TOWN OF YUCCA VALLEY

GENERAL PLAN UPDATE

GENERAL PLAN ADVISORY COMMITTEE

Draft Land Use Element

Yucca Valley Community Center
March 13, 2012

AGENDA

1. Update re: Open Space and Conservation
2. Review of Draft Land Use Element
3. Public comments
4. Adjourn

SUMMARY OF GPAC CHANGES

Open Space and Conservation

- Amended Water Goal OSC 5: Removed "*of all segments*"
- Revised Policy OSC 6-5: "Preserve *and enhance* all watercourses…"
- Reordered policies and implementation to group related items
- Corrected Figure 2 Open Space and Recreation labeling
- Table 5-1: Removed "undeveloped" acreage from the Community Center (removed 2.27 acre Senior Affordable Housing project classified as MU)

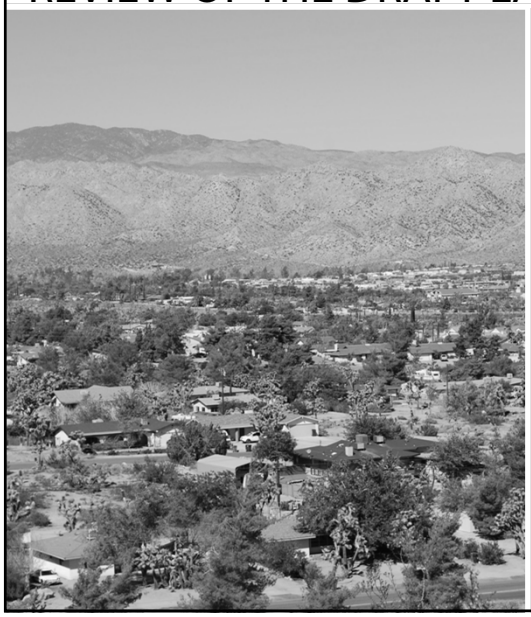
- Clarified parks requirement at build out on (Pg. 13)
- Strengthened Policy OSC 11-2 "*Encourage new development to take advantage of the desert climate through solar orientation, shading patterns, and other green building practices and technologies.* "

SUMMARY OF GPAC CHANGES

Open Space and Conservation

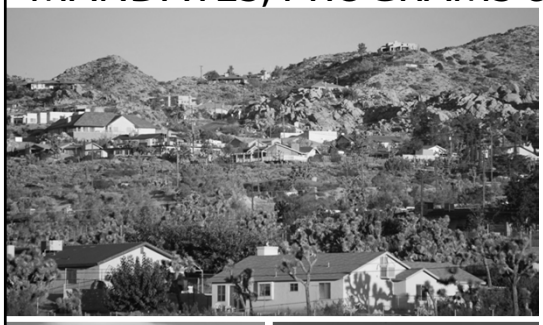
- Updated Implementation OSC 2: Includes evaluation and prioritization of accessibility to passive park areas such as North Park
- Revised Implementation OSC 20 (now OSC 19) to "encourage the *retention and* use of *existing* native and approved non-native …"
- Added Implementation OSC 34 to establish and maintain maps that identify hillsides and associated areas subject to regulation
- Revised Implementation OSC 36 "*including infrastructure for alternative energy vehicles…*"
- Added Implementation OSC 40 for evaluating permitting fees on solar and alternative energy projects
- Fixed other minor typos

REVIEW OF THE DRAFT LAND USE ELEMENT



- Requirements of the Land Use Element
- Draft goals, polices, and programs
- Tables & Maps
- Holding Bin

MANDATES, PROGRAMS & RESOURCES



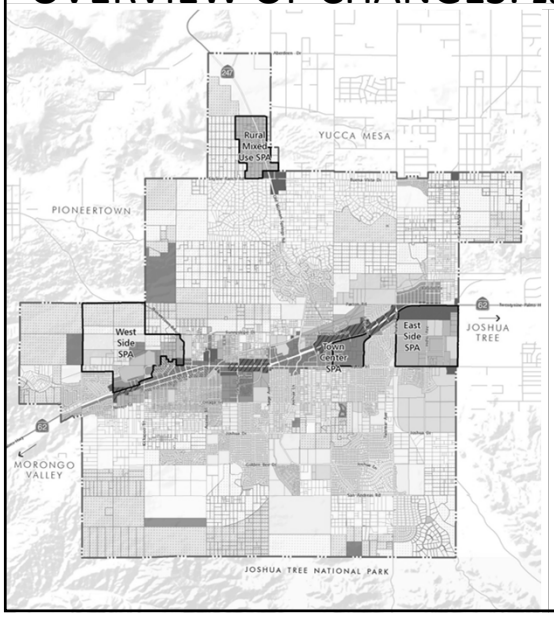
Mandates and Programs:

- Development Code
- Subdivision Map Act (State)
- Development Agreements

Technical Documents and Existing Plans:

- Specific Plans (Old Town, Senior Housing, etc.)
- Airport Comprehensive Land Use Plan

OVERVIEW OF CHANGES: *Land Use Categories*



- Established New Land Use Categories
  - Current categories closely mirrored those from the County
  - New categories more broad and inclusive; leaves detail to implement in Zoning Code
  - Streamlines GP, making it easier to implement (from 32 to 20 categories)

