TOWN OF YUCCA VALLEY

PLANNING COMMISSION MEETING

The Mission of the Town of Yucca Valley is to provide a government that is responsive to the needs and concerns of its diverse citizenry and ensures a safe and secure environment while maintaining the highest quality of life

TUESDAY
MARCH 24, 2015
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

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PLANNING COMMISSION MEMBERS

Vickie Bridenstine, Chair
Steve Whitten, Vice Chair
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner

AGENDA

MEETING OF THE
TOWN OF YUCCA VALLEY PLANNING COMMISSION
6:00 P.M., TUESDAY, MARCH 24, 2015

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Community Development Dept. front office or the Town Hall lobby, and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Commission meeting. Any materials submitted to the agency after distribution of the agenda packet will be available for public review at the Community Development Dept. or Town Clerk's office during normal business hours and will be available for review at the Planning Commission meeting. For more information on an agenda item or the agenda process please contact the Town Clerk's office at 760-369-7209 ext 226.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

(Where appropriate or deemed necessary, action may be taken on any item listed in the agenda)

CALL TO ORDER:

ROLL CALL:
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steve Whitten, Vice Chair
Vickie Bridenstine, Chair

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by_____ 2nd by _____ Roll Call Vote _____

CONSENT AGENDA:

All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Planning Commission Secretary before the consent agenda is called.

1. **MINUTES**
   A request that the Planning Commission approves as submitted the minutes of the meeting held on March 10, 2015.

   RECOMMENDATION: That the Planning Commission adopts the Consent Agenda.

   Action: Moved by _____ 2nd by _____ Roll Call Vote _____

DEPARTMENT REPORT:

1. **OLD TOWN SPECIFIC PLAN, DEVELOPMENT CODE, GENERAL PLANS, COMMERCIAL DESIGN GUIDELINES, SITE PLAN REVIEW, SPR 01-13, BILLINGS TRANSFER, INC**

A presentation and discussion on development standards consistency.

RECOMMENDATION: That the Planning Commission discusses development standards in the Old Town Specific Plan, Development Code, General Plan and Commercial Design Guidelines, as related to private land development projects.

Action: Move by _____ 2nd by _____ Roll Call Vote _____

2. **REVIEW OF GENERAL PLAN IMPLEMENTATION STRATEGIES**

A discussion regarding the Implementation Strategies of the Yucca Valley General Plan.

RECOMMENDATION: That the Planning Commission discusses the Implementation Strategies and receives and files the report.

Action: Move by _____ 2nd by _____ Roll Call Vote _____

3. TENTATIVE TRACT MAP UPDATE

An update on the status of Tentative Tract Map projects

RECOMMENDATION: That the Planning Commission receive and file the report.

Action: Move by_____ 2nd by _____ Roll Call Vote _____

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Evans
Commissioner McHenry
Vice Chair Whitten
Chair Bridenstine

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 14, 2015

ADJOURN

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
March 10, 2015

Vice Chair Whitten called the regular meeting of the Yucca Valley Planning Commission to order at 6:00p.m.

Commissioners present were Drozd, Evans, McHenry, and Vice Chair Whitten. Commissioner Bridenstine was excused.

The Pledge of Allegiance was led by Vice Chair Whitten.

APPROVAL OF AGENDA

Staff recommended that item 2, Review of General Plan Implementation Strategies, be removed from the agenda and returned to the Planning Commission at a later date. The recommendation was made due to the fact that some supporting materials had not been included in the packet.

Commissioner Drozd moved to approve the agenda with Item 2 removed, and Commissioner McHenry seconded, the motion passed unanimously.

AYES:	Commissioners Drozd, Evans, McHenry, Vice Chair Whitten
NOES:	None
ABSTAIN:	None

CONSENT AGENDA

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meetings held on January 27 and February 10, 2015.

PUBLIC COMMENTS ON CONSENT AGENDA

None

END PUBLIC COMMENTS

MOTION

Commissioner Whitten moved that the Planning Commission approve the consent agenda.

AYES:	Commissioners Drozd, Evans, McHenry, Vice Chair Whitten

DRAFT

NOES: None
ABSTAIN: None

DEPARTMENT REPORT

1. **2014 GENERAL PLAN ANNUAL REPORT**
   Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 1, 2014 through December 31, 2014 time period.

   RECOMMENDATION: That the Planning Commission receives and files the 2014 General Plan Annual Report and forwards the report to the Town Council.

Deputy Town Manager Stueckle provided the staff report. Staff stated that state law mandated a yearly General Plan Report, particularly as it addresses the housing element. Staff provided an overview of the reporting requirement and the content of the 2014 General Plan Report. Staff also noted that there was an addendum to the report, which was a newly mandated requirement addressing the dissolution of redevelopment agencies. Staff also noted that there was a change to the report on packet page 19. "Successor Agency" should have read "Housing Successor."

