

TOWN OF YUCCA VALLEY

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COMPREHENSIVE GENERAL PLAN

I. INTRODUCTION AND PROJECT DESCRIPTION

A. Lead Agency

The Town of Yucca Valley is the lead agency responsible for the preparation of this Environmental Impact Report. The contact person regarding this report is Mr. Shane R. Stueckle, Town Planner. The Town's mailing address is: Town of Yucca Valley, 57090 Twenty Nine Palms Highway, Yucca Valley, California 92248.

The Town of Yucca Valley circulated its first Draft Comprehensive General Plan and Draft Environmental Impact Report in the fall of 1994. Following the public hearings, the Town Council directed staff to increase residential land use densities in approximately six (6) square miles.

The revised Draft General Plan and accompanying Draft Environmental Impact Report are being circulated for the mandated 45-day review period.

As a part of this process, technical studies from both the first and second General Plan analyses are included with this report. References to the technical studies throughout the Draft Environmental Impact Report identify the appropriate study for review and evaluation.

B. Introduction

This Environmental Impact Report (EIR) has been prepared in conjunction with the preparation of the Draft Comprehensive General Plan for the Town of Yucca Valley. Because general plans and their amendments are "Projects" as defined by the California Environmental Quality Act (CEQA), this EIR has been prepared to examine the potential impacts associated with the adoption of the General Plan. The EIR is an integral part of the general plan development process. In addition to assessing impacts associated with the Town General Plan and instituting mitigation measures, the EIR is designed to be used as an information and data base to facilitate the streamlining or tiering of the environmental review process for subsequent projects proposed in the Town.

This Environmental Impact Report addresses the Yucca Valley town limits and co-terminus sphere-of-influence. It incorporates technical data collected over a broader area and analysis General Plan impacts within this context. It also summarizes the major goals and policies of the General Plan, as well as the various land use categories set forth therein. Section II (Environmental Setting) of this document describes the environmental setting of the region and the town limits, and identifies the environmental constraints and resources of the area. It details infrastructure systems, including roads, water and sewer facilities, and describes levels of capacity and current demand.

Section III of the EIR evaluates the commitment of land and resources and the impacts to the physical environment associated with the adoption of the General Plan land use designations. This evaluation includes changes in population, patterns of development, alterations of the physical environment, including impacts on biological, cultural and other resources, and constraints including topography, seismic hazards, flooding hazards,

and the availability of public services and facilities. Aspects of the General Plan, which may have a significant effect, are described and mitigation measures set forth which reduce these impacts to insignificant levels.

This EIR also discusses the unavoidable impacts which can be expected to result from adoption and implementation of the Comprehensive General Plan. Alternatives to the proposed documents and their impacts are also examined and their relative effects analyzed. The "No Project" alternative refers to the San Bernardino County General Plan currently directing development in the community, and is discussed in Project Alternatives (Section V).

The short-term use and long-term productivity of the affected environment is also examined, as are the irreversible and irretrievable commitment of resources. Growth inducing and cumulative impacts associated with the adoption of the General Plan, are also examined. Finally, persons, organizations, and documents consulted or referenced are cited.

A wide range of environmental issues that have been identified as being associated with the implementation of the Yucca Valley General Plan including land use compatibility, traffic/circulation, flooding/drainage, geotechnical/seismic safety, air quality, biological resources, archaeological resources, noise, and other areas of environmental concern. The EIR also assesses the availability of public services/facilities and the socio-economic impacts associated with the implementation of the General Plan. Possible and appropriate alternative projects are also identified in addition to other mandated California Environmental Quality Act (CEQA) issues.

C. CEQA and Other Requirements

This Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000-21177) and CEQA Guidelines of 1992 (Administrative Code Section 15000 et. seq.). CEQA states that the adoption of a general plan, element thereof, or amendment, or comprehensive specific plan, or significant changes to a zoning ordinance requires the making of findings concerning the identified, significant environmental effects (Title 14, California Administrative Code Section 15088). The EIR findings must be supported by substantial evidence and explain how significant effect have been or should be mitigated. Section 15080 of the CEQA Guidelines, 1992 requires the preparation of an initial study (see Appendix A). In the event that potentially significant impacts are identified which may result from the "Project," an EIR must be prepared.

