



# TOWN OF YUCCA VALLEY GENERAL PLAN

## EIR SCOPING MEETING

Yucca Valley Community Center  
Wednesday, December 5, 2012  
5:00 p.m.

# OVERVIEW



1. Overview of Yucca Valley General Plan
2. Purpose of Scoping Meeting
3. EIR Purpose
4. EIR Process
5. Environmental Analysis
6. Public Comments

# GENERAL PLAN PROCESS



## YUCCA VALLEY GENERAL PLAN PROCESS

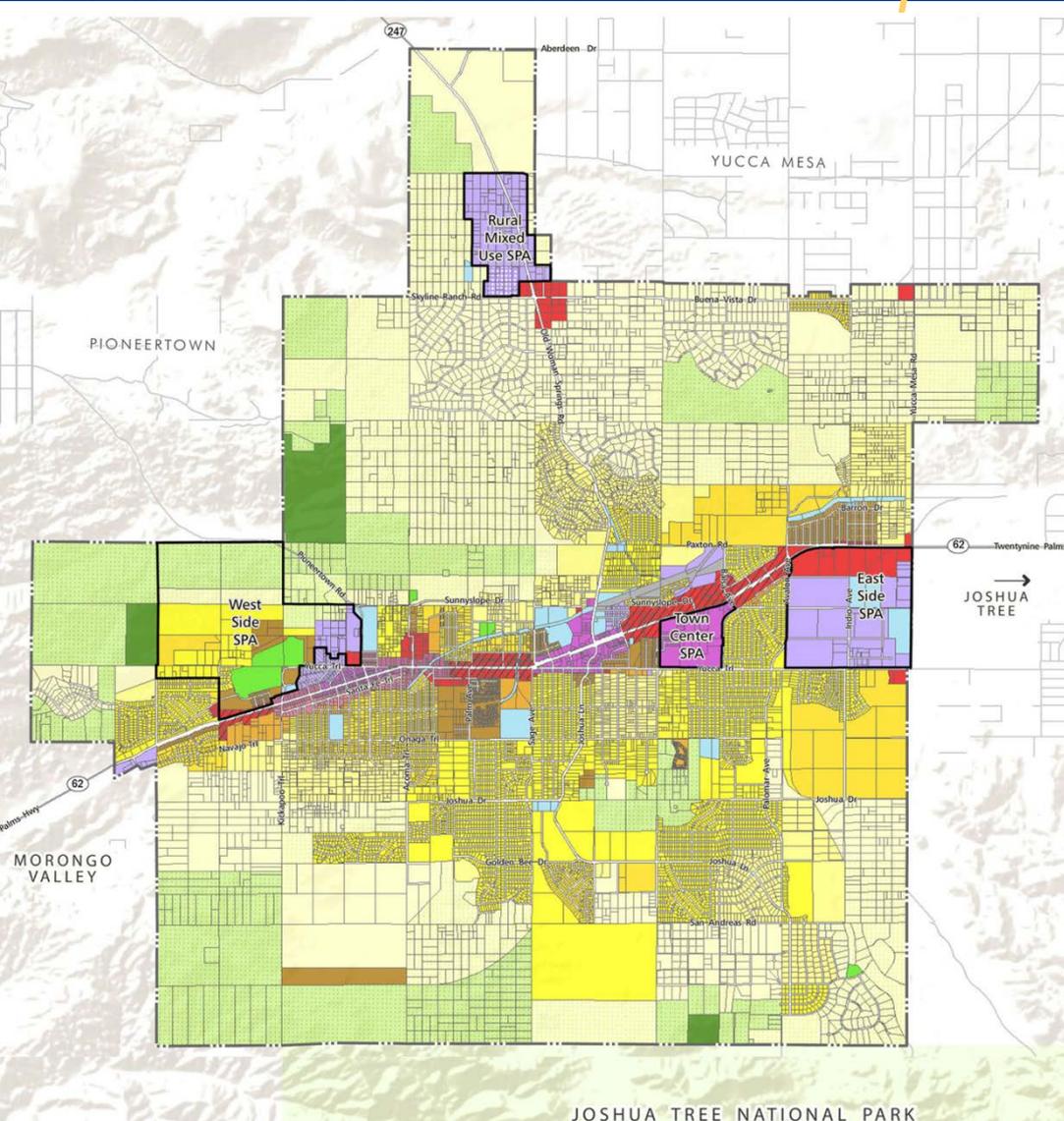


# PROJECT OVERVIEW - ELEMENTS



- Land Use
- Circulation
- Housing
- Open Space and Conservation
- Safety
- Noise

