

| Land Use Implementation Actions |  | Relevant Policies             | Other Topic Areas | Responsible Department  | Timeframe | Notes |
|---------------------------------|--|-------------------------------|-------------------|-------------------------|-----------|-------|
| <b>1.1 Balanced Land Uses</b>   |  |                               |                   |                         |           |       |
| LU1                             | 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 1-15<br>LU 2-1             |                   | CDD                     | 1 year    |       |
| LU2                             | 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 1-14                       |                   | CDD                     | 5 years   |       |
| LU3                             | 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 1-1<br>LU 1-3              |                   | TM, PW,<br>CDD          | Ongoing   |       |
| LU4                             | Enact a hillside ordinance to protect certain slopes and other natural topographic features.   | LU 1-5                        |                   | CDD                     | 5 years   |       |
| LU5                             | Amend the development code to create standards addressing appropriate treatments to buffer industrial and commercial uses from residential and other sensitive uses.   | LU 1-13<br>LU 1-16<br>LU 1-18 |                   | CDD                     | 5 years   |       |
| LU6                             | Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations in the Old Town Yucca Valley Specific Plan area.   | LU 1-1                        |                   | CDD                     | 2 years   |       |
| LU7                             | Identify a catalyst project in the Old Town Specific Plan Area and identify a strategy to implement it.  | LU 1-1                        |                   | TM, CDD,<br>PW, CS, FIN | 2 years   |       |
| LU8                             | Maintain regular communication and coordination with Marine Corps Air Ground Combat Center Twentynine Palms through communication with Community Plan Liaison and monitoring of the General Plan and other plans and programs as possible.   | LU 1-7<br>LU 1-27             |                   | CDD                     | Ongoing   |       |
| LU9                             | Continue to collaborate with the Chamber of Commerce to promote local business endeavors and general economic development within the Town.   | LU 1-15                       |                   | CDD, PW                 | Ongoing   |       |
| LU10                            | Support efforts to pursue federal, state, regional and county resources for business development in Yucca Valley.  | LU 1-15                       |                   | TM, CDD                 | Ongoing   |       |

| Land Use Implementation Actions |  | Relevant Policies          | Other Topic Areas | Responsible Department | Timeframe | Notes |
|---------------------------------|--|----------------------------|-------------------|------------------------|-----------|-------|
| LU11                            | 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 1-24<br>LU 1-25         |                   | TM, CDD                | Ongoing   |       |
| LU12                            | Annually revisit public facility priorities through the Capital Improvements Program and annual budget process.  | LU 1-24                    |                   | CDD                    | Annually  |       |
| LU13                            | 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 1-5                     |                   | CDD                    | Ongoing   |       |
| <b>1.2 Special Policy Areas</b> |  |                            |                   |                        |           |       |
| LU14                            | 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 2-3                     |                   | CDD                    | 2 years   |       |
| LU15                            | Establish a process and protocol to develop and review Master Concept Plans with Town Staff.   | LU 2-3<br>LU 2-4<br>LU 2-5 |                   | CDD                    | 2 years   |       |
| LU16                            | 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 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 2-5<br>LU 2-6           |                   | CDD                    | 5 years   |       |
| LU17                            | 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 2-13<br>LU 2-14         |                   | CDD                    | 5 years   |       |
| LU18                            | 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 2-13<br>LU 2-14         |                   | CDD                    | 5 years   |       |
| <b>1.4 Yucca Valley Airport</b> |  |                            |                   |                        |           |       |
| LU19                            | Periodically coordinate with the Yucca Valley Airport District to stay informed of any operational or facility changes that could impact the community.  | LU 3-1<br>LU 3-2           |                   | CDD, PW                | Ongoing   |       |