This EIR is intended as an informational and analytical document providing decision-makers, other responsible or interested agencies, and the general public with an objective assessment of the environmental impacts and mitigation measures associated with the proposed General Plan. The mitigation measures proposed herein are intended to eliminate to an acceptable or insignificant level environmental impacts associated with the General Plan.

The final EIR and the mitigation measures set forth therein shall become part of the "Project" approval and an integral part of the General Plan. If, after the certification of the Final EIR, the decision-making body of the Town of Yucca Valley chooses to approve the General Plan without applying any or some of the mitigation measures set forth in the EIR, or in the event of unavoidable significant impacts, then a "Statement of Overriding Consideration" must be prepared, demonstrating that the benefits of the proposed development outweigh the unavoidable significant environmental impacts which may result from implementation of the projects.

In addition to the Town of Yucca Valley departments responsible for review of this document, certain local, state, federal and regional agencies will review and comment on this draft EIR. These agencies include but are not limited to the California Office of Planning and Research, California Department of Fish and Game, U.S. Department of the Interior-Bureau of Land Management, Caltrans, the Southern California Association of

Governments (SCAG), the Mojave Desert Air Quality Management District (MDAQMD), the Mojave Water Agency, the Hi-Desert Water District (HDWD) and utility purveyors. Several other public, quasi-public agencies, and private profit and non-profit organizations will also review this document

This EIR is meant to serve at a program level. Additional environmental documentation, such as environmental assessments and environmental impact reports (EIRs), may be required for specific plans, subdivisions, land use plans, and other development applications which may be processed by the Town.

D. Project Location and Description

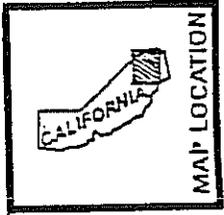
1. Location of Project

The Town of Yucca Valley and the General Plan project area is located in the Morongo Basin, in the south-central portion of the County of San Bernardino, California. The Morongo Basin is a high desert region on the southern edge of the Mojave Desert. To the west of Town is the community of Morongo Valley, while to the east are the communities of Joshua Tree and Twentynine Palms. The Town lies in an east-west trending valley bounded by the San Bernardino Mountains to the North, and the Little San Bernardino Mountains and the Joshua Tree National Park to the south. The Towns immediate topographic bounds to the north include the Little Sawtooth Range.

