial
- Manufacturing, Assembly and Industrial Services
- Heavy Industrial
- Manufacturing
- Wholesaling and Warehousing
- Airports
- Communication Facilities
- Electrical Power Facilities
- Water Storage Facilities
- Improved Flood Waterways
- Under Construction
- Open Space and Recreation
- Local Parks and Recreation
- Other Open Space and Recreation
- Agriculture
- Vacant
- Town Limits



Source: Town of Yucca Valley, 2011



YUCCA VALLEY
GENERAL PLAN
DRAFT EIR

TYV-01 08.26.13




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3.3 PROJECT CHARACTERISTICS

“Project,” as defined by the CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700” (14 Cal. Code of Reg. 15378[a]).

3.3.1 Current General Plan

The current Yucca Valley General Plan was adopted on December 14, 1995, and contains 22 elements, organized into four broad issue areas:

Community Development

- Land Use Element
- Circulation Element
- Housing Element
- Parks, Recreation and Trails Element
- Community Design Element
- Scenic Highways Element
- Economic Development Element

Environmental Hazards

- Seismic Safety Element
- Slopes, Sediment Control and Soil Conservation Element
- Flooding and Hydrology Element
- Noise Element
- Hazardous and Toxic Materials Element

Environmental Resources

- Biological Resources Element
- Archaeological and Historic Resources Element
- Water Resources Element
- Air Quality Element
- Open Space, Mineral, Energy and Conservation Element

Public Services and Facilities

- Fire and Police Protection Element
- Schools and Libraries Element
- Emergency Preparedness and Health Services Element
- Public Buildings, Facilities and Utilities Element
- Arts, Culture, and Humanities Element



Table 3-1, *Current General Plan Land Use Designations*, presents a breakdown of current General Plan land use designations in Yucca Valley. As shown in Table 3-1 and Figure 3-4, *Current Land Use Plan*, 20 land use designations currently regulate development in the Town. The three largest land use designations within the Town boundaries are Rural Residential 2.5 (RR-2.5), Rural Living 5 (RL-5), and Hillside Residential (HR), which together make up approximately 59 percent of the land area in the Town. Residential land use designations, in general, represent 89 percent of the Town. Commercial, public, and other nonresidential land use designations represent a small percentage of the Town’s land area.

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**Table 3-1
Current General Plan Land Use Designations**

<i>Land Use Designation</i>	<i>Acres¹</i>	<i>% of Total</i>
Residential		
Hillside Residential (HR)	4,349	18.0%
Rural Living 10 (RL-10)	132	0.5%
Rural Living 5 (RL-5)	4,653	19.3%
Rural Residential 2.5 (RR-2.5)	5,153	21.4%
Rural Residential 1 (RR-1)	2,113	8.8%
Rural Residential 0.5 (RR-0.5)	3,295	13.7%
Low Density Residential (LDR)	1,251	5.2%
Medium Density Residential (MDR)	52	0.2%
Medium High Density Residential (MHDR)	368	1.5%
Subtotal	21,366	88.6%
Commercial, Mixed Use, and Industrial		
Commercial (C)	605	2.5%
Mixed Use (MU-TC)	195	0.8%
Mixed Use (MU-CC)	-	-
Industrial (I)	897	3.7%
Subtotal	1,697	7.0%
Old Town Specific Plan		
Old Town Commercial/Residential (OTCR)	57	0.2%
Old Town Highway Commercial (OTHC)	56	0.2%
Old Town Industrial/Commercial (OTIC)	39	0.2%
Old Town Mixed Use (OTMU)	29	0.1%
Subtotal	181	0.8%
Miscellaneous		
Open Space – Conservation (OSC)	363	1.5%
Open Space – Recreation (OSR)	141	0.6%
Public/Quasi-Public (P/QP)	238	1.0%
Airport (AP)	50	0.2%
ROW	75	0.3%
Subtotal	867	3.6%
TOTAL	24,111	100%
Population ²	62,223	NA
Employment ³	27,370	NA

Notes: The Current General Plan does not identify the Westside Special Policy Area (WSPA), and therefore no land use acreage is identified for this category.

¹ Acres are given as adjusted gross acreages, which do not include the rights-of-way for major roadways, flood control facilities, or railroads. Acreage for the Current General Plan differs from the Proposed General Plan Update because a small portion on the northern boundary was incorporated into the Town since the Current General Plan was adopted.

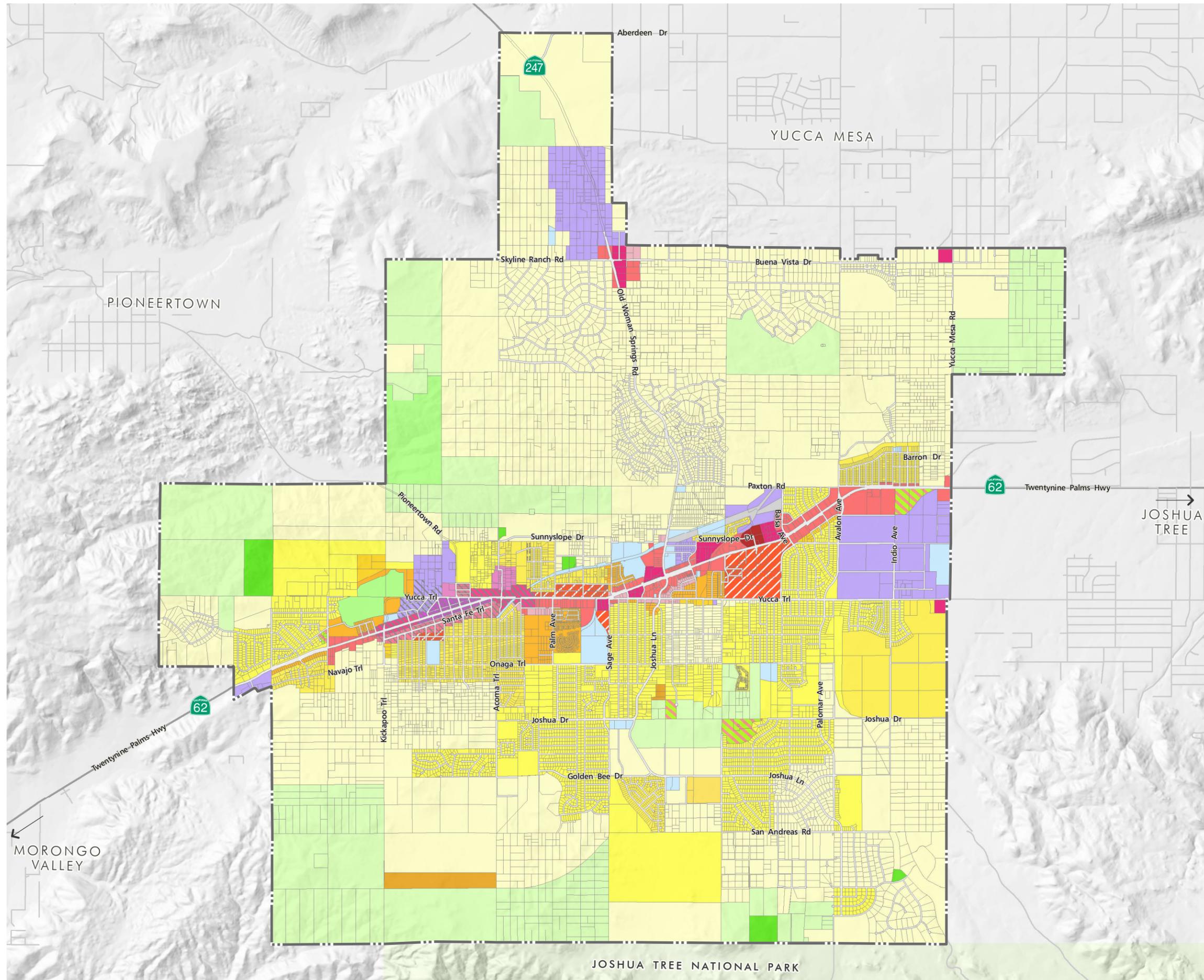
² A vacancy rate of 5% was assumed for population projections, adjusted down from the 13% vacancy rate identified by the California Department of Finance (2012) to account for housing market improvements.

³ Employment generation rates are in employees per building square footage and were developed by The Planning Center | DC&E. Employment estimates in the Public/Quasi-Public land use designation are customized to each use. For example, drainage areas do not generate employment, but schools do. For facilities like schools, employment estimates were created through Internet searches for each facility. The Town of Yucca Valley provided employment estimates for Town facilities.