# LAND USE: *Current & Proposed General Plan*



## PROPOSED GENERAL PLAN:

- Units: 27,219
- Population: 64,543

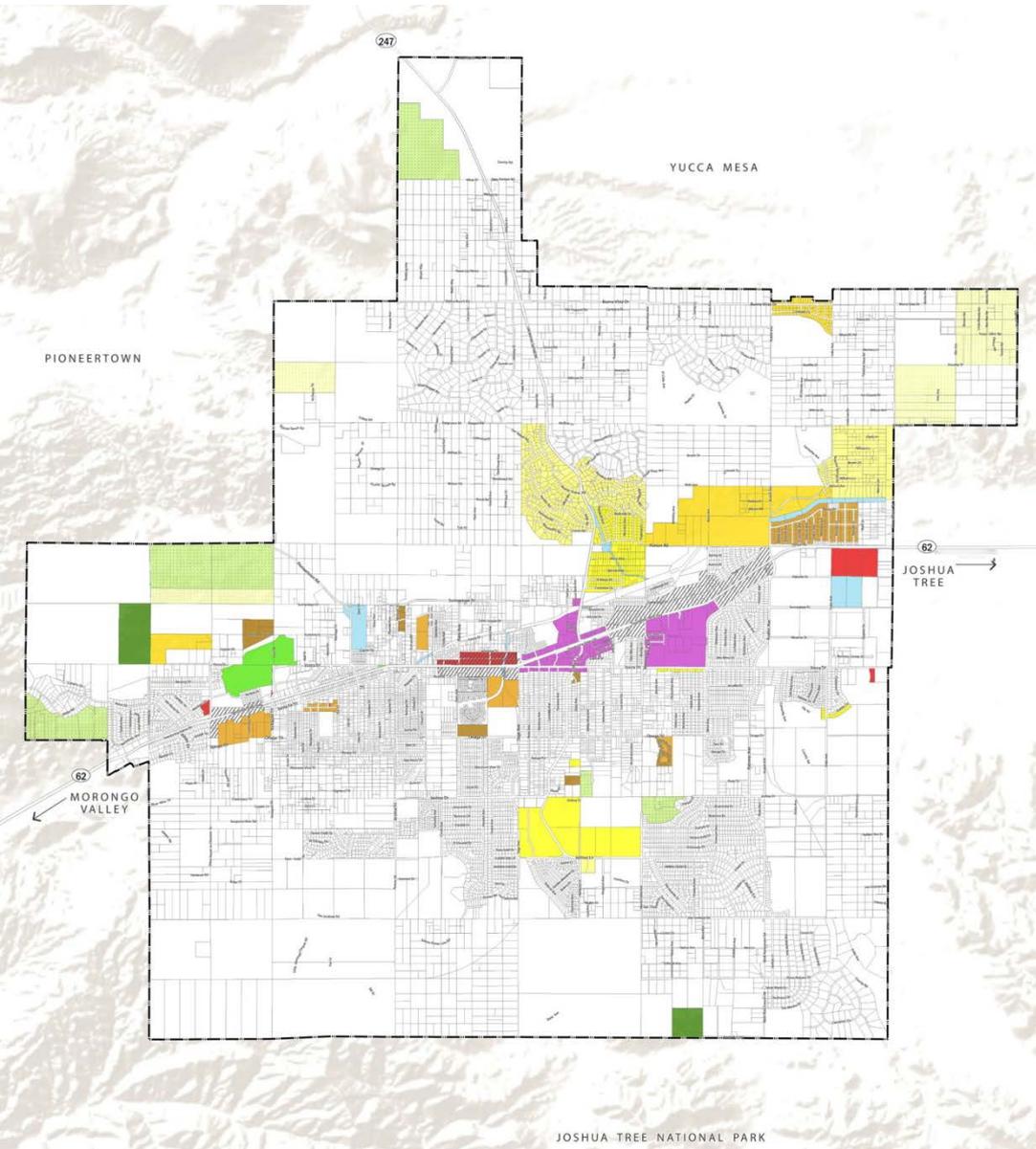
## 1995 GENERAL PLAN:

- Units: 24,401
- Population: 62,223

## DIFFERENCE FROM PRIOR PLAN

- Units: 2,818
- Population: 2,320

# PROPOSED GENERAL PLAN: *Changes only*



- Total acres changed: 3,308
- 13% of total acres in town
- Changes reflect community's input to preserve desert character and maintain Town as economic hub of Morongo Basin