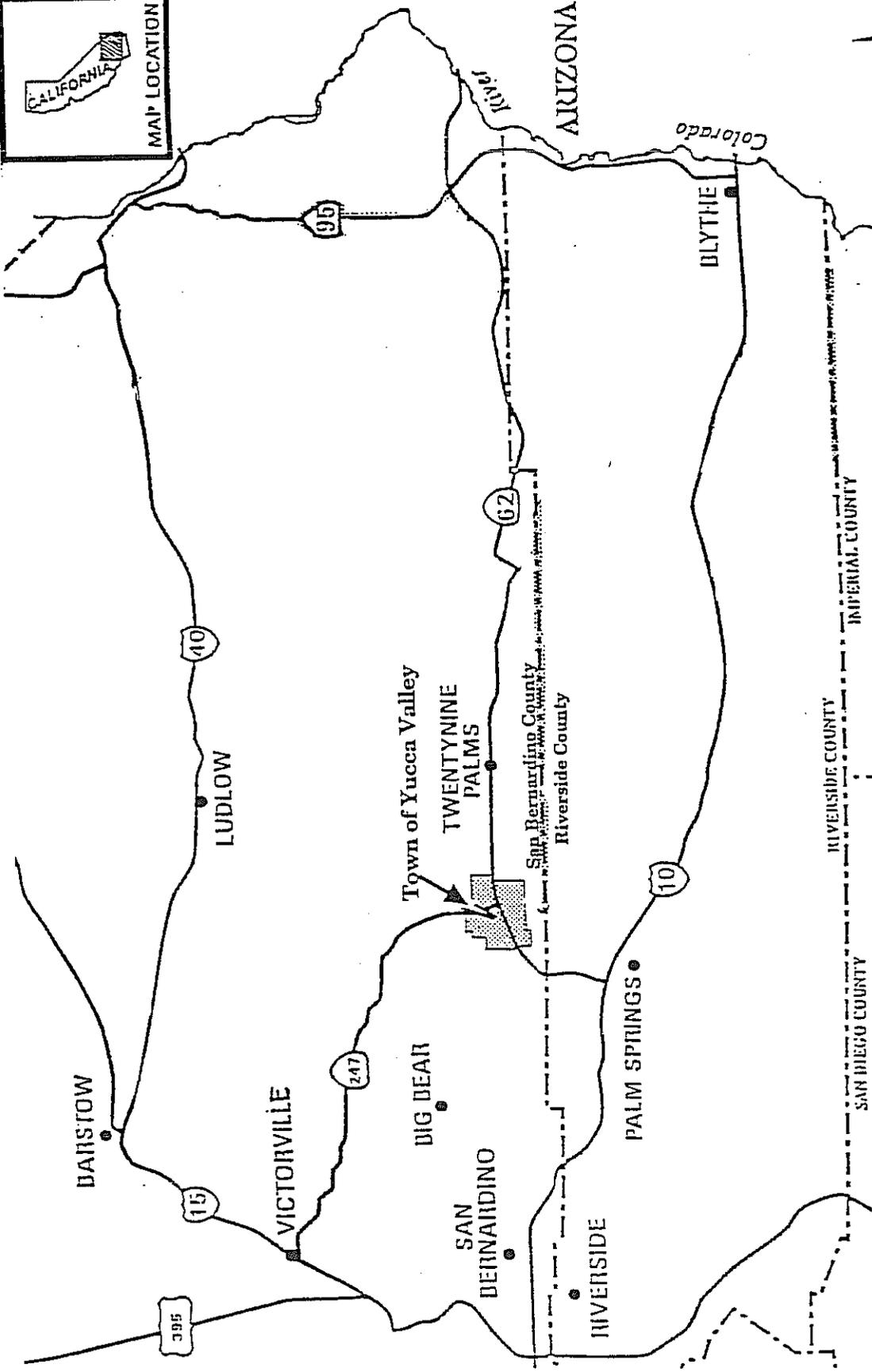
The boundaries of the Town of Yucca Valley can also generally be described as follows: bounded on the east by La Contenta/Yucca Mesa Road; on the west by the ridgeline of the foothills separating the Community of Morongo Valley with the Town (the Little Sawtooth Range); on the south by the Joshua Tree National Park; and on the north by Alters Hill and Buena Vista Drive.

The Town of Yucca Valley's Sections, Township and Range coordinates can generally be described as including all or a portion of the following sections:

All of Sections 14, 22, 23, 24, 25, 26, 27, 32, 33, 34, 35 & 36, and portions of 13, Township 1 North, Range 5 East; Sections 19, 20, 21, 29, 30, 31, 32 and portions of Sections 16, 17 and 18 of Township 1 North, Range 6 East; Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, and portions of Section 5 of Township 1 South, Range 5 East; Sections 5, 6, 7, 8, 17 and 18 of Township 1 South, Range 6 East of the San Bernardino Baseline and Meridian. Refer to Exhibit 1-1 and 1-2, Regional Locational Map and Town of Yucca Valley General Plan Study Area, respectively.