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Figure 3-4

CURRENT LAND USE PLAN



GENERAL PLAN DESIGNATION

- R-HR, Hillside Reserve 0-1 du/ac
- R-L-10, Rural Living 1 du/10 ac
- R-L-5, Rural Living 1 du/ 5 ac
- R-L-2.5, Rural Living 1 du/ 2.5 ac
- R-L-1, Rural Living 1 du/1 ac
- R-S-2, Single Family Res. 0-2 du/ac
- R-S-3.5, Single Family Res. 3.5 du/ac
- R-S-5, Single Family Res. 5 du/ac
- R-S-5 Senoir, Single Family Res. Senior 0-5 du/ac
- R-M-4, Multi-Family Residential 0-4 du/ac
- R-M-8 Multi-Family Residential 0-8 du/ac
- R-M-10 Multi-Family Residential 0-10 du/ac
- R-M-14 Multi-Family Residential 0-14 du/ac
- C-MU Mixed Use Commercial
- C-S Service Commercial
- C-N Neighborhood Commercial
- C-G General Commercial
- C-C Community Commercial
- C-O Office Commercial
- C-RR Resort/Recreation Commercial
- I Industrial
- P/QP Public/Quasi-Public
- AP Airport
- OTMU, Old Town Mixed Use
- OTC/R, Old Town Commercial/Residential
- OTHC, Old Town Highway Commercial
- OTI/C, Old Town Industrial/Commercial
- O-S-P Public Parks
- O-S Open Space
- Town Limits

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3.3.2 Description of the Project

The proposed project is an update to the Town of Yucca Valley General Plan. The Yucca Valley General Plan Update is intended to shape development in the Town. The update is guided by a set of community values that were developed by the Yucca Valley Town Council with input from the community and adopted by the Town Council on March 20, 2012. These values are:

- Small town atmosphere
- Balanced growth
- Safe and established neighborhoods
- Fiscal sustainability
- Diverse range of community services
- Efficient infrastructure
- Strong economy
- Desert environment and natural resources
- Arts and culture
- Community pride and participation

General Plan Elements

The General Plan Update involves reorganization of the current General Plan into the following elements:

The **Land Use Element** describes objectives, policies, and programs for areas within Yucca Valley's boundaries in both narrative and graphic terms and establishes development criteria and standards, including building intensity and population density.

The **Circulation Element** addresses the identification, location, and extent of existing and proposed major thoroughfares, transportation routes, trails, multimodal transportation options, and local public utilities and facilities. It serves as an infrastructure plan and is correlated with the land use element.

The **Safety Element** identifies seismic, geologic, flood, and wildfire hazards and establishes policies to protect the community.

The **Noise Element** provides guidance related to noise conditions and identifies goals and policies aimed at mitigating and adapting to nuisance noise in Yucca Valley.

The **Open Space and Conservation Element** focuses on natural resources. It provides a plan for the long-term preservation of open space and addresses the use of resources, including water, forests, hillsides and natural landforms, soils, waterways, wildlife, and mineral deposits. It specifies plans and measures for preserving open space for natural resources, managing the production of resources, outdoor recreation, and public health and safety.

The **Housing Element** analyzes housing needs for all income groups and demonstrates how to meet those needs. State law requires that this element be revised, at a minimum, every eight years.

Proposed Land Use Designations

Table 3-2 outlines the proposed land use designations and summarizes the acreage and total percentage of each land use designation at full buildout of the General Plan. The General Plan is intended to shape development in the Town for at least the next 20 years, but this DEIR analyzes impacts of the proposed land use plan at full buildout (i.e., post-2035 conditions). Proposed land uses are also shown in Figure 3-5, *Proposed Land Use Plan*.



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**Table 3-2
Proposed General Plan Land Use Designations and Buildout Projections**

<i>Land Use Designation</i>	<i>Acres¹</i>	<i>% of Total</i>	<i>Units²</i>	<i>Population³</i>	<i>Total Square Feet²</i>	<i>Employment⁴</i>
Residential						
Hillside Residential (HR)	4,017	15.8%	201	477	-	-
Rural Living 10 (RL-10)	79	0.3%	8	19	-	-
Rural Living 5 (RL-5)	4,842	19.0%	968	2,300	-	-
Rural Residential 2.5 (RR-2.5)	4,915	19.3%	1,809	4,295	-	-
Rural Residential 1 (RR-1)	1,802	7.1%	1,795	4,263	-	-
Rural Residential 0.5 (RR-0.5)	3,332	13.1%	6,600	15,675	-	-
Low Density Residential (LDR)	1,453	5.7%	5,077	12,058	-	-
Medium Density Residential (MDR)	248	1.0%	1,478	3,510	-	-
Medium High Density Residential (MHDR)	326	1.3%	3,260	7,743	-	-
Subtotal	21,015	82.4%	21,196	50,341	-	-
Commercial, Mixed Use, and Industrial						
Commercial (C) ⁵	491	1.9%	1,679	3,987	6,011,947	10,889
Mixed Use (MU) ^{6,7}	238	0.9%	922	2,087	4,099,513	7,318
Industrial (I) ⁸	752	2.9%	10	23	7,099,111	10,142
Subtotal	1,481	5.8%	2,611	6,097	17,210,572	28,349
Westside Special Policy Area (WSPA)⁹						
Residential	625	2.5%	2,229	5,294	-	-
Commercial	42	0.2%	77	183	346,141	636
Industrial	47	0.2%	-	-	506,385	723
Open Space Recreation	99	0.4%	-	-	-	-
Public/Quasi-Public	4	0.0%	-	-	-	-
ROW	170	0.7%	-	-	-	-
Subtotal	986	3.9%	2,306	5,477	852,526	1,359
Old Town Specific Plan²						
Old Town Commercial/Residential (OTCR)	57	0.2%	413	981	699,769	1,166
Old Town Highway Commercial (OTHC)	56	0.2%	-	-	889,684	1,483

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**Table 3-2
Proposed General Plan Land Use Designations and Buildout Projections**

<i>Land Use Designation</i>	<i>Acres¹</i>	<i>% of Total</i>	<i>Units²</i>	<i>Population³</i>	<i>Total Square Feet²</i>	<i>Employment⁴</i>
Old Town Industrial/Commercial (OTIC)	39	0.1%	238	565	551,834	854
Old Town Mixed Use (OTMU)	29	0.1%	465	1,104	759,317	1,266
Subtotal	181	0.7%	1,116	2,651	2,900,604	4,769
Miscellaneous						
Open Space – Conservation (OSC)	386	1.5%	-	-	-	-
Open Space – Recreation (OSR)	19	0.1%	-	-	-	-
Public/Quasi-Public (P/QP)	330	1.3%	-	-	-	449
Airport (AP)	52	0.2%	-	-	-	-
ROW	1,055	4.1%	-	-	-	-
Subtotal	1,841	7.2%	-	-	-	449
TOTAL	25,503	100%	27,229	64,565	20,963,702	34,926
Existing Total	25,492	-	9,458	21,282	3,560,317	7,539
Difference	11	-	17,771	43,283	17,403,385	27,387
Current GP Total	24,111	-	24,401	62,223	17,633,100	27,370
Difference	1,392	-	2,828	2,342	3,330,602	7,556

¹ Acres are given as adjusted gross acreages, which do not include the rights-of-way for major roadways, flood control facilities, or railroads.

² 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.

³ 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.

⁴ Employment generation rates are in employees per building square footage and were developed by The Planning Center | DC&E.

⁵ 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.

⁶ The Mixed Use Town Center Mall properties are assumed to be 60% retail, 20% office, and 20% residential.

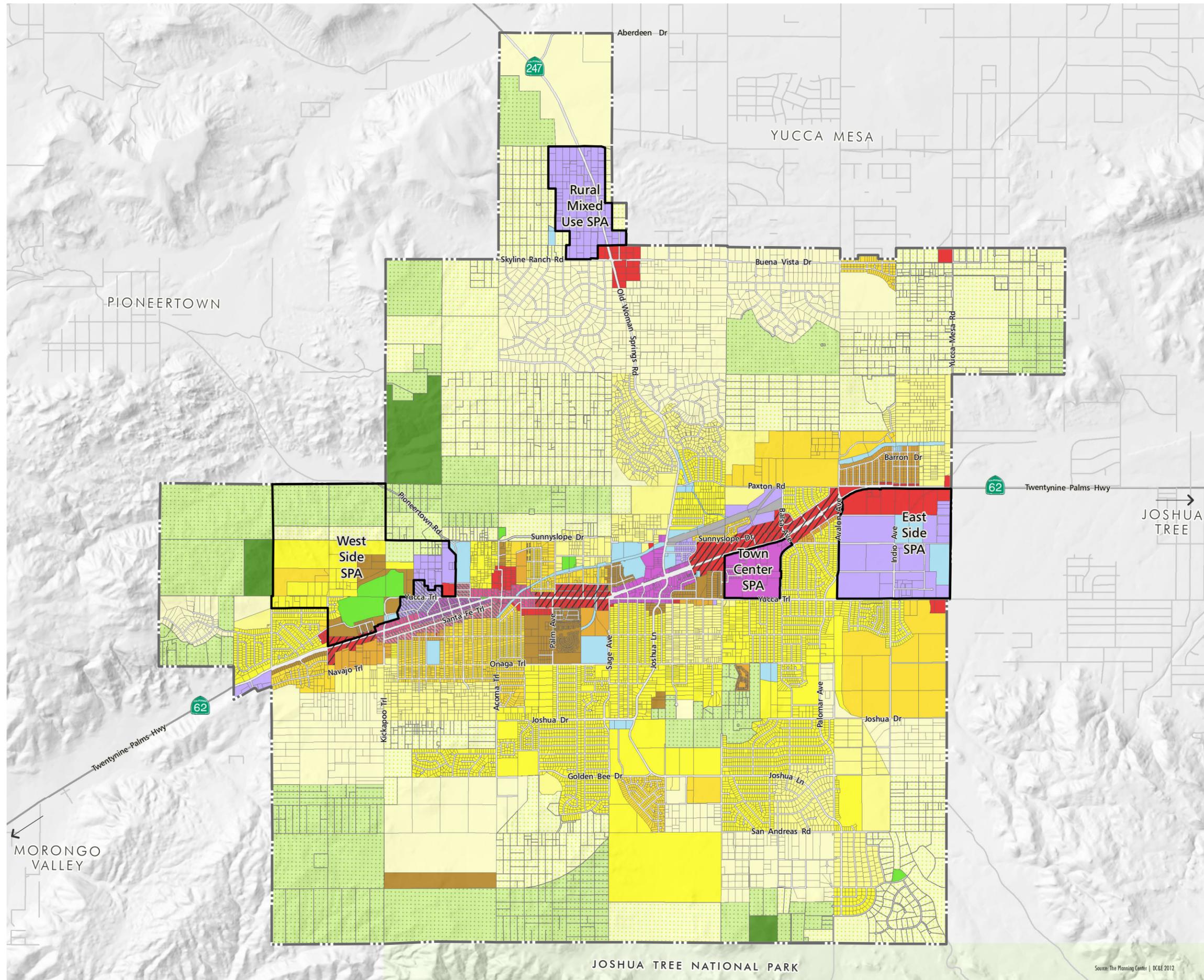
⁷ The Mixed Use Civic Center properties are assumed to be 80% retail and 20% residential.