## Proposed General Plan Land Use Buildout Summary

Land Use Category	Acre <sup>1</sup>	Assumed Density <sup>2,3</sup>	Intensity (FAR) <sup>2,3</sup>	Units <sup>4</sup>	Population <sup>5</sup>	Square Feet (Retail) <sup>4</sup>	Square Feet (Non-Retail) <sup>4</sup>	Total Square Feet	Employees <sup>6</sup>
<b>RESIDENTIAL</b>									
Hillside Residential (HR) 0-1 DU/20 AC	4,008	1 DU/20 AC		200	476				
Rural Living 10 (RL-10) 0-1 DU/10 AC	79	1 DU/10 AC		8	19				
Rural Living 5 (RL-5) 0-1 DU/5 AC	4,842	1 DU/5 AC		968	2,300				
Rural Residential 2.5 (RR-2.5) 0-1 DU/2.5 AC	4,917	1 DU/2.5 AC		1,815	4,311				
Rural Residential 1 (RR-1) 0-1 DU/AC	1,801	1 DU/AC		1,789	4,248				
Rural Residential 0.5 (RR-0.5) 1-2 DU/AC	3,331	2 DU/AC		6,657	15,811				
Low Density Residential (LDR) 2.1-5 DU/AC	1,453	4 DU/AC		5,087	12,082				
Medium Density Residential (MDR) 5.1-8 DU/AC	248	6 DU/AC		1,478	3,510				
Medium High Density Residential (MHDR) 8.1-14 DU/AC	326	10 DU/AC		3,260	7,743				
<i>Subtotal</i>	21,006			21,263	50,499				
<b>COMMERCIAL, MIXED USE, AND INDUSTRIAL</b>									
Commercial (C) 0.20-0.50 FAR <sup>7</sup>	491	18 DU/AC	0.35	1,679	3,987	5,281,937	730,010	6,011,947	10,889
Mixed Use Town Center Mall (MU-TC) 0.35-1.00 FAR, 14.1-25 DU/AC <sup>8</sup>	142	18 DU/AC	0.50	510	1,210	2,466,629		2,466,629	4,111
Mixed Use Civic Center (MU-CC) 0.35-1.00 FAR, 14.1-25 DU/AC <sup>9</sup>	96	18 DU/AC	0.50	412	876	1,224,663	408,221	1,632,884	3,207
Industrial (I) 0.25-1.00 FAR <sup>10</sup>	752	1 DU/2.5 AC	0.25	10	24		7,099,897	7,099,897	10,143
<i>Subtotal</i>	1,481			2,611	6,098	8,973,229	8,238,128	17,211,357	28,350
<b>OLD TOWN SPECIFIC PLAN<sup>4</sup></b>									
Old Town Commercial/Residential (OTCR) 0-0.35 FAR, 0-24 DU/AC	57			413	981	699,769		699,769	1,166
Old Town Highway Commercial (OTHQ) 0-0.40 FAR	56					889,684		889,684	1,483
Old Town Industrial/Commercial (OTIC) 0-0.40 FAR, 0-30 DU/AC	39			238	565	275,917	275,917	551,834	854
Old Town Mixed Use (OTMU) 0-1.00 FAR, 0-40 DU/AC	29			465	1,104	759,317		759,317	1,266
<i>Subtotal</i>	181			1,116	2,651	2,624,687	275,917	2,900,604	4,769
<b>WEST SIDE SPECIAL POLICY AREA<sup>11</sup></b>									
Residential	625			2,153	5,113				
Commercial <sup>7</sup>	42			77	183	296,579	49,562	346,141	636
Industrial	47						506,385	506,385	723
Open Space Recreation	99								
Public/Quasi-Public	4								
ROW	160								
<i>Subtotal</i>	976			2,230	5,296	296,579	555,947	852,526	1,359
<b>MISCELLANEOUS</b>									
Open Space - Conservation (OSC)	386								
Open Space - Recreation (OSR)	19								
Public/Quasi-Public (P/QP)	330								449
Airport (AP)	52								
ROW	1,063								
<i>Subtotal</i>	1,849								449
<b>TOTAL</b>	<b>25,492</b>			<b>27,219</b>	<b>64,543</b>	<b>11,894,495</b>	<b>9,069,992</b>	<b>20,964,487</b>	<b>34,927</b>