PUBLIC COMMENTS ON ITEM 1

None

END PUBLIC COMMENTS

Commissioners Drozd, Evans and McHenry had no questions about the report.

Commissioner Whitten asked staff if the APN numbers on page 2 of the addendum were the same as those identified in the housing report. Staff said that was correct and provided additional detail.

MOTION

Commissioner Drozd moved that the Planning Commission receive and file the 2014 General Plan Annual Report and forward the report to the Town Council. The motion passed unanimously.

AYES: Commissioners Drozd, Evans, McHenry, Vice Chair Whitten
NOES: None
ABSTAIN: None

3. **PRIVATE LAND DEVELOPMENT PROJECT UPDATE**
The information is provided to update the Planning Commission on the status of private land development project applications.

RECOMMENDATION: That the Planning Commission receives and files the report.

Deputy Town Manager Stueckle provided the staff report, which provided an overview of the status of current private land development project applications.

PUBLIC COMMENTS ON ITEM 3

- None

END PUBLIC COMMENTS

Commissioner Evans asked for some additional information about SPR 01-13 Billings Rock and Sand, which was scheduled to appear before Planning Commission at the March 24th meeting. Staff provided some additional background on the project.

Commissioner Drozd asked staff how long tentative parcel maps stay active, given that some of the applications dated back to the early nineties. Staff said that most maps are good for 3 years but there are exclusions and special circumstances. Also the state can pass legislation which automatically extends the lifespan of tentative parcel maps. Staff tracks the expiration date for all track and parcel maps.

Commissioners McHenry and Whitten had no questions.

MOTION

Commissioner Whitten moved that the Planning Commission receive and file the presentation. Commissioner Evans seconded and the motion passed unanimously.

AYES:	Commissioners Drozd, Evans, McHenry, Vice Chair Whitten
NOES:	None
ABSTAIN:	None

Vice Chair Whitten opened the floor to public comments.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for their hard work.

Commissioner Evans asks staff for more information about the AB1234 Ethics training as well as other opportunities for training. Staff provided the information and said that they are watching for additional training opportunities.

Commissioner McHenry said that the Planning Commissioner's Academy conference was enlightening and provided a lot of good information. He thanked staff for their work.

Commissioner Whitten thanked staff for their work. He also comment on the useful information provided by the Planning Commissioner's Academy conference and on the California League of Cities website.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for March 24, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:37.

DRAFT

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2015.

DRAFT

call vote.

AYES:	Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
NOES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARINGS

14. Resolution No. 14-
Appeal of Planning Commission Decision
Site Plan Review, SPR-01-13, Billings Transfer
Rock, Gravel and Sand Yard

Mayor Lombardo announced the public hearing on the Appeal of Planning Commission decision of Site Plan Review, SPR 01-13 Billings Transfer, Rock, Gravel and Sand Yard.

Town Clerk Copeland announced that written communication has been received on the item prior to the hearing from John LeBoutillier of JLT Rock and Sand. Copeland read the item into the record.

Deputy Town Manager Stueckle presented the staff report on the item. The Planning Commission approved Site Plan Review SPR 01-13 at their meeting of August 12, 2014, for business activity by Billings Transfer at 55525 Yucca Trail. Council Member Rowe is the appellant on the item, for possible non-compliance of certain conditions of approval.

The property is located within the Old Town Specific Plan (OTSP). The Planning Commission found the use of the property consistent with similar uses identified in the OTSP. Currently, a point of concern is the application of standards being consistent between two abutting businesses with similar land uses. Neighboring JLT Rock and Sand was approved for its location prior to adoption of the OTSP. For each business, the Planning Commission reviewed and approved comparably as possible with the guiding requirements in place at the time of each application. There are two outstanding items of approval that are not being met 1) slats in the chain-link fenced along the east fence line, and 2) a trash enclosure.

Stueckle continued to explain that the OTSP is not consistent with the current General Plan and needs review and modification. There is a disparity of industrial/commercial land use districts.

Mayor Lombardo opened the public hearing.

Council Member Rowe expressed the reasons for bringing this appeal before the council regarding the perceived lack of consistencies in various Town planning documents such as the Old Town Specific Plan, and interpretations of those codes an documents as made by staff and/or the Planning Commission.

Jay Corbin, representing Billings Transfer stated that the Planning Commission was correct in approving the Site Plan Review. Corbin distributed an environmental report for 55525 Yucca Trail by Frey Environmental, Inc. to the Town Council, with the cost of mitigating the environmental hazards being estimated at $50,000.

Council Member Rowe reiterated, the appeal is not intended to revoke the business.

John Le Boutillier, Yucca Valley, owner of neighboring business JLT Rock and Sand spoke of the lengthy approval process he endured for his Conditions of Approval. Le Boutillier stated he would like to see clear guidelines that are not subject to interpretation.