LAND USE BUILDOUT vs. HORIZON

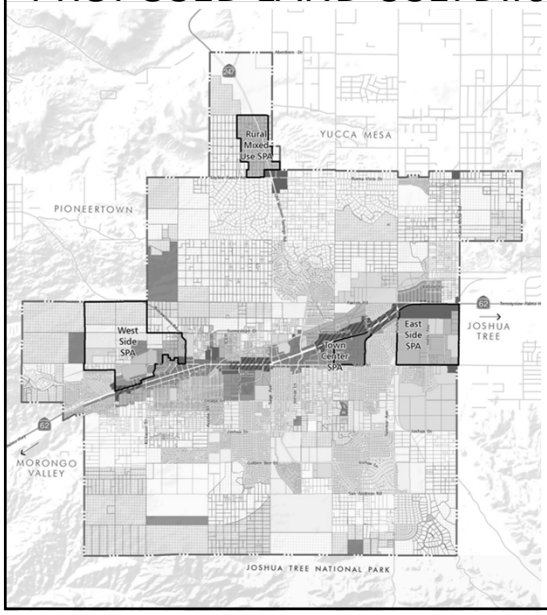
Buildout:

- Future point in time when all land has been consumed as determined by the General Plan, Specific Plans, and Zoning
- Used to project future population, housing, and employment

Horizon:

- An interim point before buildout is achieved (i.e. 15 or 20 years)

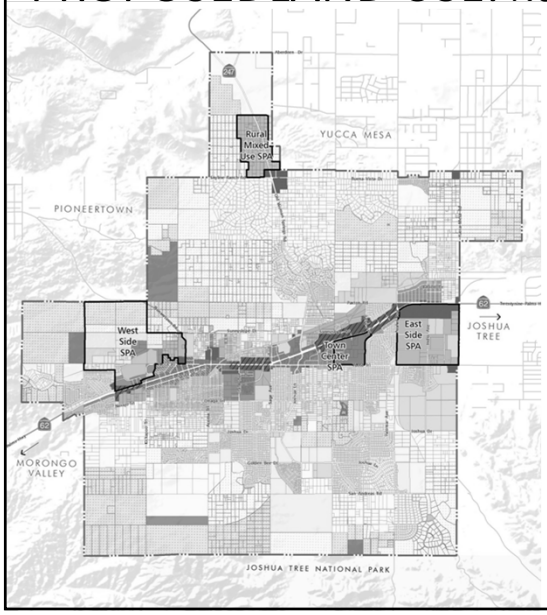
PROPOSED LAND USE: *Dwelling Units*



- Residential: 21,196 units
  - Hillside Residential: 201 units (1%)
  - Rural Living 10: 8 units (<1%)
  - Rural Living 5: 968 units (5%)
  - Rural Residential 2.5: 1,809 units (9%)
  - Rural Residential 1: 1,795 units (8%)
  - Rural Residential 0.5: 6,600 units (31%)
  - Low Density 2-5 du/ac: 5,077 units (24%)
  - Medium Density 5.1-8.0 du/ac: 1,478 units (7%)
  - Medium High Density 8.1-14.0 du/ac: 3,260 units (15%)
- Other: 6,033 units
  - MU (du/ac varies): 922 units
  - Old Town Specific Plan (du/ac varies): 1,116 units
  - West Side SPA Residential (du/ac varies): 2,229 units
  - Corridor Residential Overlay (du/ac varies): 1,756 units
  - Rural MU SPA: 10 units