⁸ 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.

⁹ The Westside Special Policy Area is listed separately to reflect an assumed development opportunity above the capacity provided by underlying land uses. The WSPA allows for additional development potential (units, hotel rooms, and retail and non-retail 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 WSPA can be met and the maximum buildout thresholds identified in this table are not exceeded. A detailed breakdown of buildout assumptions for the WSPA is provided in the Land Use Element.

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Figure 3-5
PROPOSED LAND USE PLAN



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
DRAFT EIR

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Source: The Planning Center | DC&E 2012

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General Plan Buildout

Buildout projections shown in Table 3-2 are used throughout this DEIR to estimate the magnitude of development that would likely occur in Yucca Valley upon implementation of the General Plan Update. Land use calculations are used to estimate the number of dwelling units, residents, square feet of nonresidential uses, and employees that would be generated by proposed land uses. These projections are then used to estimate how much noise, traffic, and other impacts would occur due to these changes. While buildout projections are unable to foretell exactly how the built environment in Yucca Valley will change over time, they allow the potential environmental effects of General Plan buildout to be analyzed.

It is important to note the differences between buildout and SCAG projections. Buildout of the Town is not linked to a development timeline and is based on reasonable worst-case buildout of the parcels within the Town, as identified in the Land Use Plan.¹ In addition, the proposed project provides policy level guidance and does not contain specific project proposals. On the other hand, SCAG projections are based on annual increments in order to develop regional growth projections for land use and transportation planning over a 20-year horizon. Since buildout of the proposed project is not linked to a time frame, it is not appropriate to make a direct comparison with the population, housing, and employment projections provided by SCAG. Based on the historic rate of growth in the Town², the amount of development that the Town of Yucca Valley can accommodate within the land use plan is not likely to occur within the next 50 years, let alone the within the 20-year planning horizon identified by SCAG. The analysis contained in this chapter utilizes SCAG projections for general comparison purposes.

3.4 GENERAL PLAN POLICIES AND IMPLEMENTATION ACTIONS

Policies that govern the decisions of the Town of Yucca Valley included in the General Plan Update are shown in Table 3-3.



Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions

Number	Policy/Implementation Action
INTRODUCTION	
Introduction Policies	
Policy I 1-1	Maintain the General Plan as a relevant, “living document” that provides a framework for informed decision making for the Town.
Policy I 1-2	Participate in all relevant local and regional planning efforts.
Policy I 1-3	Establish regular lines of communication with local, regional, state, and federal agencies whose planning programs may affect the Town.
Introduction Implementation Actions	
I 1	Provide an annual report from the Planning Commission to Town Council on the status of the General Plan and make recommendations that address identified inadequacies or opportunities for updating the plan. The annual review of the General

¹ Buildout to the maximum levels permitted by the proposed land use is not anticipated to occur in the future. The Town has historically experienced development levels that do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed in the proposed General Plan Update. Consequently, the General Plan Update buildout projections are based on similar development densities/intensities as historical levels of development intensity in the Town.

² According to the U.S. Census and California Department of Finance population counts for the Town of Yucca Valley, the Town has experienced an average annual growth rate of 1.82% since 2000.

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**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
	Plan should include a report on how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. Provide a copy of the annual report to the CA Office of Planning and Research and the Department of Housing and Community Development.
I 2	Annually review the Town’s capital improvements program and check it for consistency with the General Plan (pursuant to Article 7 of the CA Government Code); provide recommendations if necessary.
I 3	Investigate and make recommendations to the Town Council regarding reasonable and practical means for prioritizing and implementing the General Plan when associated with spending public funds.
I 4	Review and revise the General Plan a maximum of 4 times per year to reflect the changing needs of the community, related documents, or state requirements.
I 5	Review and revise the Zoning Code to maintain consistency with the General Plan.
I 6	Communicate with local and regional agencies, such as the County of San Bernardino, SANDBAG, SCAG, and MBTA, regarding programs that may affect the Town of Yucca Valley; establish regular meetings as necessary.
CIRCULATION ELEMENT	
Circulation Element Policies	
Policy C 1-1	Utilize a constraints based planning process to evaluate future transportation improvements.
Policy C 1-2	Pursue funding, including updating the transportation impact mitigation fee program, to assist in implementing the transportation system by expanding its roadway capacity, pedestrian sidewalk facilities, bicycle facilities, and trail facilities.
Policy C 1-3	Strive to maintain vehicle level of service (LOS) D on all roadways within the Town. Utilize the roadway capacities, as identified in [the Yucca Valley General Plan] Table 4-1, to evaluate roadway operations.
Policy C 1-4	Maintain protected intersections and roadways where vehicle capacity will remain less than the service goal as outlined in [the Yucca Valley General Plan] Table 4-1.
Policy C 1-5	Prioritize low-cost transportation enhancements, such as signal timing improvements, that maximize the Town’s return on infrastructure investment related to the efficiency of the transportation system.
Policy C 1-6	Protect right-of-ways for SR-62 and SR-247, major arterials, collectors, residential streets, and for all other planned infrastructure as shown on the figures above.
Policy C 1-7	Encourage development designs that integrate multiple modes of access including pedestrian, bicycle, and public transportation.
Policy C 1-8	Apply complete street strategies that accommodate pedestrian, bicycle, transit modes whenever practicable and feasible.
Policy C 1-9	Require sidewalk improvements concurrent with new development where commercial and school uses are planned and where residential densities exceed two units per acre, or as required by the Planning Commission.
Policy C 1-10	Encourage MBTA to provide enhanced bus service to employment areas outside of the Town, such as the Coachella Valley or other nearby areas in the County of San Bernardino.