**NOTES**

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

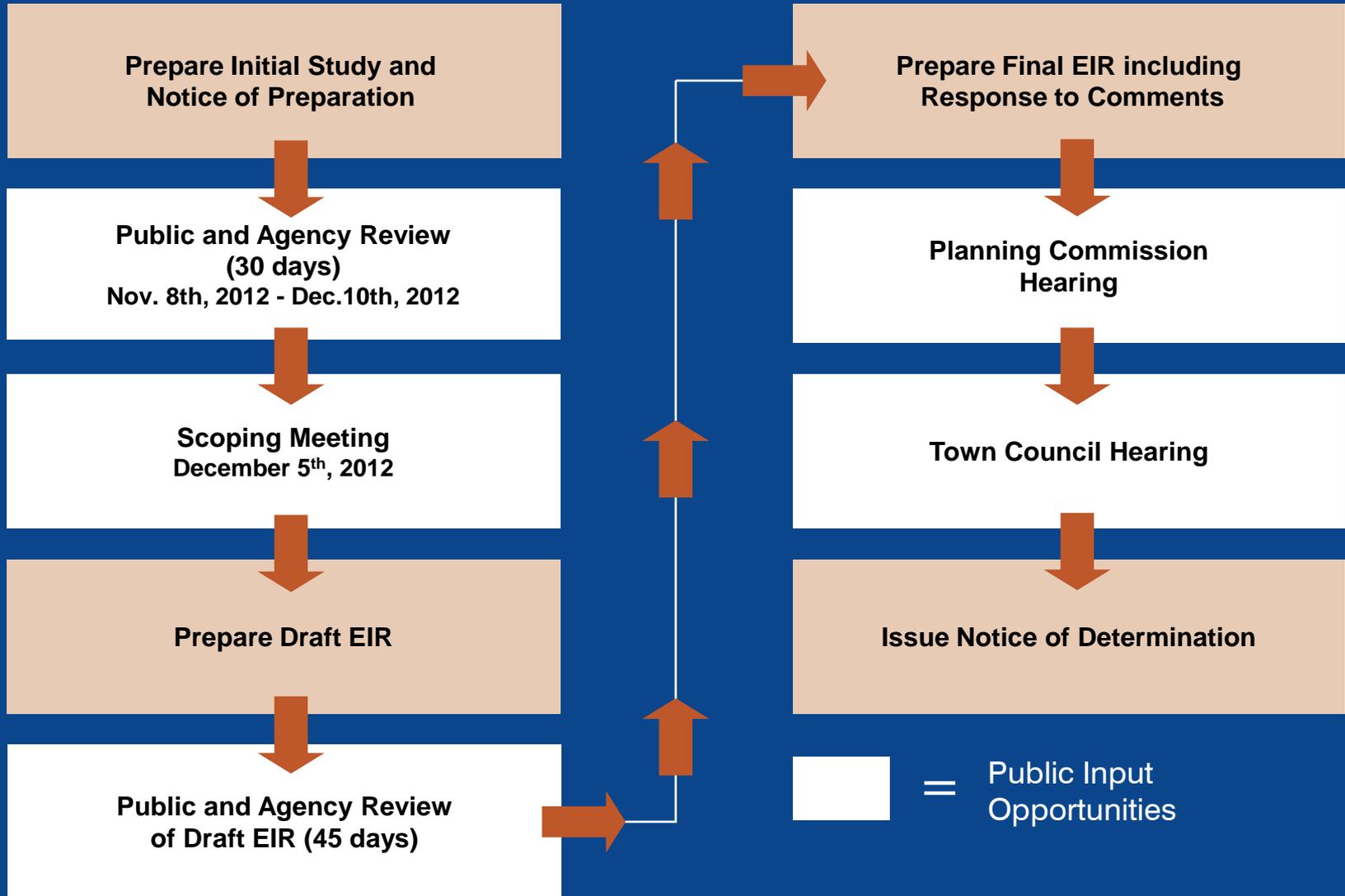
# PURPOSE OF SCOPING MEETING

- Provide an opportunity for public input.
- Determine the scope, focus, and content of the EIR.
  - Environmental topics
  - Potential mitigation
  - Potential alternatives

# EIR PURPOSE

- Discloses project impacts to public and decision makers.
- Identifies ways to avoid or reduce environmental impacts.
- Analyzes alternatives.
- Fosters interagency coordination and public review/participation.