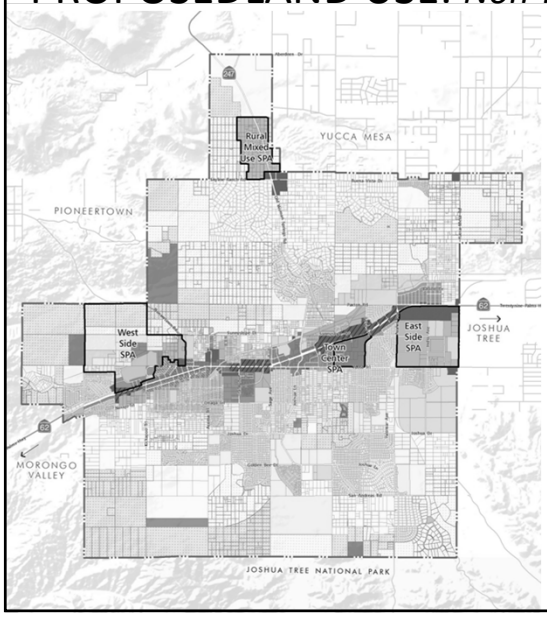
Total: 27,229 units

PROPOSEDLAND USE: *Non-Residential Uses*



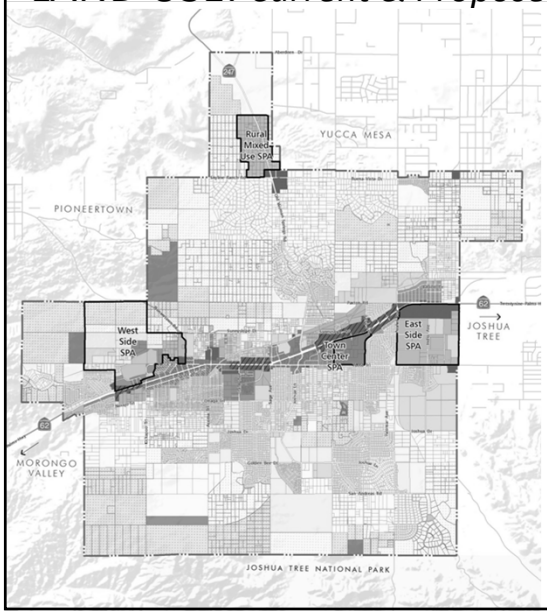
- Commercial:
  - Total: 491 acres, 6.0 mil s.f.
- Mixed Use:
  - Total: 238 acres, 4.0 mil s.f.
- Industrial:
  - Total: 752 acres, 7.0 mil s.f.
- Old Town Specific Plan (OTHC & OTIC):
  - Total: 95 acres, 1.4 mil s.f.
- West Side Special Policy Area
  - Commercial Total: 42 acres, 346k s.f.
  - Industrial Total: 47 acres, 5.0 mil s.f.

PROPOSEDLAND USE: *Non-Residential Uses*



- Public Facilities: 386 acres
  - Airport: 52 acres
  - Public/Quasi Public: 334 acres
- ROW: 1,225 acres
- Open Space: 504 acres
  - OS-Recreation: 118 acres
  - OS-Conservation: 386 acres

LAND USE: *Current & Proposed General Plan*



PROPOSED GENERAL PLAN:

- Units: 27,229
- Population: 64,565

1995 GENERAL PLAN:

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

DIFFERENCE FROM PRIOR PLAN

- Units: 2,828
- Population: 2,342

LAND USE: *Current & Proposed General Plan*

Current General Plan

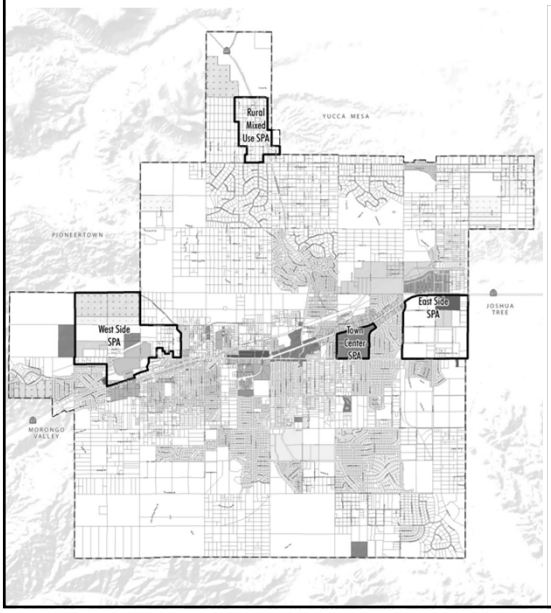
- Total acres: 24,916
- Total Units: 24,401
- Residential: 21,366 acres
  - Buildout Population: 62,223
- Commercial: 605 acres
- Mixed Use: 195 acres
- Old Town SP: 181 acres
- Industrial: 897 acres
- Public Services & Facilities: 288 acres
- Open Space: 504 acres
- Rights of Way: 75 acres

Proposed General Plan

- Total acres: 25,503
- Total Units: 27,229
- Residential: 21,196 acres
  - Buildout Population: 64,565
- Commercial: 533 acres
- Mixed Use: 238 acres
- Old Town SP: 181 acres
- Industrial: 799 acres
- Public Services & Facilities: 334 acres
- Open Space: 504 acres
- Rights of Way: 1,225 acres

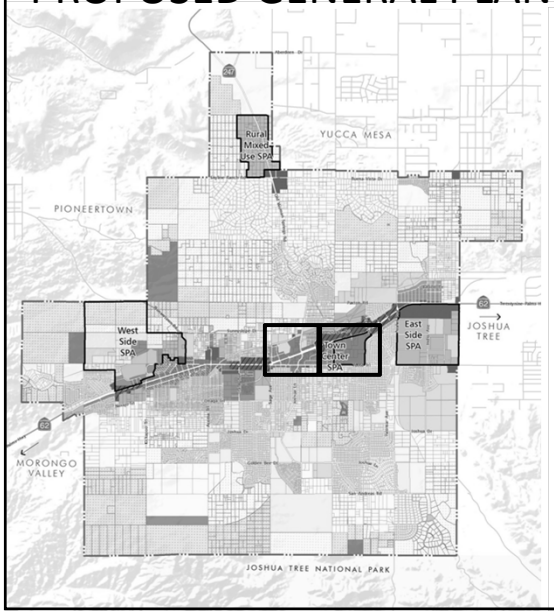
Note: The acre totals identified will be used for evaluation purposes in the EIR and other Technical Studies. Parcels typically do not build out at their maximum densities or intensities, which was factored into the buildout assumptions for the General Plan.