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**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy C 1-11	Encourage MBTA to work with area religious facilities or other sites where underutilized parking or hours of operation could provide opportunities for implementing shared park-and-ride facilities.
Policy C 1-12	Encourage MBTA to implement regional transportation solutions that reduce vehicle miles traveled and greenhouse gas emissions.
Policy C 1-13	Work with new development to implement MBTA’s Transit Guidelines in Project Development (MBTA, 2005) as appropriate.
Policy C 1-14	Encourage employers to support Transportation Demand Management techniques, such as bus transit passes or other measures that reduce the reliance of the single occupant vehicle.
Policy C 1-15	Design designated truck routes such that the pavement, roadway width, and curb return radii support anticipated heavy vehicle use.
Policy C 1-16	Support and work with Caltrans to coordinate signals along SR-62 and SR-247 in Town.
Policy C 1-17	Ensure funding is available to implement and maintain signal coordination.
Policy C 1-18	Maintain truck route designations to support heavy vehicle use and connections to the Yucca Valley Airport as noted on Figure C-4.
Policy C 1-19	Require traffic calming techniques in residential neighborhoods and in Special Policy Areas to slow and manage traffic volumes as deemed appropriate by the Town Engineer.
Policy C 1-20	Require future development to pave roadways that will serve 500 or more daily trips as noted in [the Yucca Valley General Plan] Table 4-1 unless paving of that facility is considered infeasible by the Town, there is no funding for the improvement, or when the majority of the residents on that facility desire it to be unpaved.
Policy C 1-21	Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips unless paving of that facility is infeasible or when the majority of the residents on that facility desire it to be unpaved.
Policy C 1-22	Minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips.
Policy C 1-23	Work with future development between Yucca Trail, Palomar Avenue, La Contenta Road and Juarez Drive to implement appropriate roadway, bicycle, and pedestrian connectivity based on the proposed land uses.
Policy C 1-24	Work with the park service to the south of Town to appropriately provide connectivity to the Town’s roadway network.
Policy C 1-25	Maintain truck routes through town for efficient freight transportation service to businesses and industry while limiting impacts to residents and visitors.
Policy C 2-1	Work with utility providers in the planning, designing and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.
Policy C 2-2	Work with utility providers to increase service capacity as demand increases.
Policy C 2-3	Coordinate public infrastructure improvements through the Town’s Capital Improvement Program.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy C 2-4	Encourage the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Town.
Policy C 2-5	Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.
Circulation Element Implementation Actions	
C 1	Prioritize and implement the changes to the roadway classifications in Town consistent with the Roadway Classification Map (General Plan Figure C-1) and the 2013 Traffic Study for inclusion in the Town's Capital Improvement Program.
C 2	Review and revise the street and traffic impact mitigation fee program.
C 3	Develop and maintain a list of the Town's protected intersections and roadways where: <ul style="list-style-type: none"> • Acquiring the right-of-way is not feasible; • The segment is in the Old Town Specific Plan area where maintaining vehicle levels of service would not be consistent with the goals and policies of that plan; • The improvements would negatively impact the environment; • The improvements would negatively impact other community values or policies; and/or • Other physical or fiscal factors limit the implementation of the proposed mitigation measure.
C 4	Apply for regional, state, and federal grant funding to improve the Town's circulation infrastructure.
C 5	Provide signs and improve trails, bicycle, equestrian, and pedestrian connections consistent with the Town Trails Master Plan and Park and Recreation Master Plan based on available funding.
C 6	Close gaps in the existing sidewalk network and provide sidewalks adjacent to schools consistent with the Future Sidewalks Map (Figure 4-3 of the 2013 Transportation Study).
C 7	Update the Park and Recreation Master Plan to include bicycle and pedestrian facilities that are complementary to the connectivity and trails planning identified in the Town's Trails Master Plan.
C 8	Apply for funding opportunities to improve pedestrian facilities near schools (such as Safe-Routes-To-School (SR2S) funding).
C 9	Work with MBTA to plan and provide enhanced bus service to employment areas outside of the Town.
C 10	Coordinate with MBTA and religious facilities to discuss expanding opportunities for implementing park-and-ride facilities.
C 11	Consult with MBTA for bus stop placement and design.
C 12	Consult with MBTA on street design to ensure the street accommodates access for a variety of transit options.
C 13	Work with MBTA to create a program to expand ridership in Yucca Valley.
C 14	Establish right-of-way landscaping, signage, and lighting requirements and guidelines to provide an attractive, user-friendly, and safe environment for all users.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
C 15	Update the Truck Routes Map as needed.
C16	Work with Marine Corps Air Ground Combat Center Twentynine Palms to notify residents of traffic impacts due to Marine caravans.
C17	Coordinate with the Yucca Valley Airport District to provide appropriate level of supporting transportation infrastructure connecting to the Yucca Valley Airport.
C 18	Work with CalTrans to pursue funding for and implement low-cost transportation improvements such as traffic signal coordination where applicable.
C 19	Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips.
C 20	Update the development code to require the application of non-toxic soil binder annually to minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips if paving is not feasible.
C 21	Establish a timeframe and parameters for paving unpaved roadways, consistent with implementation action C 19.
C 22	Reevaluate traffic volumes through the annual Traffic Census Program.
C 23	Amend the Development Code to require that all new maintenance areas and utility substations and similar facilities are integrated with surrounding land uses, appropriately buffered, and aesthetically pleasing through the use of design and landscaping.
C 24	Coordinate with utility providers such as Southern California Edison to identify and estimate future demand and corresponding facilities required to serve projected local and regional growth.
C 25	Evaluate and prioritize public infrastructure improvements for inclusion in the Town's Capital Improvement Program.
HOUSING ELEMENT	
Housing Element Policies	
Policy H 1-1	Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.
Policy H 1-2	Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.
Policy H 2-1	Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.
Policy H 2-2	Encourage new development and rehabilitation efforts to maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.
Policy H 3-1	Support participation in federal, state, regional, and local programs aimed at providing housing opportunities for lower and moderate income households.
Policy H 3-2	Collaborate with appropriate agencies and organizations to provide housing assistance to Yucca Valley residents.
Policy H 4-1	Support the maintenance of the Town's deed-restricted affordable housing stock and relatively affordable development types such as mobile homes.
Policy H 4-2	Monitor and protect the Town's deed-restricted affordable housing stock.
Policy H 5-1	Enforce fair housing laws prohibiting discrimination.



3. Project Description

Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions

Number	Policy/Implementation Action
Policy H5-2	Support local and regional organizations that provide fair housing services to Yucca Valley.
Policy H5-3	Provide a supportive administrative environment that facilitates barrier free housing for disabled residents.
Housing Element Programs	
Program H 1-1	Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment.
Program H 1-2	Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre.
Program H 1-3	Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.
Program H 1-4	Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.
Program H 1-5	Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).
Program H 1-6	Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.
Program H 1-7	Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.
Program H 1-8	Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.
Program H 2-1	Concentrate higher density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service, and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.
Program H 2-2	Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible.
Program H 2-3	Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.
Program H 2-4	Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Program H 2-5	Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.
Program H 2-6	Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.
Program H 2-7	Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in
Program H 2-8	Encourage the formation of neighborhood watch programs to promote safety in residential areas.
Program H 3-1	Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.
Program H 3-2	Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.
Program H 3-3	Maintain membership in the San Bernardino County Urban County Consortium to participate in the County’s efforts to obtain federal funding for affordable housing and community development.
Program H 3-4	Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.
Program H 3-5	Assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall process requests that require supportive documentation within 30 days of receipt.
Program H 3-6	Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town’s website.
Program H 4-1	Facilitate the preservation of any deed-restricted affordable housing units by notifying the San Bernardino County Housing Authority and other qualified entities. The Town will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.
Program H 4-2	Continue to distribute the County of San Bernardino’s 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. Materials will be available at Town Hall and online.
Program H 4-3	Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.
Program H 4-4	Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town’s website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Program H 5-1	Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.
Program H 5-2	Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town's website.
Program H 5-3	Continue reasonable accommodation procedures to accommodate modifications to, land use, zoning, and permitting processes to provide more housing options for people with disabilities.
Program H 5-4	Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.
LAND USE ELEMENT	
Land Use Element 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 new 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.
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.
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 non-residential land uses (walls, lighting and landscaping) to ensure compatibility.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
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.
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 non-polluting, 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)
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.
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.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
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.
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.
Policy LU 2-13	Facilitate development vertical or horizontal mixed uses including commercial, office or residential.
Policy LU 2-14	Integrate gathering spaces into future development project and link them through pedestrian pathways or other connections.
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 non-residential square footage thresholds identified for the West Side SPA.
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% 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.
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.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Land Use Element Implementation Actions	
LU 1	Update Development Code and Zoning Map to reflect updated General Plan Land Use Map revisions and create mixed use development standards, and establish a process for applicants to submit projects in a Mixed Use land use designation or Special Policy Area (require Master Plan or Specific Plan).
LU 2	Amend Development Code to require new residential subdivisions to have pads above the adjacent street grade. All lots must drain to the street frontage of the individual lot, unless otherwise approved by the Town Engineer.
LU 3	Prioritize infrastructure improvements in areas with existing and expected concentrated forms of development, and consistent with the phasing of the Wastewater Treatment and Water Reclamation Plan developed by the Hi-Desert Water District.
LU 4	Enact a hillside ordinance to protect certain slopes and other natural topographic features.
LU 5	Amend the development code to create standards addressing appropriate treatments to buffer industrial and commercial uses from residential and other sensitive uses.
LU 6	Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations in the Old Town Yucca Valley Specific Plan area.
LU 7	Identify a catalyst project in the Old Town Specific Plan Area and identify a strategy to implement it.
LU 8	Maintain regular communication and coordination with Marine Corps Air Ground Combat Center through communication with Community Plan Liaison and monitoring of the General Plan and other plans and programs as possible.
LU 9	Continue to collaborate with the Chamber of Commerce to promote local business endeavors and general economic development within the Town.
LU 10	Support efforts to pursue federal, state, regional and county resources for business development in Yucca Valley.
LU 11	Periodically meet with MUSD representatives to assess the educational and recreational demands on Yucca Valley facilities and to determine if there are any opportunities to provide services that are of mutual benefit to the Town and school district
LU 12	Annually revisit public facility priorities through the Capital Improvements Program and annual budget process.
LU 13	Coordinate with the Southern California Association of Governments and the Governor’s Office of Planning and Research to stay informed of legislation and documentation of the nexus between land use, housing, transportation, and sustainability.
LU 14	Require preparation of a conceptual Master Plan and/or a Specific Plan for new development proposed in the East Side, West Side, and Town Center SPAs.
LU 15	Establish a process and protocol to develop and review Master Concept Plans with Town Staff.
LU 16	Rural Mixed Use SPA: Develop design guidelines for properties located north of Skyline Ranch Road that includes guidance regarding: building design and materials, landscaping, walls and fences, lighting, and screening of outdoor storage. Special