# OVERVIEW OF THE EIR PROCESS



# INITIAL STUDY

- Determine if there are potential significant environmental effects
- Identify the appropriate CEQA document and process
- Contents:
  - Project description
  - Environmental setting
  - Identification of potential effects (comprehensive checklist)
  - Potential mitigation
  - Consistency with applicable plans/zoning

# NOTICE OF PREPARATION

- Contains a brief description of the project, its location, and where documents relating to the project can be found
- Notifies responsible agencies and other interested parties that an EIR will be prepared
- Solicits input regarding the scope, focus, and content of the upcoming EIR
- Distributed with the initial study for a 30-day public review period

# ISSUES PROPOSED TO BE ANALYZED IN THE EIR

- ✓ Aesthetics
- ✓ Agriculture & Forestry Resources
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Geology & Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials
- ✓ Hydrology & Water Quality
- ✓ Land Use and Planning
- ✓ Mineral Resources
- ✓ Noise
- ✓ Population & Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation & Traffic
- ✓ Utilities & Service Systems

# PROJECT-RELATED TECHNICAL STUDIES

- Air Quality, Greenhouse Gases, and Noise Studies (The Planning Center | DC&E)
- Biological Resources Report (Alden Environmental, Inc.)
- Cultural Resources Report (Cogstone Resource Management)
- Technical Background Report for the Safety Element (Earth Consultants International, Inc.)
- Traffic Report (Fehr & Peers)

# OPPORTUNITIES FOR PUBLIC COMMENT

## Initial Study/Notice of Preparation

- Began on November 8 and ends on December 10
- Available for review at Town of Yucca Valley Planning Division  
58928 Monterey Business Center Drive  
Yucca Valley, CA 92284
- Also available for review at the Yucca Valley Branch Library
- Available for review at <http://www.yucca-valley.org>

## Scoping Meeting

- Submit comments today
- Please include your name and address

# FUTURE OPPORTUNITIES FOR PUBLIC COMMENT

## Draft Environmental Impact Report

- Circulate Draft EIR for 45 days

## Final EIR

- Includes responses to comments
- Final EIR is published and made available for review prior to project approval

## Planning Commission & Town Council Hearings

# PUBLIC COMMENTS

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Environmental issues you would like to see addressed in the EIR

# PUBLIC COMMENTS

Comments on the NOP and Scoping Meeting may be submitted to Shane Stueckle, Deputy Town Manager via:

- Mail or hand deliver to:

Town of Yucca Valley  
Monterey Business Center  
58928 Business Center Drive  
Yucca Valley, CA 92284

- Email: [sstueckle@yucca-valley.org](mailto:sstueckle@yucca-valley.org)

# NEXT STEPS



- September 2012-March 2013
  - Prepare Elements: Goals & Policies
  - Establish GPAC (Element Review)
  - Initiate Technical Studies
  - Environmental analysis
- March 2013-July 2013
  - Preparation of Technical Studies
  - Preparation of EIR
  - Mandatory 45 day review period
- Fall 2013
  - Adoption of General Plan
  - Study session/public hearings

# GPAC MEETING SCHEDULE



DECEMBER 12, 2012

- Housing

JANUARY 9, 2013

- Open Space and Conservation

FEBRUARY 13, 2013

- Land Use

MARCH 13

- Circulation
- Noise

# STAY CONNECTED



## OPEN TOWN HALL

### Open Town Hall Forum Update

Thank for your continued interest in our General Plan update! The Town Council and Town Staff greatly appreciate your ongoing participation. We've been away working on technical studies and drafting the Elements of the General Plan. The [first Element is ready for review](#) by the General Plan Advisory Committee (GPAC).



**YUCCA VALLEY  
GENERAL PLAN**

### General Plan Advisory Committee Meeting

Our first of five General Plan Advisory Committee Meetings is this month. A General Plan Advisory Committee is an ad hoc committee established during a General Plan update for the purposes of assisting staff and consultants in the preparation of a General Plan.

**Wednesday, November 14th  
5pm - 7pm  
Yucca Valley Community Center  
57090 Twentynine Palms Hwy  
Yucca Valley, CA 92284**

The primary purpose of the GPAC is to assist Town staff and the consultant team in the review of the General Plan Elements, as well as to function as a conduit between the community, staff and the consultant team.

Our first meeting will provide an overview of the purpose of General Plans. The committee will also provide feedback on the goals and polices of the Draft Safety Element. The [Draft Safety Element](#) is on our site.

### Spread the Word

Forward this email to encourage your local friends, family members, and colleagues to think about the future in Yucca Valley by participating on [Open Town Hall](#). This is a unique way to participate in the future of your community!



Subscribers receive periodic announcements about the General Plan Update and are notified as soon as new topics are ready for public comment. Subscribe online or by texting the word 'subscribe' to [760.904.0259](#)

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