

Land Use Implementation Actions		Relevant Policies	Other Topic Areas	Responsible Department	Timeframe	Notes
1.1 Balanced Land Uses						
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 LU 2-1		CDD		
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		
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 LU 1-3		TM, PW, CDD		
LU4	Enact a hillside ordinance to protect certain slopes and other natural topographic features.	LU 1-5		CDD		
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 LU 1-16 LU 1-18		CDD		
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		
LU7	Identify a catalyst project in the Old Town Specific Plan Area and identify a strategy to implement it.	LU 1-1		TM, CDD, PW, CS, FIN		
LU8	Maintain regular communication and coordination with Twentynine Palms through communication with Community Plan Liaison and monitoring of the General Plan and other plans and programs as possible.	LU 1-7 LU 1-27		CDD		
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		
LU10	Support efforts to pursue federal, state, regional and county resources for business development in Yucca Valley.	LU 1-15		TM, CDD		
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 LU 1-25		TM, CDD		

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LU12	Annually revisit public facility priorities through the Capital Improvements Program and annual budget process.	LU 1-24		CDD		
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		
1.2 Special Policy Areas						
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		
LU15	Establish a process and protocol to develop and review Master Concept Plans with Town Staff.	LU 2-3 LU 2-4 LU 2-5		CDD		
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.	LU 2-5 LU 2-6		CDD		
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 LU 2-14		CDD		
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 LU 2-14		CDD		
1.4 Yucca Valley Airport						
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, LU 3-2		CDD, PW		