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
	consideration should also be given to noise compatibility and circulation issues in the area, by implementing design solutions (building and site design) that minimize conflicts between industrial and residential uses.
LU 17	West Side SPA: Initiate preparation of an Area Plan (a high level concept/master plan) to further refine the development concept for the Westside, including identification of a substantial community amenity that will serve as an anchor for the west side of Town and a conceptual circulation plan.
LU 18	West Side SPA: Integrate the Area Plan into the General Plan once completed, and use it as the foundation for any future development proposals that come forth for consideration.
LU 19	Periodically coordinate with the Yucca Valley Airport District to stay informed of any operational or facility changes that could impact the community.
NOISE ELEMENT	
Noise Element Policies	
Policy N 1-1	Separate excessive noise-generating uses from residential uses and other sensitive receptors through building design and noise-minimizing buffers such as landscaping, berms, and setbacks. (See LU 1-23)
Policy N 1-2	Require noise-reducing site design and building construction in residential and mixed-use projects in areas with outdoor CNEL levels in excess of 65 dBA.
Policy N 1-3	Require daytime only truck deliveries to commercial and industrial uses adjacent to residential uses and other sensitive receptors unless there is no feasible alternative.
Policy N 1-4	Encourage the use of alternative transportation such as busing, bicycling, and walking to reduce peak traffic volumes and therefore transportation-related sources of noise (See C1-8).
Policy N 1-5	Encourage traffic-calming road construction and design and engineering methods, where appropriate, to decrease excessive motor vehicle noise (See C 1-19).
Policy N 1-6	Encourage noise-compatible land uses and thoughtful site planning and building design adjacent to highways and airports.
Policy N 1-7	Support CalTrans efforts to use attractive and effective landscaping and other buffers and materials to reduce highway traffic noise.
Policy N 1-8	Support the efforts of Caltrans and other agencies in developing and funding roadway noise-mitigation programs.
Policy N 1-9	Encourage the use of landscaping, berms, setbacks and architecture rather than conventional walls to reduce motor vehicle noise in an aesthetically pleasing manner.
Policy N 1-10	Encourage all law enforcement agencies operating within the Town to enforce the State Vehicle Code noise standards.
Policy N 1-11	Encourage civilian airport operators to monitor aircraft noise and implement noise-reducing operation measures.
Policy N 1-12	Consider limiting the development of heliports and helipads to areas where noise impacts on adjacent uses can be properly mitigated and where helicopter access has a demonstrated Townwide benefit and noise will not adversely affect adjacent uses.
Policy N 1-13	Enforce Town noise standards and monitor compliance with noise standards.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy N 1-14	Seek public and grant funding for noise mitigation programs for Town facilities and Town projects.
Policy N 1-15	Require the design and construction of industrial and commercial development to minimize excessive offsite noise impacts to surrounding properties.
Policy N 1-16	Encourage existing and proposed industrial uses to use operation methods that minimize excessive noise.
Policy N 1-17	Consider potential noise impacts before purchasing large or heavy equipment for Town facilities and encourage selection of equipment that generates the least noise.
Policy N 1-18	Enforce standards on the hours of operation for nonemergency construction.
Policy N 1-19	Enforce limits on the hours of refuse collection, street and parking lot sweeping, and other property maintenance operations.
Policy N 1-20	Encourage special events to be planned to minimize the potential effects of noise on adjacent properties to the degree feasible.
Policy N 1-21	Consult with the Marine Corp Air Ground Combat Center on solutions to noise complaints that are sensitive to the residents of the Town and do not impede the mission of the Marine Corps Base.
Policy N 1-22	Consult Marine Corps Air Ground Combat Center officials on base operations that could adversely affect the noise environment in Yucca Valley.
Policy N 1-23	Notify Yucca Valley residents of periodic base operations that will temporarily increase noise and vibration in the community.
Noise Element Implementation Actions	
N 1	Update the Development Code to: <ul style="list-style-type: none"> a) Establish noise exposure standards that trigger project-specific studies for noise-sensitive uses proposed along SR-62 and SR-247. b) Provide development standards and design guidelines that include a variety of mitigation measures to reduce noise impacts to sensitive uses. c) Establish truck delivery times and exterior noise generation limits for commercial, industrial, and mixed-use projects abutting residential development. d) Require new construction of noise-sensitive uses within the 65+ CNEL contour to demonstrate compliance with exterior and interior noise standards.
N 2	Study the cost of installation and maintenance of rubberized asphalt for road improvements and new roads to reduce vehicle-related noise and apply where practicable.
N 3	Conduct traffic studies and speed surveys to evaluate traffic volumes and speeds, use the 85th percentile speed rationale for determining when to implement speed and noise reduction measures.
N 4	Communicate with CalTrans to: <ul style="list-style-type: none"> a) Review and comment on any noise mitigating plans for SR-62 or SR-247. b) Support efforts to reduce highway traffic noise in Yucca Valley. c) Stay aware of funding opportunities for roadway noise mitigation in Town.
N 5	Discuss opportunities to address exposure to motor vehicle noise through project design during the preapplication process.
N 6	Annually communicate with all law enforcement agencies operating within the Town to specifically encourage the enforcement of the State Vehicle Code noise standards.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
N 7	Periodically communicate with the Yucca Valley Airport District to encourage the enforcement of aircraft noise monitoring and land use compatibility.
N 8	Consider updating the Development Code to limit the development of heliports and helipads to projects where helicopter access has a Townwide benefit.
N 9	Establish a measurable program to monitor noise from stationary sources when complaints or service requests are received.
N 10	Apply for noise mitigation grants and programs when appropriate.
N 11	Update the Development Code to: a) Include noise generation standards for construction sites b) Establish time limits for refuse collection, street and parking lot sweeping, and other property maintenance operations
N 12	Establish criteria to be considered when purchasing large or heavy equipment for Town facilities, including noise impacts to onsite and adjacent users.
N 13	Periodically communicate with Marine Corps Air Ground Combat Center about intermittent or stationary sources of noise that have the potential to impact people and property in Yucca Valley.
N 14	Provide adequate notice of scheduled noise-generating military operations to Yucca Valley residents and businesses through press releases and other appropriate means.