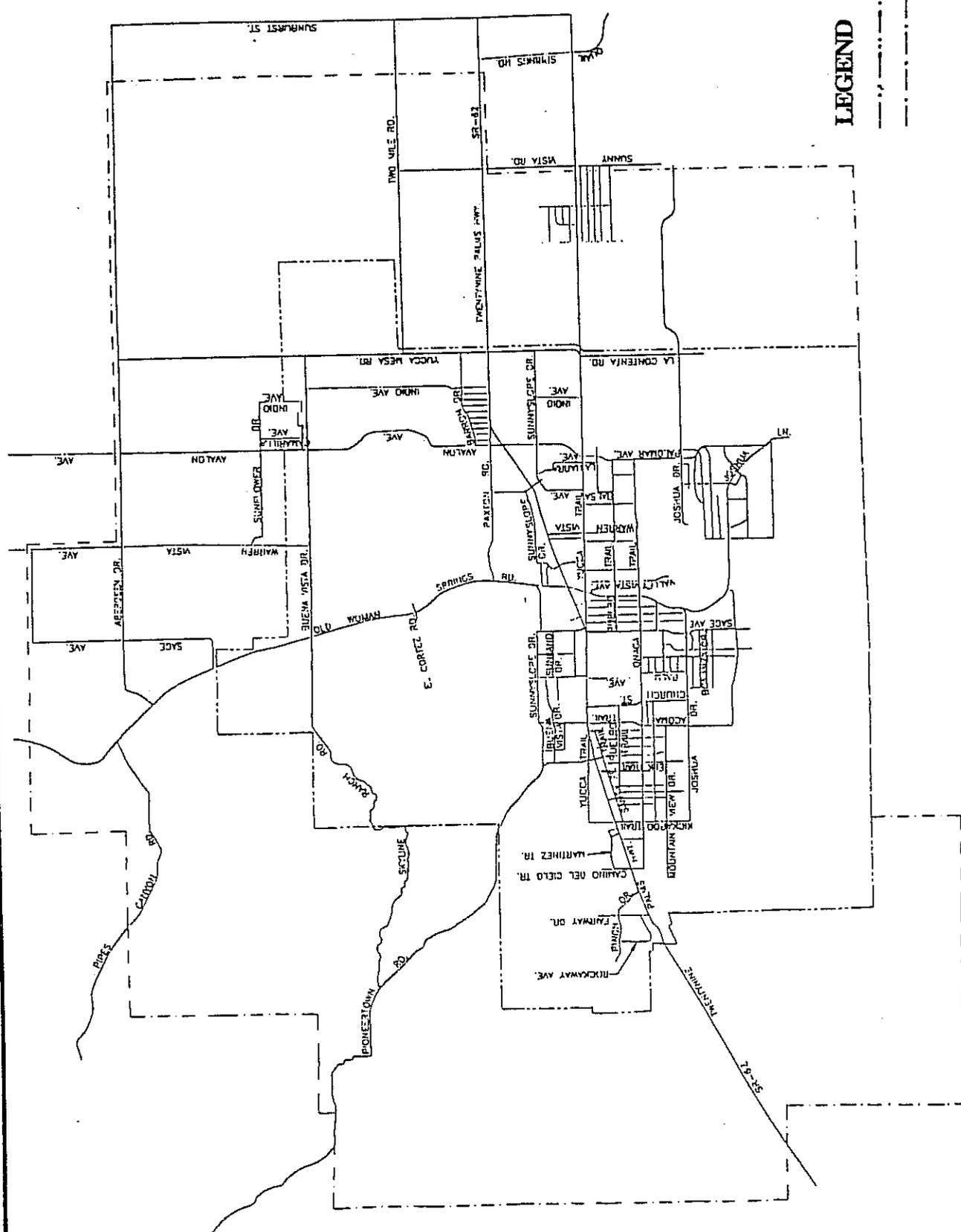
MAP LOCATION



Exhibit

I-1

REGIONAL LOCATION MAP



LEGEND

- City Limit
- Study Area

Exhibit

TOWN OF YUCCA VALLEY GENERAL PLAN STUDY AREA

2. Project Description

The Town of Yucca Valley encompasses approximately 24,916 acres. The Town has recently completed the draft of its General Plan. This document identifies and characterizes the environmental, social, and economic resources of the community, and sets forth the goals, policies, standards and programs for existing and future growth. The General Plan, and the EIR provide the framework to analyze and respond to changing physical and socio-economic conditions in the community and nearby environs. The Town General Plan is described below.

E. Draft General Plan Goal and Policies

The General Plan is designed to provide Town officials and the general public with vital information necessary to make informed decisions. Together with the EIR, both serve as the bases for subsequent planning activities, including the preparation of Specific Plans and special environmental and planning studies. The following overall goal and policies set forth the basic parameters for the General Plan.

1. Goals:

- A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.
- A well-rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.

2. Policies:

Policy 1: Establish and maintain a master land use map designating the appropriate land uses which implement the goals and policies of the Land Use Element.