PROPOSED GENERAL PLAN: *Changes only*



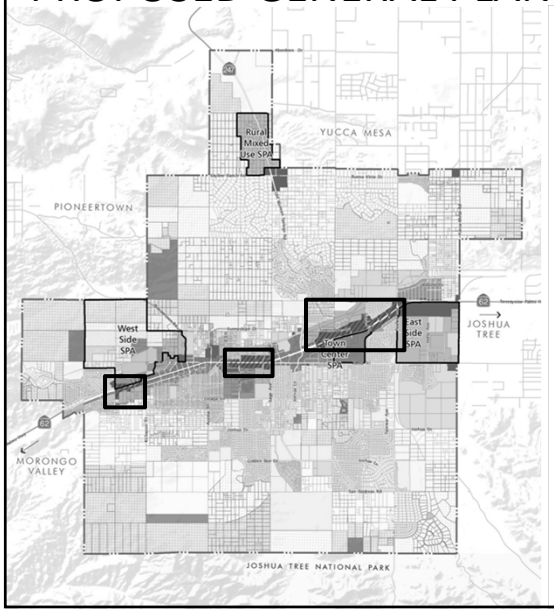
- Total acres changed: 3,306
- 13% of total acres in town
- Changes reflect community's input to preserve desert character and maintain Town as economic hub of Morongo Basin

PROPOSED GENERAL PLAN: *New Mixed Use*



- Mixed Use: Civic Center
  - Assumes 80% retail and 20% office mix (0.50 FAR)
  - Requires Specific Plan
- Mixed Use: Town Center Mall
  - Assumes 60% retail, 20% office (0.50 FAR) and 20% residential (18 du/ac)

PROPOSED GENERAL PLAN: *Corridor Res. Overlay*



- 244 Commercial acres
- Three "transition" areas between Mixed Use or Special Policy Area Nodes on SR-62
  - West of Kickapoo (before OTSP)
  - Between Palm and Sage Aves.
  - Between Airway and Avalon Aves.
- Provides added flexibility: Allows development of Commercial or Residential uses up to 25 du/ac

GOALS, POLICIES & IMPLEMENTATION

GOAL

A desired and intended state or condition regarding a particular topic that contributes to the Town's Vision and Values and toward which resources are directed.

POLICIES

Statements that guide decision-making and specify and intended level of public commitment on a subject.

IMPLEMENTATION ACTIONS

Individual steps taken to implement one or more policies.

BALANCED LAND USES

GOAL LU 1

A balanced mixture of integrated land uses that provide desirable neighborhoods, vibrant commercial districts, passive and active open spaces, a strong economic and employment base, appropriate public facilities and services, and fiscal sustainability.

General Policies:

- LU 1-1 Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.
- LU 1-2 Require that adjacent land uses and development types complement one another.
- LU 1-3 Require new projects to pay their fair share cost of…public facilities, infrastructure and services … generated by new development.
- LU 1-4 Encourage the development of public spaces within commercial mixed use and residential projects to contribute to the community's stock of gathering places and special event venues.
- LU 1-5 Encourage land use development patterns that preserve the Town's scenic resources such as ridgelines and hillsides.

BALANCED LAND USES

Residential Policies:

- LU 1-6 Provide housing opportunities and a variety of residential densities…
- LU 1-7 Preserve and enhance the distinctiveness, character and livability of residential neighborhoods.
- LU 1-8 Require adequate exterior housing structure and property maintenance…
- LU 1-9 Encourage infill residential development around public facilities and with pedestrian linkages...
- LU 1-10 Discourage the discontinuous or "leap-frog" development…by requiring full improvement of roadways and infrastructure…

BALANCED LAND USES

Residential Policies (cont.):

- LU 1-11 Encourage housing developments to include sites for recreational, open space, or educational uses.
- LU 1-12 Preserve the desert character of existing low density residential areas…
- LU 1-13 Carefully plan transitions and design interfaces between residential and non-residential land uses...
- LU 1-14 Design new residential subdivisions so all pads are above the adjacent street grade and drains to the street frontage of each lot…

BALANCED LAND USES

Commercial and Industrial Policies:

- LU 1-15 Maintain Yucca Valley's position as the economic hub of the Morongo Basin…
- LU 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.
- LU 1-17 Encourage the renovation of existing commercial and industrial areas…
- LU 1-18 Locate industrial uses near commercial uses when feasible to create synergy...

BALANCED LAND USES

Commercial and Industrial Policies (continued):

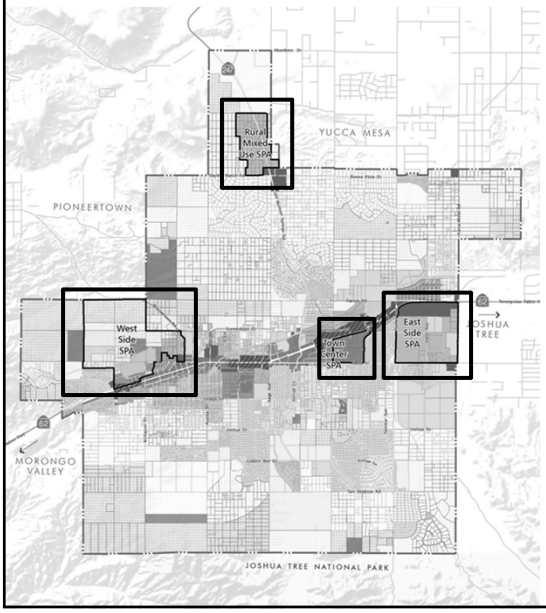
- LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.
- LU 1-20 Focus commercial development along SR-62…
- LU 1-21 Facilitate lot consolidation...
- LU 1-22 Attract and retain non-polluting, clean industrial development...
- LU 1-23 Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas.