OPEN SPACE AND CONSERVATION ELEMENT

Open Space and Conservation Element Policies

Policy OSC 1-1	Use flood control and utility easement areas to develop a multi-use trail system that links parks and recreational areas, commercial areas, residential areas, and other open space areas.
Policy OSC 1-2	Support regional, state, and federal efforts to evaluate, acquire, and conserve open space areas in and around Yucca Valley.
Policy OSC 1-3	Support the Mojave Desert Land Trust in their efforts to preserve open space resources within the Morongo Basin.
Policy OSC 1-4	Offer flexible development standards in exchange for providing open space and trail easements or rights-of-way.
Policy OSC 1-5	Encourage new development to retain natural open space areas as part of project design to the greatest extent practicable.
Policy OSC 1-6	Encourage the preservation, integrity, function, productivity and long term viability of environmentally sensitive habitats, wildlife corridors and significant geological features within the Town.
Policy OSC 2-1	Plan, develop, and maintain quality and adequate outdoor recreational and open space areas that utilize and enhance the unique aspects of the desert environment and provide amenities that are responsive to the needs of residents and visitors.
Policy OSC 2-2	Ensure that pedestrian facilities comply with Americans with Disabilities Act (ADA) requirements.
Policy OSC 2-3	Develop parklands in a manner that preserves the Town's natural resources to the greatest degree practicable.
Policy OSC 2-4	Locate new parks in or near residential areas relatively isolated from existing natural open space areas or community and neighborhood park facilities.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy OSC 2-5	Strengthen partnerships with the Morongo Unified School District for the joint use, maintenance, and development of school facilities for parks and recreational use.
Policy OSC 2-6	Site and maintain recreational facilities to meet the needs of all segments of the community including use for activities, relaxation and social interaction.
Policy OSC 3-1	Develop a recreational trail network for hiking, mountain biking and riding that links the Town’s parkland, community facilities, and open space areas, and other amenities.
Policy OSC 3-2	Ensure new development provides adequate pedestrian, equestrian, and bicycle trail facilities to connect to the Town-wide recreational system.
Policy OSC 3-3	Design major drainage facilities, including debris basins and flood control washes and channels, to maximize their enhancement as multi-use community open space amenities, such as hiking and equestrian trails, consistent with the functional requirements of these facilities.
Policy OSC 3-4	Evaluate the location of existing and proposed trails and trailheads with proposed development and establish the appropriate easements to preserve those facilities.
Policy OSC 4-1	Protect, conserve, and preserve the Town’s biological resources, especially sensitive, rare, threatened or endangered species of plants and wildlife and their habitats.
Policy OSC 4-2	Support practical efforts to maintain a broad variety of habitats, with priority given to suitable habitat for rare and endangered species occurring in the Town and vicinity.
Policy OSC 4-3	Require new development proposals to minimize impacts to existing habitat and wildlife to the maximum extent practicable. Require revegetation of disturbed natural habitat areas with native or non-invasive naturalized species.
Policy OSC 4-4	Minimize and mitigate urban development impacts on sensitive habitat and wildlife areas.
Policy OSC 4-5	Encourage and participate in the planning and development of multi-use corridors along drainage channels and utility easements to provide wildlife corridors and public interconnection between open space areas in the community and vicinity.
Policy OSC 4-6	Require the use of native and approved, non-native, drought tolerant plant species in development projects which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the Town.
Policy OSC 4-7	Promote biodiversity by protecting natural communities with high habitat value, protecting habitat linkages to prevent further fragmentation, and encouraging an appreciation for the natural environment and biological resources.
Policy OSC 4-8	Require that development projects provide copies of required permits, or verifiable statements that permits are not required, from the California Department of Fish and Game (2081 Individual Take Permit) and US Fish and Wildlife Service (Section 7 Take Authorization) prior to receiving grading permits or other approvals that would permit land disturbing activities and conversion of habitats or impacts to protected species.
Policy OSC 4-9	Require each future proposed development project to conduct an analysis to determine if sensitive biological resources and wildlife corridors would be impacted by the development application and adopt process and mitigation regulations for potential resource impacts.
Policy OSC 4-10	Encourage context sensitive development within OSRAs and WCEAs while preserving biological resources and wildlife movement.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy OSC 4-11	Require biological resource surveys and assessments as part of the application process for new developments within or adjacent to OSRAs and WCEAS.
Policy OSC 4-12	Coordinate with CDFW and USFWS in the review of biological resource assessments and surveys for private land development applications when applicable.
Policy OSC 4-13	Coordinate with CDFW and USFWS to ensure that state and federal protections required by the Endangered Species Act and the Migratory Bird Treaty Act are addressed during the planning process.
Policy OSC 5-1	Support Hi-Desert Water District efforts to promote water conservation and efficiency in existing and new development.
Policy OSC 5-2	Protect open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas; and participate in regional transportation/flood control planning to increase groundwater recharge concurrent with flood plain management practices.
Policy OSC 5-3	Protect groundwater recharge and groundwater quality when considering new development projects.
Policy OSC 5-4	Participate in regional water planning efforts to protect groundwater resources and to assist the HDWD in implementation of its wastewater collection and treatment system.
Policy OSC 5-5	Require the inclusion of erosion control measures as components of a grading plan to assure elimination of impacts to downstream property owners.
Policy OSC 6-1	Coordinate with the Hi-Desert Water District to share information on potential groundwater contaminating sources.
Policy OSC 6-2	Coordinate with the Hi-Desert Water District to implement the wastewater collection and treatment system.
Policy OSC 6-3	Require low water use, drought resistant landscape planting to reduce water demand.
Policy OSC 6-4	Require new development to incorporate Best Management Practices (BMPs) for water use and efficiency and demonstrate specific water conservation measures.
Policy OSC 6-5	Preserve and enhance all watercourses and washes necessary for regional flood control, ground water recharge areas, and drainage for open space and appropriate recreational purposes.
Policy OSC 6-6	Require that development and maintenance of project specific on site stormwater retention/detention basins implement and enhance ground water recharge, complement regional flood control facilities, and addresses applicable community design policies.
Policy OSC 7-1	Require development proposals to locate, identify, and evaluate archaeological, historical, Native American and other cultural sites, and ensure that appropriate action is taken to protect these resources.
Policy OSC 7-2	Protect sensitive archaeological and historic resources from vandalism and illegal collection to the greatest extent possible.
Policy OSC 7-3	Require that a paleontologist be "on call" to document and recover paleontological resources discovered during excavation.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy OSC 7-4	Require that a records search of the California Historical Resources Information System be conducted and reviewed by a cultural resources professional for proposed development areas to determine presence of known prehistoric or historic cultural resources and the potential for as-yet-undiscovered cultural resources.
Policy OSC 7-5	Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation through an accredited museum such as the San Bernardino County Museum.
Policy OSC 7-6	Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.
Policy OSC 7-7	Require that any archaeological or paleontological resources as determined by a consulting archeologist on a development project site be either preserved in their sites or adequately documented as a condition of removal.
Policy OSC 8-1	Minimize impacts to night skies by enforcing the Outdoor Lighting and Night Sky Ordinance (Ord. No.90).
Policy OSC 8-2	Protect, preserve and enhance the Town’s hillsides, mountains, canyons, and natural desert terrain.
Policy OSC 8-3	Encourage development that provides public views of ridgelines and desert landscaping through building siting, design and landscaping.
Policy OSC 8-4	Reduce the negative impacts of hillside development including excessive cuts and fills, unattractive slope scars, and erosion and drainage problems.
Policy OSC 8-5	Preserve the steep slopes of the Sawtooth and Little San Bernardino Mountains and individual landmark peaks such as Burnt Mountain and Bartlett Mountain as permanent open space to protect their scenic value.
Policy OSC 8-6	Minimize the impact of hillside development by requiring conformance with the Town’s Municipal Code, and by utilizing the following principles: a. Limit development of steep slopes through conformance with Town regulations that consider slope in the determination of appropriate minimum lot area for subdivisions and parcel maps, permitted floor area ratio (FAR), and density. b. Encourage clustered development to preserve steep slopes as private or common open spaces to the greatest extent practicable. c. Preserve the form of the existing topography by limiting cuts and fills, or through the requirement of natural landform grading. d. Evaluate the height and visibility of new development to minimize the visual impacts new buildings create on natural landforms. e. Promote hillside development that respects the natural landscape by designing grading and development patterns that follow natural topographic contours. f. Encourage higher densities as a trade-off to support preservation of natural features and slopes that maintain the Town’s desert character.
Policy OSC 8-7	Preserve scenic views along primary transportation corridors, particularly SR-62, recreational trails, and from public open spaces.
Policy OSC 8-8	Preserve and enhance natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community’s image and character.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy OSC 9-1	Develop, promote, and implement long-term energy efficiency and demand management policies and standards for Town facilities, vehicles, and new development.
Policy OSC 9-2	Support the development of renewable energy generation within the Town, provided that significant adverse environmental impacts associated with such development can be successfully mitigated.
Policy OSC 9-3	Encourage the use of clean and/or renewable alternative energy sources for transportation, heating, and cooling and construction.
Policy OSC 9-4	Encourage the reduction and recycling of household and business waste.
Policy OSC 9-5	Ensure that any planned construction, demolition, addition, alteration, repair, remodel, landscaping, or grading projects divert all reusable, salvageable, and recyclable debris from landfill disposal.
Policy OSC 9-6	Promote use of ride-sharing and mass transit as means of reducing transportation-related energy demand.
Policy OSC 9-7	Encourage development proposals to participate in state, federal, and/or regional solar rebate and incentive programs.
Policy OSC 9-8	Encourage new construction provided for in whole or in part with Town funds, to incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.
Policy OSC 9-9	Promote building design and construction that integrates alternative energy systems, including but not limited to solar, thermal, photovoltaics and other clean energy systems.
Policy OSC 10-1	Participate in the monitoring of all air pollutants of regional concern on a continuous basis.
Policy OSC 10-2	Coordinate air quality planning efforts with other local, regional, and federal agencies.
Policy OSC 10-3	Promote the safe and efficient movement of people and materials into and through the Town as a means of reducing the impact of automobiles on local air quality.
Policy OSC 10-4	Coordinate land use planning efforts to assure that sensitive receptors are reasonably separated from polluting point sources.
Policy OSC 10-5	Provide consistent and effective code enforcement for construction and grading activities to assure ground disturbances do not contribute to blowing sand and fugitive dust emissions.
Policy OSC 11-1	Continue to participate in and support the provisions of the San Bernardino Regional Greenhouse Gas Reduction Plan.
Policy OSC 11-2	Encourage new development to be designed to take advantage of the desert climate through solar orientation, shading patterns, and other green building practices and technologies.
Policy OSC 11-3	Maintain General Plan Land Use, Housing, and Transportation goals and policies to be aligned with, support, and enhance SCAG's Regional Transportation Plan and Sustainable Communities Strategy to achieve reductions in GHG emissions.
Open Space and Conservation Element Implementation Actions	
OSC 1	Implement development regulations and guidelines that minimize or eliminate impacts of development on natural open space areas.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
OSC 2	Review the Parks and Recreation Master Plan and establish a list of priorities, action items and target completion dates to implement the highest priority items identified in the plan. The Plan should also be updated to reflect a minimum parkland objective of 3 acres per 1,000 residents, and identify a strategy to provide access to land locked passive park areas such as North Park.
OSC 3	Implement a Capital Improvement Program to provide scheduled improvements needed for the park system to meet current and projected needs, ADA requirements, and to retrofit existing facilities using Crime Prevention through Environmental Design (CPTED) principles, based upon available financial resources.
OSC 4	Pursue agreements with San Bernardino County to establish pass through parkland dedication and park in-lieu fees when residential development takes place within two (2) miles of Town boundaries.
OSC 5	Adopt and implement flexible development standards to ensure provision of parkland dedication within residential development to satisfy the 3 ac/1,000 population park standard.
OSC 6	Evaluate and utilize alternative available State, federal, and other funding sources to acquire and maintain recreational trail facilities; and pursue identified funding sources as they become available.
OSC 7	Establish and/or revise, as needed, agreements with Morongo Unified School District, other agencies and community organizations that govern joint use of facilities to maximize availability and benefit to the community.
OSC 8	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.
OSC 9	Update the Land Use Map when necessary to designate newly identified hazard zones as open space areas.
OSC 10	Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers and/or linkages are provided when necessary to maintain natural resource value.
OSC 11	Promote the development of pedestrian/multi-use/bike paths/lanes as an alternative mode of transportation to vehicular travel.
OSC 12	Coordinate 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.
OSC 13	Review the Park Master Plan to assess the feasibility of trails and establish a priority list and associated implementation actions for Priority trails.
OSC 14	Amend the Park Master Plan to include natural trails design standards for hiking, riding and mountain biking.
OSC 15	Establish standards and regulations that implement, support, and protect open space, wildlife corridors, and protected biological resources.
OSC 16	Establish standards and regulations in the Development Code which minimize impacts of new development on open space and conservation areas.
OSC 17	Develop flexible development guidelines, standards, and regulations that encourage the provision of open space amenities within new development.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
OSC 18	Adopt a comprehensive grading ordinance that will protect and conserve open space and natural and visual resources.
OSC 19	Revise landscape standards and guidelines to encourage the retention and use of existing native and approved non-native drought tolerant plant species in development.
OSC 20	Identify and assess lands, based upon site specific biological resources evaluations within the WCEAs and OSRAs that are suitable for preservation and may be preserved as public or private lands and as passive or active open space.
OSC 21	Develop standards and guidelines for the WCEA and OSRA areas that includes the following strategies: a) Maintain residential land use designations with low and very low densities in WCEA and OSRA areas. b) Discourage conversion of low density residential uses in the WCEA and OSRA to higher density or non-residential uses, retaining on-site areas for undeveloped, natural open space. c) Apply design features in the WCEA and OSRA that interface with the natural environment such as: limiting the amount of grading that can occur on site or identifying the type of fencing that can be installed that supports wildlife movement. d) Develop and implement standards and guidelines which limit the maximum disturbance of the land in WCEAs and OSRAs. Design standards and guidelines shall address wildlife corridor connectivity, limitations of ground disturbance, and the retention of native, undisturbed open space.
OSC 22	Explore the possibility of developing a Transfer of Development Rights (TDR) ordinance, to allow the transfer of units or square footage from one property to another to preserve properties with significant biological resources, hillside areas and natural slopes. This may result in an increased density or intensity of the "receiving site" to preserve property development potential.
OSC 23	Continue to support the Hi-Desert Water District's groundwater recharge program, while protecting recharge sites from potential impacts of proposed development.
OSC 24	Track data collected by HDWD's groundwater quality data monitoring program.
OSC 25	Continue to work with HDWD in the pursuit of outside financial resources to reduce the costs to property owners for wastewater system implementation.
OSC 26	Update water efficient-landscape guidelines, which address the use of drought-tolerant plant materials and irrigation standards in the Development Code in accordance with State law.
OSC 27	Provide development standards and guidelines for the construction of on-site storm water retention facilities that are consistent with community design standards and local and regional drainage plans.
OSC 28	In cooperation with local historical associations, the Town shall periodically review the historical and archaeological resources of the area for possible application for status as a historical landmark or inclusion in the National Register of Historic Places.
OSC 29	Maintain an inventory of archeological and paleontological resources.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
OSC 30	Maintain information, including mapping that identifies specific locations of sensitive cultural resources, in a confidential manner, and access to such information shall be provided only to those with appropriate professionals and organizations.
OSC 31	Review projects to ensure compliance with SB 18 (traditional tribal cultural places) requirements.
OSC 32	Evaluate the benefits of pursuing official designation of SR 247 and 62 as scenic highways and enact a Corridor Protection Program. The program could: a) Mitigate activities within the corridor that detract from its scenic quality by requiring proper siting, landscaping or screening. b) Prohibit billboards so that they do not detract from scenic views. c) Make development more compatible with the environment and in harmony with the surroundings. d) Regulate grading to prevent erosion and cause minimal alteration of existing contours.
OSC 33	Develop a Hillside Ordinance that establishes standards and regulations which implement measures in the following areas, at a minimum: a) Requires structures in areas with slopes ranging from 15% to less than 30%, to conform to the natural topography and natural grade by using appropriate techniques, including stepped or split-level foundations, stem walls, stacking, and clustering. Walls shall be as natural appearing as possible. Conventional grading may be considered for limited portions of a project when its plan includes special design features, extensive open space, or significant use of greenbelts. b) Restricts development on slopes 31% to less than 40% to sites where it can be demonstrated that safety will be maximized while environmental and aesthetic impacts will be minimized. Use of large parcels, variable setbacks, and variable building structural techniques (e.g., stepped foundations) shall be expected. Extra erosion control measures may be included as conditions of approval. c) Prohibits pad grading in slopes 41% or greater.
OSC 34	In conjunction with the hillside development regulations, establish and maintain maps that identify those hillsides and associated areas subject to the regulations.
OSC 35	Consider establishing a density bonus program, providing density incentives for those projects which minimize and eliminate impacts to hillsides and ridgelines.
OSC 36	Participate in the regional energy management and conservation efforts and encourage the expanded use of energy efficient and alternative fuels, buses with bike racks, and other system improvements including infrastructure for alternative energy vehicles that enhance overall energy efficiency and conservation.
OSC 37	Coordinate with the County to review land use applications proposing to develop solar or windfarms to protect view sheds and scenic resources of the community.
OSC 38	Continue the Town’s efforts on community participation in reducing, reusing, and recycling household and business waste.
OSC 39	Provide informational materials and non-Town incentive program information to residents regarding available alternative energy and energy efficiency programs and rebates.



