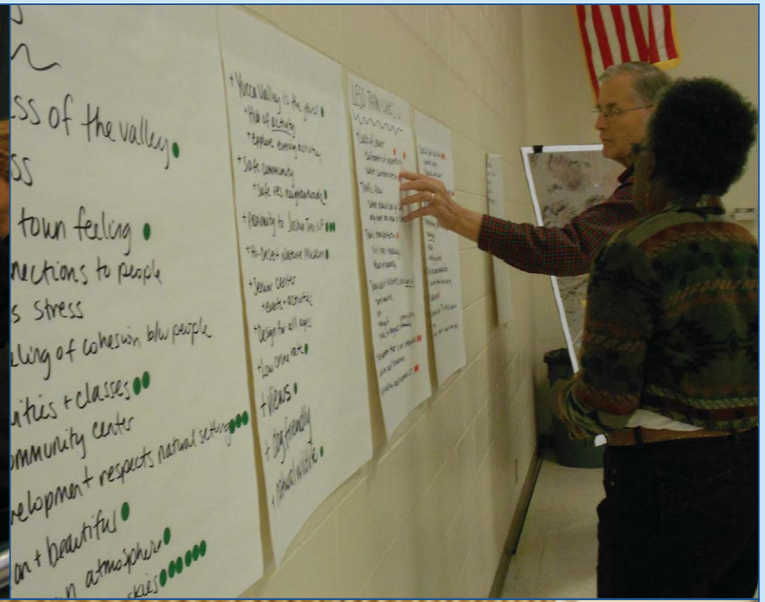
YUCCA VALLEY
GENERAL PLAN

Community Workshops
November 15, 2011



TOWN OF YUCCA VALLEY, CALIFORNIA • INC. NOV. 27, 1991 •

LIKES

+ Vastness of the valley ●
+ Openess
+ Small town feeling ●
  + Connections to people
  + less stress
  + feeling of cohesion blw people
+ activities + classes ●●
  + Community center
+ Development respects natural setting ●●●
+ Clean + beautiful ●
+ Home town atmosphere ●
+ Clean air / Dark skies ●●●●●
+ Rural / desert character
+ Yucca Valley is the jewel ●
  + Hub of activity
  + explore evening activities
+ safe community
  + safe res. neighborhoods ●●
+ Proximity to Joshua Tree NP ●●●
+ Hi-Desert Nature Museum ●
+ Senior center
  + events + activities
+ Design for all ages
+ Low crime rate ●●
+ Views ●●
+ dog friendly
+ natural wildlife ●

LESS THAN LIKES

+ Lack of sewer ●●
  + Deferment of improvements
  + water contamination ●
+ Traffic flow
  + Where should cars go? We only have one main st (SR-62)
+ Public transportation ●●
  + # of stops + headways
  + Hours of operation
+ Young adult activities (need more of) ●●●
  + Sports and rec
  + art
  + mini golf
  + places to hangout / gathering spaces ~~restaurants~~
+ Development that is not integrated with the nat'l environment ●●
+ Light pollution - need to update LO ●●●

+ Lack of safe bike lanes ●●●
  + conflict w/ cars
  + Especially after school
+ Lack of shade structures at bus stops ●●
+ Barking dogs (need quiet hours) ●●
+ Infrastructure deterioration ●●●
  + Drainage
  + HDWD
  + Wasting water ●
+ More turf area Paradise Park ●
  + lacks some typical park amenities
+ Dog ~~with~~ waste ●
+ Relationship b/w TYV + MUSD could be stronger
  + Safety + sports + need to share goals

WHAT IS YOUR VISION?

Shade Structure @ EVERY bus stop!!

+ Sewer issue resolved
+ Water quality resolved
+ Public transportation established
  + Connects major transit centers and destination
+ Meaningful employment opportunities
  + Spectrum of jobs
  + No brain drain
+ Golf course is back
+ Boomers / Movies = More entertainment
+ Doctors / dentists in Town
+ Basic retail and services are met locally
+ Enforced spay/neuter laws
+ Enforcement of barking + other dog rules
+ More industry
+ Alternates to the hwy
  + Alternate way down the hill
+ Housing to meet senior + low income needs
+ Strong mental health support (+ medical)
+ Integrated walking + hiking trails + bike path
  + Safe pedestrian access
  Bike Lanes
+ Service industry + teachers will be able to live and work here
+ Working together as one Basin
+ Yucca Valley is still hub of MB
+ Better restaurants (ex: Soup Plantation El Torito)
+ Equestrian Center

BUSINESS LIKES

3 Central location in basin

3 Not a transient community (stable community)

Quality of life = investment in community

1 ↳ motivation to start business

NEED TO START A BUSINESS AS A WAY TO STAY AND ENJOY QUALITY OF LIFE

1 - opportunity - room to grow
- realize dreams
- not built out

6 Central location in So California (2 hrs. water/land/sky)

3 ability/opp to capture tourism

3 - openspace/desert environment

2 Affordability

LIKES

8 Small town community feel

1 - cost of living for employees is low

2 - safe community/low crime rates/ good police presence

1 - captured market (5 city trade area)

housing affordability/cost of living

1 - limited competition - have repeat customers (in comparison to larger cities)

DISLIKES

- impact ~~cost~~ of not having water treatment plant (limits ability to bring in business)
- 3 No downtown core
- 8 Do have to travel downhill for shopping + restaurant experience
- Lack of jobs
- Sign ordinance too restrictive/not business friendly
- 10 lack of sewer system
- 2 lack of well trained workforce (match WORKFORCE w/jobs skills sets)
- 2 limited resources (homeless shelter, cultural res.)
- 3 cost of starting business high (permits/fees)
- Drug/alcohol use

DISLIKES

- Fast food demographic
- limited choices in spending power
- stagnant market (small business growth)
- shopping local can be more expensive
- problems hiring
- 10 no centralized gathering place (don't like strip development)
- 2 off street parking will be inadequate when 62 widened to 6 lanes

YUCCA VALLEY 2035

- successful shopping core not corridors
- 3 buffer zones between land uses
- community meeting places (outdoors/plazas)
- 4 higher income demographics & keep small town feel
- 3 WOW! WHAT A GREAT PLACE!!
- classy retirement opps & neighborhoods
- Develop Old Town SP
- 5 Increased efforts in basin wide political collaboration
- 2 Town center w/ town identity @ Hwy intersect.

YUCCA VALLEY 2035

- 2 develop "off highway" neighborhood commercial
- 5 More cluster development
- Fewer welfare recipients reduce from 25% to 10%
- 4 More (youth) infrastructure (+funding) ↳ teen center, special needs
- Streamlined development regulations
- More schools
- Attractions - Golf course, RV Parks, condo/timeshares, tourism destinations
- Homeless shelter
- 2 Pedophile reduction