BALANCED LAND USES

Public/Quasi Public Policies:

- LU 1-24 Plan for the adequate and logical expansion of public facilities…
- LU 1-25 Support a variety of educational opportunities and foster a culture of life-long learning through libraries, museums, schools, and other institutions.
- LU 1-26 Seek opportunities to collaborate with other public/quasi-public organizations in an effort to build new facilities to meet demand or develop joint use facilities.
- LU 1-27 Maintain regular communication and coordination with Marine Corps Air Combat Ground Center Twentynine Palms and request advanced notice of any operations that could adversely impact the community…

PROPOSED GENERAL PLAN: *Special Policy Areas*



- Resulted in SPA designation in four areas
- Provides specialized policy guidance in addition to proposed land use designation
- Underlying land uses remain in place

SPECIAL POLICY AREAS

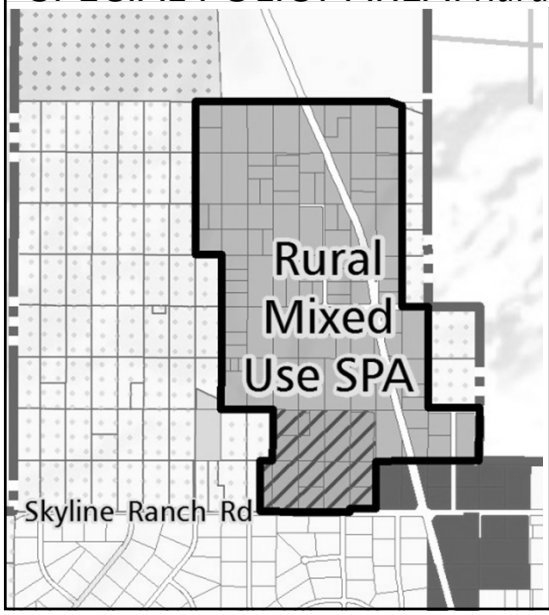
GOAL LU 2

A complementary mix of distinctive mixed use nodes along the SR-62 corridor that can generate activity, contribute to the community's character, and respond to varying market conditions.

General Policies:

- LU 2-1 Stimulate reinvestment in the Town's corridors by allowing greater flexibility in land use through the application of the provisions of the Special Policy Areas.
- LU 2-2 Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
- LU 2-3 Provide flexible development standards implemented through a Specific Plan or new Development Code standards for mixed use...
- LU 2-4 Encourage the inclusion of pedestrian linkages and public amenities to promote walking on site and within clustered development.

SPECIAL POLICY AREA: *Rural Mixed Use*



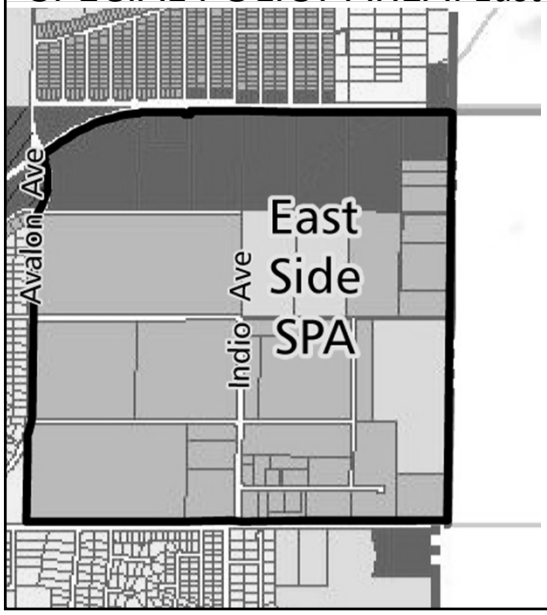
- Industrial land north of Skyline Ranch Road
- Surrounded by very low density residential parcels
- Business park uses required adjacent to Rancho Mesa neighborhood (enclosed businesses only--no outdoor storage)
- Areas north of business park area encourage home based businesses
- Aesthetic balance between residential and industrial is priority in the hatched area

SPECIAL POLICY AREA: *Rural Mixed Use*

Rural Mixed Use Policies:

- LU 2-5 Require development of low intensity, master planned industrial and business park uses along Skyline Ranch Road.
- LU 2-6 Require appropriate transitions between residential uses south of Skyline Ranch Road and industrial to ensure compatibility. Transitions could include special landscaping, lighting, fencing treatments and screening of outdoor storage areas.