3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
OSC 40	Evaluate the Town’s ability to create a program to waive or reduce the permit fees on solar installation projects and promote state, federal, and private rebate programs.
OSC 41	Amend the Development Code to identify land use sources of toxic air contaminants and adopt standards for the regulation of location and protection of sensitive receptors from excessive and hazardous emissions.
OSC 42	Actively promote and pursue expansion of an air quality monitoring station within Yucca Valley that monitors all criteria pollutants (O3, NOx, SOx, CO, and PM2.5 and PM10).
OSC 43	Continue to proactively work with the MDAQMD in conjunction with other local and regional agencies in the development and application of air quality regulations.
OSC 44	Require all projects that have the potential to generate significant levels of air pollution to provide detailed impact analyses and design mitigation that incorporates the most advanced technological methods available. Prior to the issuance of construction permits, the Town shall review and determine the effectiveness of proposed mitigation measures and set additional measures as needed.
OSC 45	Establish a goal for solar installations on new and existing homes as well as new commercial/industrial development to be achieved before 2020.
OSC 46	Pursue partnerships with other governmental entities and with private companies and Southern California Edison to establish incentive programs for renewable energy.
SAFETY ELEMENT	
Safety Element Policies	
Policy S 1-1	Collect and maintain data on soils and areas of steep slopes (30 percent or greater) or slopes prone to failure within the Town boundaries.
Policy S 1-2	Limit grading associated with development to the minimum necessary to provide for planned improvements, while maintaining maximum natural and undisturbed vegetation to control soil disturbance and erosion.
Policy S 1-3	Require development proposals with a slope of 30 percent or greater and/or subject to rockfalls, landslides or excessive erosion to be accompanied by a geotechnical analysis and associated technical reports.
Policy S 1-4	Require development on slopes prone to failure or slopes 30 percent or greater to
Policy S 2-1	Participate in local and regional emergency preparedness planning efforts with public and quasi-public agencies to assure the continued functionality of major utility services in the event of a major earthquake.
Policy S 2-2	Collect and distribute earthquake preparedness information and materials to Town residents and local businesses.
Policy S 2-3	Encourage and promote the development of ground water recharge basins in areas where increased potential for liquefaction resulting from an earthquake will have a minimal effect on existing and planned development.
Policy S 2-4	Encourage the location of heavily irrigated areas away from foundations and other structural supports to minimize the creation of a localized liquefaction hazards in areas of high seismicity.
Policy S 2-5	Evaluate development in areas identified as being subject to a rockfall or landslide hazard to minimize the potential of those hazards impacting property.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy S 2-6	Implement development restrictions and seismic study requirements around active faults pursuant to the Alquist-Priolo Act to ensure that potential impacts of seismic hazards are mitigated.
Policy S 2-7	Maintain an inventory of unreinforced masonry structures in compliance with California’s Unreinforced Masonry Law.
Policy S 2-8	Coordinate with the U.S. Geological Survey to assure the provision of earthquake predictions which may impact the Town and surrounding area.
Policy S 2-9	Coordinate and cooperate with public and quasi-public agencies to ensure that major utility systems and roadways have continued functionality in the event of a major earthquake.
Policy S 3-1	Continue to improve local drainage facilities to be consistent with or complementary to the Master Plan of Drainage.
Policy S 3-2	Seek funding for local drainage improvements to provide flood control protection, preserve natural landform, and create passive and active recreational open space amenities.
Policy S 3-3	Continue to manage local natural and improved drainage facilities to be consistent with or complementary to the Master Plan of Drainage.
Policy S 3-4	Collaborate with the San Bernardino County Flood Control District and other state and federal agencies to minimize flood damage.
Policy S 3-5	Participate in regional planning efforts to monitor and regulate the use and removal of sewage disposal systems threatening the Town’s groundwater basin.
Policy S 3-6	In those locations where managed flood plains are recommended by the Master Plan of Drainage, limited to no improvements shall be allowed to control or divert the flow of flood water.
Policy S 3-7	Require development within the 100-year flood zone to implement mitigation measures to minimize risks associated with flood hazards.
Policy S 3-8	Collect, maintain, and make available information regarding flooding hazards to remain aware of potential hazards and serve as an educational resource for the community.
Policy S 3-9	Actively cooperate with FEMA regarding amendments to local Flood Insurance Rate Maps, recognizing the importance of redesignation of the 100 and 500-year flood plains within the Town boundaries as facility improvements are completed.
Policy S 3-10	Coordinate with the San Bernardino County Flood Control District to enter into multi-use agreements within flood control facilities, allowing for safe, attractive recreational facilities while maintaining the function of the drainage facilities.
Policy S 3-11	Require new development to incorporate adequate flood mitigation, including appropriate siting of structures located within flood plains and grading that prevents adverse drainage impacts to adjacent properties through on-site retention of runoff.
Policy S 4-1	Require property owners adjacent to wildland fire areas to maintain a defensible space around structures consistent with San Bernardino County Fire Department standards.
Policy S 4-2	Continue public education efforts to inform the community of wildland fire hazards and ways to minimize the damage caused by fires.