Program 1 A: Adopt and maintain a Master Land Use Map which shows the general location and extent of the uses of land for, but not limited to, residential, commercial, industrial, open space, public buildings and grounds.

Responsible Agency: Town Council, Planning Commission, Community Development Department.

Schedule: Immediately; annual review and update every five years.

Policy 2: Establish a user friendly Development Code designating appropriate zoning regulations, which implement the Land Use Element and act to retain the rural atmosphere and character of the community.

Program 2 A: Adopt and maintain a Development Code which shows the general location and extent of the various zoning districts and guides and regulates development consistent with the General Plan.

Responsible Agency: Town Council, Planning Commission, Community Development Department.

Schedule: Immediately, review on an annual basis.

Policy 3: Utilize master facility and similar plans to address the Town's recreation, airport, flood control, infrastructure, utility management, traffic control, and other facility needs.

Program 3 A: Develop master facility plans to establish the need for and availability of funding for additional public services and facilities. Master plans should also include schedules for

phased implementation.

Responsible Agency: Town Council, Community Development Department.

Schedule: 1995-1996; as required by development.

Policy 4: As an essential part of land use planning, the Town shall continuously assess business and employment opportunities for an expanding economic base.

Program 4 A: Integrate land use analysis and planning as an essential part of development and adoption of a master strategic plan for economic development. Land use and other components of the plan shall be reviewed and/or updated on an annual basis.

Responsible Agency: Town Council, Community Development Department.

Schedule: 1995; review annually.

Policy 5: Maximize land use synergies and enhance the character and viability of commercial areas by providing an integrated mix of commercial, office and residential uses.

Program 5 A: Incorporate appropriate land use and development standards into the Development Code that permit and encourage the appropriate integration of residential uses into mix-use commercial zoning districts.

Responsible Agency: Town Council, Community Development Department.

Schedule: 1995; review annually.

Program 5 B: Develop and adopt Specific Plans to guide and assure an effective, integrated mix of commercial, office, and residential uses in appropriate commercial areas.

Responsible Agency: Town Council, Planning Commission, Community Development Department.

Schedule: Immediately; Continuous

Program 5 C: To the greatest extent practical, the Town shall utilize master planning approaches via Specific Plans to assure the phased, logical and cost-effective extension of infrastructure and therefore buildout in new development.

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

Schedule: Continuous

Program 5 D: Develop and adopt a redevelopment plan as additional means to revitalize existing commercial uses and assist in the integration of affordable housing.

Responsible Agency: Redevelopment Agency, Town Council, Community Development Department.

Schedule: 1995-1996; review annually.

Policy 6: Encourage in-fill development on subdivided lands located adjacent to existing residential areas and utilities to maximize the efficient utilization of land and infrastructure.

Program 6 A: Discourage the discontinuous or leap-frog development of residential subdivisions by requiring full improvement/extension of all intervening roadways and infrastructure to serve new development.

Responsible Agency: Town Council, Community Development Department

Schedule: Continuous

Program 6 B: Make available maps and other information showing the location of all available infrastructure, and promote in-fill development of vacant, subdivided lands in residential areas.
Responsible Agency: Town Council; Community development Department
Schedule: Continuous

Policy 7: Recognize the animal keeping and conducting agricultural activities on adequately sized lots appropriate to and consistent with the rural character of the community.

Program 7 A: Develop standards and regulations for the animal keeping and the conducting of commercial agriculture, which shall be incorporated in the Town development Code.
Responsible Agency: Town Council, Planning Commission, Community Development Department
Schedule: 1995

3. Statistical Summary: General Plan Land Use

The General Plan land use maps contained in the packet at the end of this document delineate land uses and establish development types and intensities. The General Plan and environmental analysis address approximately 24,916 acres, encompassing the Town's corporate boundaries.

In the course of numerous public workshops held from July of 1992 through April of 1994 with a twenty-five member General Plan Advisory Committee, and through subsequent public meetings with the Planning Commission and Town Council, a preferred alternative land use map was generated. The statistical summary of this land use map is presented in Table I-1. This land use scenario will be addressed in the main body of the EIR, while the anticipated impacts of three other alternative plans, the existing San Bernardino County General Plan (no project alternative), a higher intensive land use plan (Alternative I), and a less intensive land use plan (Alternative II) are also evaluated. These alternatives shall be largely addressed in Section V - Project Alternatives.