SPECIAL POLICY AREA: *East Side*



- Envisioned to be Eastern Gateway
- Primary industrial employment center
- Requires a Specific Plan
- Transitions in between residential and industrial uses (i.e. landscaping buffers/setbacks, as implementation action)
- Large scale retail envisioned along the SR-62 corridor

SPECIAL POLICY AREA: *East Side*

East Side SPA Policies:

- LU 2-7 Facilitate the development of master planned industrial and business park uses.
- LU 2-8 Encourage large and tourist-serving retailers to locate along properties directly abutting SR-62...
- LU 2-9 Coordinate with the Hi-Desert Water District to facilitate development of a new wastewater treatment plant in the area.
- LU 2-10 Require adequate buffering between the wastewater treatment plant and adjacent uses.
- LU 2-11 Require adequate buffering for residential uses immediately to the west and south of the East Side Special Policy Area.
- LU 2-12 Explore the possibility to integrate recreational opportunities into new development that could serve dually as buffers and new amenities for businesses in the SPA and residents in adjacent neighborhoods.

SPECIAL POLICY AREA: *Town Center Mall*

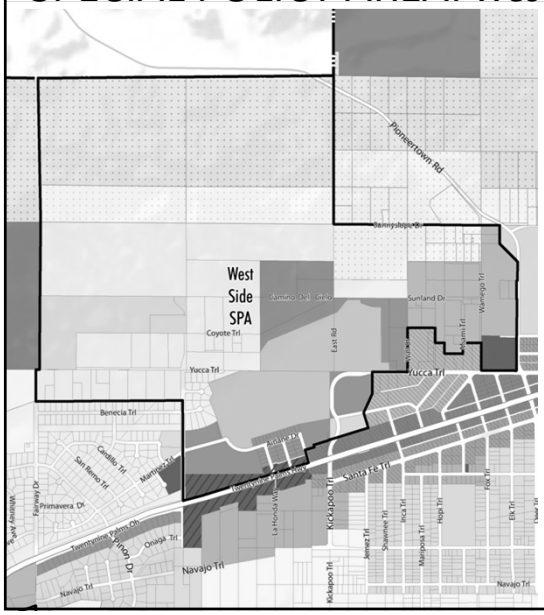
- Envisioned to be an employment generating retail hub with integrated public spaces and residential projects
- Transitions in between differing uses (residential and commercial)
- Requires a Conceptual Master Plan (all property owners)
- Implemented by Specific Plan or Development Code

SPECIAL POLICY AREA: *Town Center*

Town Center SPA Policies:

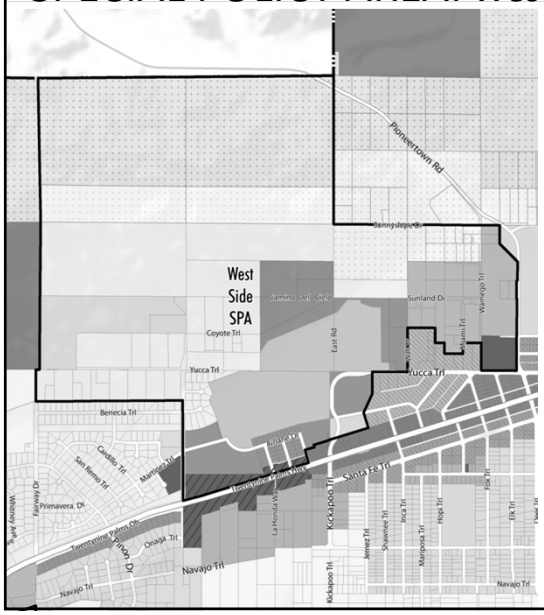
- LU 2-13 Facilitate development vertical or horizontal mixed uses including commercial, office or residential.
- LU 2-14 Integrate gathering spaces into future development project and link them through pedestrian pathways or other connections.

SPECIAL POLICY AREA: *West Side*



- Provide flexibility to respond to the market (allows greater density and intensity)
- Encourages master planning and property consolidation
- Preserves slopes
- Additional alternatives will be evaluated in the EIR
- Implementation through Specific Plans and Development Code

SPECIAL POLICY AREA: *West Side*



- Allows for development of additional density, units, hotel rooms and square footage than identified by underlying land uses
- Maximums identified in GP and will be tracked by Town Staff

SPECIAL POLICY AREA: *West Side*

West Side SPA Policies:

- LU 2-12 Permit infill uses consistent with the underlying uses as depicted on the General Plan "by right" and in accordance with the Development Code...
- LU 2-13 Require a General Plan Amendment for new development that proposes to exceed the maximum unit, hotel room, or non-residential square footage thresholds…
- LU 2-14 Support the development of higher density residential uses in close proximity to the golf course (or another community amenity) and the gradual transition to lower density, single-family residential uses as distance from the golf course increases.
- LU 2-15 Encourage lot consolidation and master planning for multiple parcels.
- LU 2-16 Development on slopes 30% or greater shall be in accordance with the Hillside Development Ordinance.
- LU 2-16 Allow Transfers of Development Rights or application of other mitigation tools to transfer units or square footage from one property to another to preserve hillside areas and natural slopes…

YUCCA VALLEY AIRPORT

GOAL LU 3

A compatible and safe environment for airport operations consistent with the Airport Comprehensive Land Use Plan.