3. Project Description

Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions

Number	Policy/Implementation Action
Policy S 4-3	Ensure that public and private water distribution and supply facilities have adequate capacity and reliability (peakload water supply) to supply both every day and emergency firefighting needs.
Policy S 4-4	Continue long-range wildland fire safety planning, including enforcement and updates to the Municipal Code, improved infrastructure, and partnerships with other public agencies and the private sector.
Policy S 4-5	Update the Fire Hazard Areas map as development changes.
Policy S 4-6	Enforce fire standards and regulations in accordance with the California Building Code, Town Municipal Code for building and landscaping, and the San Bernardino County Fire Department regulations for all new development.
Policy S 5-1	Encourage the use of wind barriers, protective architectural features, and drought-resistant ground coverage in new and existing development to mitigate the impacts from windstorms and dust storms.
Policy S 5-2	Ensure that the National Weather Service continues to deploy extreme weather warnings to alert residents, business owners, and visitors of extreme weather conditions, so that the community, utility companies, shelters, and emergency response resources are prepared.
Policy S 6-1	Collaborate with the County of San Bernardino and other appropriate agencies to facilitate the safe and immediate clean-up of all hazardous waste sites and to provide safe facilities for disposal in accordance with applicable federal, state, and local regulations.
Policy S 6-2	In conjunction with the San Bernardino County Fire Department, review and monitor potentially hazardous materials associated with industrial uses.
Policy S 6-3	Encourage businesses to utilize practices and technologies that will reduce the generation of hazardous waste.
Policy S 6-4	Promote the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials.
Policy S 6-5	Cooperate with the state and gasoline station owners and operators in monitoring the conditions of subsurface tanks.
Policy S 6-6	Maintain an inventory of hazardous materials and their location in Town. Policy S6-7
Policy S 6-8	Cooperate with regulators and encourage the enforcement of laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials, and notify the appropriate county, state and/or federal agencies as required by law.
Policy S 6-9	Require all business that use, store or produce hazardous materials to comply with the County Fire Department's Business Plan requirements.
Policy S 6-10	Coordinate with the San Bernardino County Fire Department and the County Environmental Health Department to assure improved response to, and capability for, handling hazardous materials incidents.
Policy S 7-1	Provide an appropriate level of police and fire protection to preserve and protect the health, welfare, and property of residents and businesses in the Town of Yucca Valley.
Policy S 7-2	Require the San Bernardino County Sheriff and Fire Departments to evaluate new development plans and comment on their ability to provide services.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
Policy S 7-3	Encourage the evaluation of projects using Crime Prevention through Environmental Design (CPTED) design practices as a means of providing increased security in residential, commercial, and industrial development.
Policy S 7-4	Update and maintain the Emergency Operations Plan and Hazard Mitigation Plan keeping them current with county, state, and federal requirements, include measures pertaining to man-made and natural hazards such as flood, access, earthquakes, landslides, hazardous materials, evacuation, severe weather and fire.
Policy S 7-5	Establish emergency evacuation routes and adequate signage.
Policy S 7-6	Promote public and quasi-public education programs to enhance public safety.
Policy S 7-7	Coordinate with the San Bernardino County Fire and Sheriff's Departments and other appropriate agencies for the provision of adequate equipment and personnel, as well as expanded levels of service when needed.
Safety Element Implementation Actions	
S 1	Disseminate information on areas of landslide susceptibility at Town Hall and on the Town's website by making available/ posting a link to the Slope Distribution Map.
S 2	Develop and adopt a detailed hillside grading ordinance with review standards to assess potential impacts from development on slopes 30 percent or greater.
S 3	Contract with a state-certified geologist and/or geological engineer to review and determine the adequacy of geotechnical studies for proposed projects.
S 4	Establish and maintain a reference collection of maps and other materials illustrating the location of seismic hazards occurring within the Town boundaries.
S 5	Disseminate information on fault locations at Town Hall and on the Town website by making available/ posting a link to the Seismic Hazards Map.
S 6	Update building, zoning and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act and Unreinforced Masonry Law.
S 7	Communicate with the Hi-Desert Water District to ensure the seismic safety of all existing and proposed water storage tanks and pipe connections.
S 8	Revise the Municipal Code to include requirements that protect the community from liquefaction.
S 9	Identify unreinforced masonry structures and maintain an inventory of their locations to inform local emergency response personnel and educate the public of the dangers associated with these structures during a catastrophic event.
S 10	Work with the San Bernardino County Flood Control District to update and implement the Master Plan of Drainage for the near and long term protection of the community and its residents. Encourage the County to develop and include strategies to address local drainage issues unique to Yucca Valley's desert environment such as drainage over private properties in semi-developed areas and unpaved roads that cross natural drainage areas that cannot be remedied by standard measures included in the existing Master Plan and typically apply to more urbanized areas.
S 11	Continue to disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public at Town Hall and on the Town's website.



3. Project Description

Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions

Number	Policy/Implementation Action
S 12	Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.
S 13	Apply for grants that provide funding for local drainage controls. CalEPA and the CA State Water Resources Control Board both offer grants to municipalities throughout California.
S 14	Secure a Conditional Letter of Map Revision (CLOMAR) and final map amendment recognizing the re-designation of the 100-year flood plain within the Town boundaries.
S 15	Enforce on-site retention of stormwater and run-off, plus a minimum of 10% above the incremental increase, through the development review process and routine site inspections.
S 16	Communicate with FEMA regarding Flood Insurance Rate Maps.
S 17	Map areas that frequently flood to track priority places for infrastructure improvements. Use this data to apply for grant funding.
S 18	Continue to implement San Bernardino County Fire Department standards that include wildfire safety planning measures, including buffer space and defensible space requirements (100ft around structures adjacent to wildland areas).
S 19	Disseminate information on wildfire hazard zones at Town Hall and on the Town's website by making available/ posting a link to the Wildfire Hazards Map.
S 20	Coordinate with the Hi-Desert Water District to monitor peak water supply to ensure adequate capacity in the event of an urban fire, wildfire, or other emergency.
S 21	In conjunction with the San Bernardino County Fire Department, assess the need for fuel modification zones (greenbelts, fuel breaks, fuel reduction, and buffer zones) around new and existing development to mitigate potential losses due to wildfire.
S 22	Update the Wildfire Hazards Map as needed.
S 23	Develop a guide for protecting homes and businesses from extreme weather conditions. Include ideas for protective architectural features, wind barriers, and drought resistant landscaping.
S 24	Update the inventory of all hazardous materials sites, including underground storage tanks.
S 25	Work with the County of San Bernardino's Hazardous Material Division to distribute information to the community on the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials. Include disposal and recycling locations that are closest to Yucca Valley as well as emergency contact information. Make the information available at Town Hall and on the Town's website.
S 26	Stay up to date on hazardous materials associated with industrial and commercial uses by communicating with county, state, and federal agencies.
S 27	Make information available to local businesses for incentives to reduce the generation of hazardous waste. Program components can include rebates for recycling; apply for grant funding through CalRecycle.
S 28	Require new businesses handling hazardous materials to submit a Business Plan consistent with County Fire Department standards for handling, storing, transporting and disposing of hazardous materials and wastes. The plan should be submitted as a part of the development approval process.

3. Project Description

**Table 3-3
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

Number	Policy/Implementation Action
S 29	Communicate with the San Bernardino County Fire Department and other regulators of hazardous materials to enforce safe handling of hazardous materials.
S 30	Review and update the Emergency Operations Plan with local key staff members including medical, fire, police, etc. to ensure that the Town is adequately prepared for most likely and demanding emergency disasters.
S 31	Work with San Bernardino County Sheriff and Fire Departments to create an educational program to enhance awareness of public safety. Components of the program could include a brochure, a workshop, a booth at community events, and additional information posted to the Town’s website. Topics can include earthquakes, urban and wildfires, severe weather conditions, hazardous materials, and flooding.
S 32	Cooperate and coordinate with other agencies and utility companies in the preparation of public information materials to assist residents and business owners in responding to local disasters. Provide the public information materials at Town Hall and on the Town’s website.
S 33	When feasible, encourage ongoing education for Town staff to better understand local natural and human-made hazards and how they can affect development proposals and disrupt vital services.
S 34	Encourage the San Bernardino County Sheriff to evaluate new development applications for consistency with Crime Prevention Through Environmental Design (CPTED) principals as a part of project review.
S 35	Maintain the Town of Yucca Valley Hazards Mitigation Plan and update it to include hazardous materials and the emergency evacuation routes with guidance for signage. Continue to make it available to the public at Town Hall and on the Town’s website.
S 36	Communicate with the San Bernardino County Sheriff and Fire Departments to ensure an adequate level of service.
S 37	Analyze the possibility of establishing a Public Safety Assessment District to offset the costs of providing police and fire services to new development.
S 38	Encourage the County Fire Department to conduct periodic inspection of commercial, industrial and institutional buildings, and multi-family developments, to ensure compliance with fire code compliance and to educate building and development managers on fire safety issues.



3. Project Description

3.5 INTENDED USES OF THE EIR

This is a Program EIR that examines the potential environmental impacts of the proposed General Plan Update. This DEIR is also being prepared to address various actions by the Town and others to adopt and implement the General Plan. It is the intent of the DEIR to enable the Town of Yucca Valley, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are as follows:

Lead Agency	Action
Yucca Valley Town Council	<ul style="list-style-type: none">• Certification of the Town of Yucca Valley General Plan Update EIR• Adoption of findings of fact and statement of overriding considerations• Adoption of a Mitigation Monitoring and Reporting Program• Adoption of the Town of Yucca Valley General Plan Update
Responsible Agencies	Action
Department of Housing and Community Development (HCD)	<ul style="list-style-type: none">• Approval of the General Plan Housing Element