**Table I-1
Town of Yucca Valley
Preferred Alternative Land Use Statistical Summary**

Land Use	Total	Dev	Vac	Developed		Potential		Buildout	
	Acres	Acres	Acres	Units	Acres	Units	Acres	Units	Acres
Residential									
R-S-2	3,821	1396	2,425	2,876	-	4,850	-	7,726	-
R-S-3.5	17	-	17	-	-	60	-	60	-
R-S-4	25	15	10	5	-	40	-	45	-
R-L-2.5	5049	1522	3,527	777	-	1,411	-	2,188	-
R-M-10	335	101	234	770	-	2,340	-	3,110	-
RHR20	4,177	330	3847	53	-	192	-	245	-
R-L-5	4,675	894	3,781	355	-	756	-	111	-
R-L-10	139	53	86	9	-	9	-	18	-
R-S-5	1,254	382	872	1,359	-	4,360	-	5,719	-
R-L-1	2,387	568	1,819	646	-	1,819	-	2,465	-
R-M-4	12	3	9	6	-	36	-	42	-
R-M-8	30	6	24	27	-	192	-	219	-
R-M-14	97	-	97	-	-	1,358	-	1,358	-
R-M-F	9	2	7	11	-	84	-	95	-
Subtotal	22,027	5272	16,755	6,894	0	17,507	0	24,401	0
Commercial									
CRR	121	7	114		7	-	114		121
CO	49	25.75	23.25		25.75	-	23.75		49
CS	63	22.00	41		22.00	-	41		63
CG	497	137.75	359.25		137.75	-	359.25		497
CN	102	37.50	64.5		37.50	-	64.5		102
CC	20	13.50	6.50		13.50	-	6.5		20
CMU	281	48.50	232.5		48.50	-	232.5		281
Subtotal	1,133	292.00	841.00		292.00	0	841		1133
Industrial									
IN	860.00	304.00	556.00		304.00	-	556.00		860
Subtotal	860.00	304.00	556.00		304.00	0	556.00		860
Public Services and Facilities:									
P/QP	385.00	335.00	50.00		335.00	-	50.00		385.00
OS	511	69.50	441.5		69.50	-	441.50		511.00
Subtotal	896	404.50	491.5		404.5	0	491.5		896
Grand Total	24,916	6,272.5	18,593.5		1,000.5	0	1,888.5		2,889

- 1 Represents Total of Non-Residential developed acreage.
- 2 Represents Total of Non-Residential vacant acreage.
- 3 Represents Total Build-Out of Non-Residential acreage.

General Plan Land Use Categories

The following Table I-2 provides a listing of all the land use categories and a brief description of the types and intensities of each land use designation and the purpose or function of each. The land use designation summary is provided to facilitate the review of the EIR and is not meant to replace the need to review the General Plan.

**Table I-2
 Town of Yucca Valley General Plan Land Use Designations**

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

densities, and may be appropriate in areas with some site constraints.

(R-S-3.5) Residential Single Family 0-3.5 du/ac

This designation provides for low density single family residential subdivisions with minimum lot sizes of about 10,000 square feet. It allows the development of larger homes, while assuring adequate on-lot open space area and allowing the keeping of animals. This designation serves to transition between lower and more moderate residential densities.

(R-S-4, R-S-5) Residential Single Family 0-5 du/ac

Typical residential development under this designations is limited to single family. With the potential for increased densities, this designation also makes possible the development of more affordable single family subdivisions but also allows the keeping of animals. Residential uses may also be developed as Planned Residential Developments (PRDs) with shared recreation and other amenities.

(RM-4, RM-8, & R-M-10) Residential Multi-Family 0-10 du/ac.

This designation allows for the greatest diversity of residential development, ranging from single family to apartments. This designation is most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Duplex and multiplex development is the most common and provides for PRDs comprised of a varying range of residential types, including apartments and condominiums. Mobile home parks or subdivisions with PRD type development are also allowed with the approval of a Conditional Use Permit (CUP).