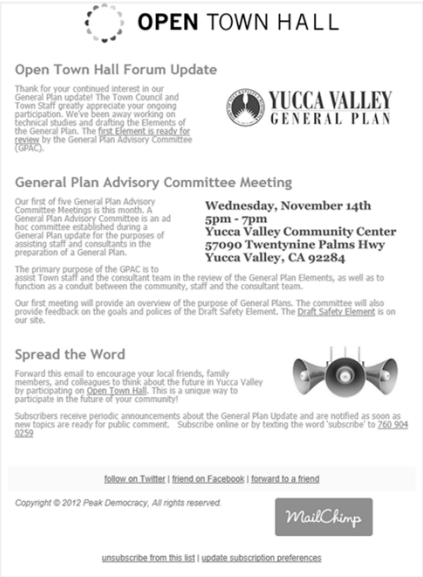
Policies:

- LU 3-1 Allow compatible and supportive land uses around the Yucca Valley Airport as determined in the Airport Comprehensive Land Use Plan.
- LU 3-2 Limit building heights in select areas according to the Avigation Easement map and standards provided in the Airport Compatibility Land Use Plan.

NEXT STEPS

- March- April 2013
  - Element Review: Goals & Policies
    - Circulation & Noise
- March 2013-July 2013
  - Finalize Technical Studies
  - Preparation of EIR
  - Mandatory 45 day review period
- Fall 2013
  - Adoption of General Plan
  - Certify EIR
  - Study session/public hearings

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!

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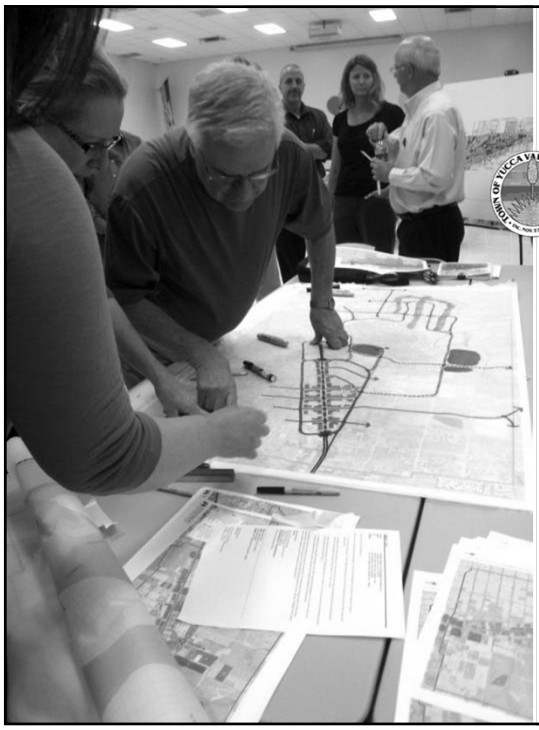


TOWN OF YUCCA VALLEY

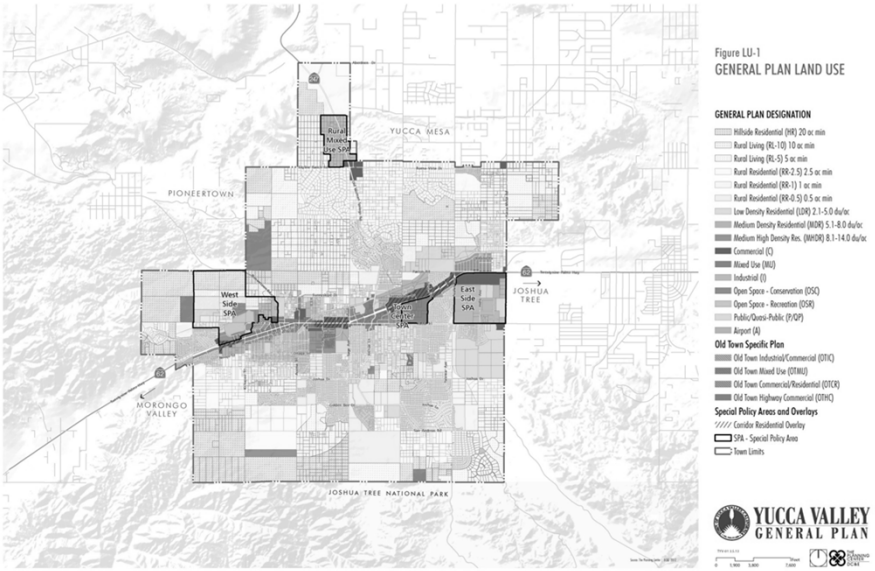
GENERAL PLAN UPDATE

GENERAL PLAN ADVISORY COMMITTEE

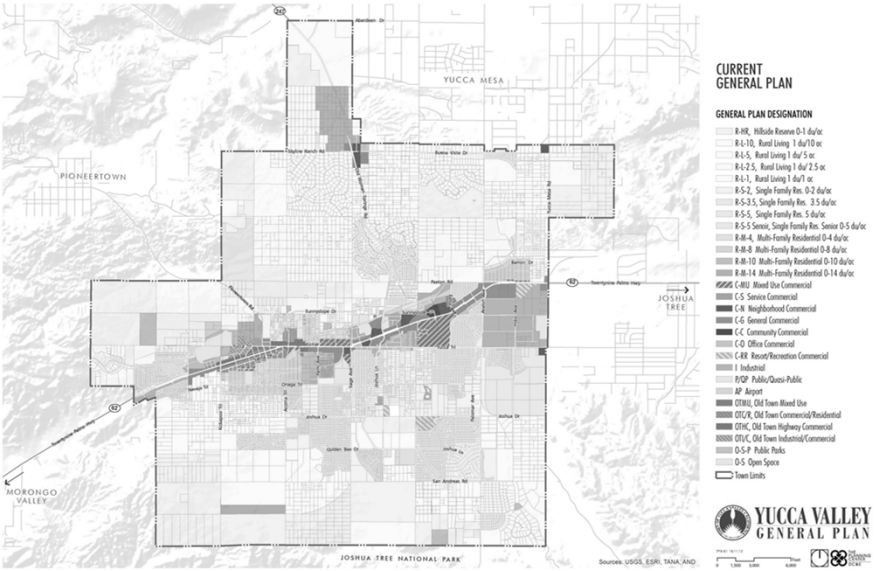
Draft Land Use Element

Yucca Valley Community Center
March 13, 2012

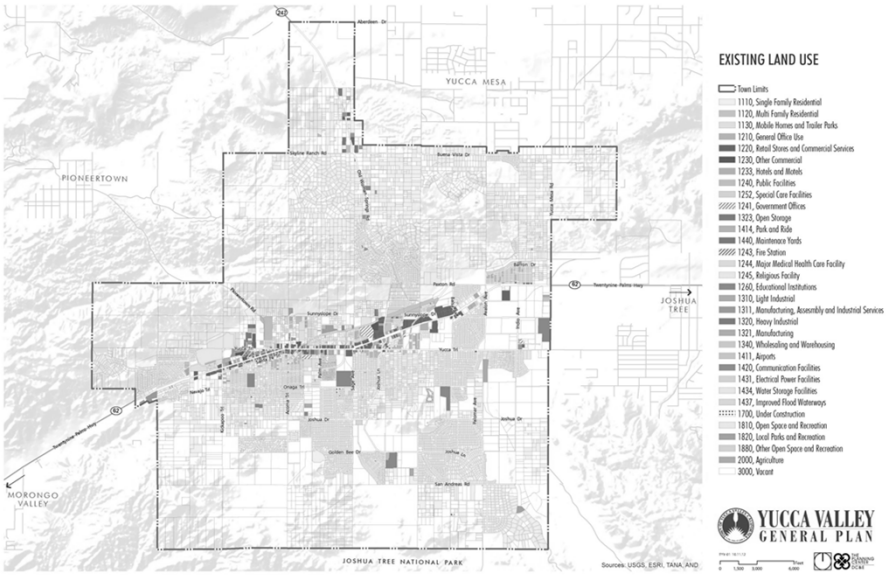
PROPOSED GENERAL PLAN



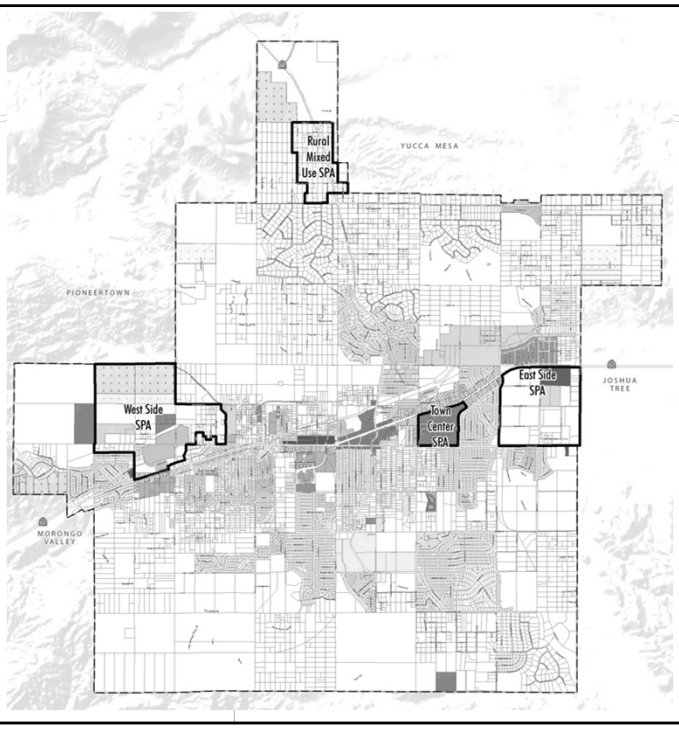
CURRENT GENERAL PLAN



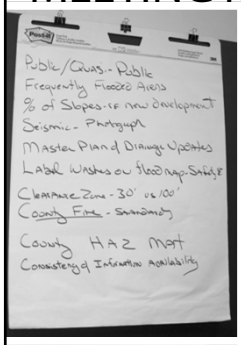
EXISTING LAND USE

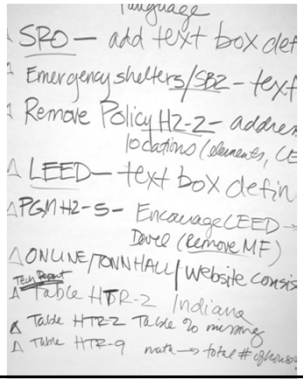


CHANGES



MEETING MINUTES





GPAC Meeting 02/13/12

- Housing & Open Space and Conservation Minutes
- Changes?
- Vote to approve