(RM-F & R-M-14) Residential Multi-Family 0-14 du/ac

The purpose of this designation is to promote planned residential development and amenities beyond those expected under conventional development. It is also meant to achieve greater flexibility in design, varying ranges in densities, and encourage well planned neighborhoods through creative and imaginative planning. This designation may also provide for an appropriate mix of housing types, which

are unique in their physical characteristics to warrant special methods of residential development. A full range of residential development is permitted, with apartments and condominiums being typical.

Commercial

(C-MU) Mixed Use Commercial

Varies

This designation is intended for a mix of land uses, including commercial, professional office, recreational and high density residential uses in and near the downtown area. Its purpose is to allow highly integrated commercial uses with residential development that can rely on pedestrian access to commercial services and employment centers, and to create new consumer retail markets in the downtown area. Senior housing and convalescent homes may also be appropriate in these areas. Development in this designation shall require a Specific Plan.

(C-S) Service Commercial

This designation allows for the development of small scale commercial centers that provide a limited range of convenience commercial services, smaller grocery and convenience stores, service stations, and other limited retail operations. Lands so designated are typically found separate and largely isolated from other Town commercial areas. Developments typical range between 1-2 acres with up to 15,000 square feet of gross leasable floor area.

(C-N) Neighborhood Commercial

This designation provides for neighborhood scale shopping centers conveniently located near residential areas. These development areas are typically anchored by supermarkets and super drugstores. A wide range of other uses, including banking, barbers/beauty salons, dry cleaners, restaurants and other related activities are typically found in these planned centers. Neighborhood commercial development is meant to serve the primary day-to-day needs of local residents. Typical sizes are 8 to 10 acres providing approximately 80,000 to 100,000 square feet of gross leasable floor area.

(C-G) General Commercial

These lands includes a wide variety of smaller commercial centers, specialty retail shops, a broad range of clothing and apparel, jewelry stores and a variety of personal service businesses. Many commercial-recreation uses, including movie theaters, bowling alleys and family recreation centers are also appropriate under this designation. Smaller, moderately priced department stores may also be appropriate under this designation. Development may range from free-standing retail buildings and restaurants, to planned commercial centers. Typical sizes range between 2 to 8 acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate on these lands.

(C-C) Community Commercial

This designation provides for larger, community scale shopping centers and malls, which may be anchored by several department stores, a variety of retail outlets, and restaurant and entertainment uses. Hotels and motels may also be appropriate on these lands. Development of this type and related uses are meant to serve a market including and extending beyond the community.

Typical sizes range between 100-200,000 square feet or more of gross leasable floor area. This type of development requires approval of a Specific Plan. While smaller than regional facilities, the community commercial center will serve the entire community, as well as the surrounding market area.

(C-O) Office Commercial

This designation is limited to a variety of professional office development, including administrative and corporate, law, medical, financial and insurance, real estate, and government offices. Many commercial-recreation uses might also be appropriate in the designation. The type of uses allowed by this designation may also be combined with Neighborhood, General and Community scale commercial uses. These less intense office-oriented uses may also

be compatible with medium and higher density residential development.

(C-RR) Resort/Recreation Commercial

This designation allows for the development of hotel and motels, and destination resort development with limited commercial uses such as restaurants, lounges and small retail shops that directly support the primary use. In addition, recreational facilities may include golf courses, tennis courts, swimming pools and spas, theaters, miniature golf and batting cages. Recreational vehicle (RV) parks, campgrounds and similar types of limited stay occupancy may also be appropriate.

(SP) Specific Plan Overlay

This designation is used in conjunction with other underlying designations. It requires the preparation and approval of a Specific Plan of Land Use. Designation is applied as an overlay on the General Plan Land Use Map and can be added to any land use designations. It is also an integral part of the Mixed Use Commercial (C-MU) land use designation and is required as a means of processing community scale commercial development proposals.

Specific Plans provide detailed design and analysis of large scale and/or complex mixed use projects indicating the distribution, location, and intensity of proposed land uses. They also examine the required level of public facilities and services and their availability, and establish economic viability of proposed development.

Civic Center Specific Plan

This plan encompasses approximately 689+/- acres generally located west of Balsa and east of Sage Avenue, and north and south of Highway 62. A wide variety of uses including a full range of residential, commercial and public/quasi-public, are located and planned in this planning area. This is a Town-initiated Specific Plan.

Western Hills Estates Specific Plan

This planning area encompasses

approximately 435+/- acres located in Section 5, immediately west of La Contenta and south of Yucca Trail. The underlying land use designation of R-S-5 (0-5 du./ac.) has been assigned with a "Seniors Only" overlay that allows these densities while limiting impacts to infrastructure and adjoining lands.

Santa Fe Railroad/Section 13 Specific Plan

This planning area encompasses 640+/- acres in Section 13, adjacent to the Joshua Tree National Park. The underlying land use designations are RS-2 (2 du/ac) on the northerly two-thirds and R-L-5 (1 du./ 5 ac.) on the southern one-third of the section. On-site constraints and opportunities, and surround sensitive land uses and resources require thoughtful master planning of this section through the Specific Plan process.

Santa Fe/Railroad/Section 15 Specific Plan

The planning area encompasses 640 acres in Section 15, adjacent to the Joshua Tree National Park. The underlying land use designations are RL-2.5(SP) on the northerly $\frac{1}{3}$, RM-14(SP) on $\frac{1}{6}$ and HR-10 on the southerly $\frac{1}{2}$.

Section 32 Specific Plan

The Section 32 planning area encompasses almost 640 acres, and is located west of La Contenta, bounded on the north by Highway 62, on the south by Yucca Trail and on the west by Avalon. Land use designations include extensive industrial, with a minimum of 40 acres of this designation to be dedicated to mini-warehouse uses. Other designations include General and Resort- Recreation Commercial, and Public/Quasi- Public. The Section 32 Specific Plan will provide an integrated master design that accommodates the designated land uses and the physical constraints/opportunities particular to the planning area.

(I) Industrial

This designation provides for the development of any and all industrial uses operating entirely in enclosed buildings, and those requiring limited outdoor storage. Examples include clean manufacturing operations, warehousing and mini-warehouse storage, fabrication of cabinets and other wood products, and contractor's storage facilities. Preferred development includes master planned business and industrial parks with integrated access and internal circulation.

This designation may also allow conditional development of more intense industrial uses with the potential to generate objectionable levels of noise, smoke, dust, glare, traffic vibration or other nuisance. Examples include the manufacturing of durable goods such as appliances, furniture, fabricated metal products, and light electrical and transportation equipment. Potential for greater dependence on outdoor storage. Proponents would be required to mitigate any adverse impacts to insignificant levels, demonstrate conformance with all community environmental standards and compatibility with existing and planned land uses.

Public Services and Facilities
(P/QP) Public/Quasi-Public

As noted herein and on the Land Use Map, this designation provides for the Civic Center, other Town and County offices, libraries, airport, schools, hospitals, parks, floodways, police and fire stations, utility substations, as well as other public administrative offices.

(AP) Airport

Yucca Valley Airport District

(CC)

Town Hall, other civic center facilities

(FS) Fire Station

Fire Station

(PS) Police Station

Police Station

(H) Hospital

Hospitals and similar in- or out-patient medical services. Also may be assigned to convalescent and skilled nursing facilities.

- (S) Provides for educational facilities such as day care, elementary, intermediate, high schools, special schools and technical schools.
- (L) Libraries
- (U-SS) Utility Substation - designates electric, gas, telephone, water and other similar facilities.
- (FW) Flood ways such as natural or man-made floodway/drainage channels.
-

Open Space
(OS)

This designation is assigned to those lands which constitute a special, important or valuable natural resource, which warrant protection. The designation is primarily assigned to park lands, which carry a designation of (P). The Blue Skies Golf Course is also defined as open space. The designation may also be used to define special resource areas or those that may pose threats or hazards to development.

Lands important for their recreational, biological, or regional economic value are also candidates for inclusion in this land use designation. Examples of resource lands and hazards include liquefaction hazard areas, detention/retention basins, trails, estuaries and large habitat areas for biological resources.

- (P) Public Parks
-