Fritz Koenig, Yucca Valley spoke of the environmental report from Frey Environmental, Inc.

Tami Roleff, Yucca Valley commented on the unsightliness of the Billings property.

Jay Corbin, stressed that this is an industrial area.

Council Member Rowe spoke of concern, questioning if sand and gravel product is laying on contaminated soil and being distributed to offsite locations.

Robert Billings responded to Council Member Rowe's concern that rock material is not on top of the test site and they are working as quickly as they can to clean up the property.

Council Member Abel questioned the length of operation. Billings reported that work began immediately to pay fees and address the conditions of approval.

Rowe questioned two years of operating without a license with known environmental issues. Rowe also inquired on the changes in the building and how ADA compliance needs were being addressed.

Mayor Lombardo inquired about two businesses currently being conducted on the same property, the sand and gravel company and an auto repair business.

Mayor Pro Tem Huntington recommended returning the item to the Planning Commission for review of the Conditional Use Permit, and inquired on any recourse the Town may have to enforce compliance.

Council Member Leone agreed with Mayor Pro Tem Huntington, based on the information presented.

Council Member Abel also concurred with Mayor Pro Tem Huntington's recommendation.

Council Member Rowe stated that the Town Council should give the Planning Commission clear guidelines to assure consistency between the Old Town Specific Plan and the General Plan.

Council Member Leone moved to return Site Plan Review- SPR-01-13 Billings Transfer to the Planning Commission for further review. Mayor Pro Tem Huntington seconded. Motion carried 5-0 on a roll call vote.

AYES:	Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
NOES:	None
ABSTAIN:	None
ABSENT:	None

Council Member Rowe moved to request that the Planning Commission review the Old Town Specific Plan to be consistent in interpretation and application with the Town's General Plan and other applicable documents. Council Member Leone seconded. Motion carried 5-0 on a roll call vote.

AYES:	Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
NOES:	None
ABSTAIN:	None
ABSENT:	None

15. Planning Commission Recommendation
Development Code Amendment, DCA-04-14
Draft Development Code Article 1, Authority and Applicability
CEQA Exemption 15061(b)(3)

Mayor Lombardo announced the public hearing for Development Code Amendment, DCA-04-14; Draft Development Code Article 1, Authority and Applicability; CEQA Exemption 15061 (b)(3)

Town Clerk Copeland announced that no written communication was received on the item prior to the hearing.

Deputy Town Manager Stueckle presented the staff report the public hearing. Article 1 of the Draft Development Code identifies the authority, purpose, and applicability of the Development Code and standard procedures for non-conforming lots, structures and uses.

Town Clerk Copeland announced that no written communication was received on the item prior to the hearing.

Mayor Lombardo opened the public hearing.

Fritz Koenig, Yucca Valley spoke in opposition on all of the Development Code items due to the review process the Code went through to reach this point.

Town Attorney Laymon read the title of the ordinance into the record.

Chair Humphreville moved to grant the request for an extension of CUP 09-07 for a period of three years, with an expiration date of May 6, 2017. Commissioner Bridenstine seconded the motion and it passed unanimously.

6. ENVIRONMENTAL ASSESSMENT, EA 01-13 SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER

Chair Humphreville recused himself from this item, due to his business dealings with the applicant.

Deputy Town Manager Stueckle provided the staff report, and provided an overview of the project and the recommended conditions of approval. Staff noted that the land use tables did not specifically identify rock and sand type businesses, but that the tables addressed and number of similar uses and permitted in the Old Town Specific Plan. The business owners started operation without town approval. The owners had been working with staff to bring the application forward. Staff also noted that there had been some soil contamination from when the site had previously been a recycling center. The applicant had been working with a soil engineering firm to prepare a soil report with recommended remediation within 90 days.

PUBLIC COMMENTS

- Jay Corbin, representative for the applicant, said that the applicant was requesting some modifications to the conditions. The applicant asked that condition P4 be modified to remove the requirement for irrigation for the landscaping. The applicant intends to use drought tolerant plants which will not require watering once they are established, and intends to hand water the plants until they are established. The applicant also noted that, while they were not objecting to condition P6, it required them to pay $15,039 to the Gateway Reimbursement District. The applicant also asked that condition P8 be changed to allow the existing chain link fence to remain as is. The fence has been in place for a number of years, and other businesses in that location have operated with that fence. The also said that having people able to see the materials for sale is helpful to their business.

- Margo Sturges, Yucca Valley, said that Jay Corbin is a council member for Twentynine Palms and that she felt he has done an excellent job. She said that when Chair Humphreville recused himself he did not state the reason why he recused himself. She also expressed concern over the fact that there is a mobile home park nearby and that business operations might affect residents. She approved of condition P6.

- Fritz Koenig, Yucca Valley, said that the proposed project was not an existing use and did not qualify under CEQUA. He said that staff had not presented the history of the site. He alleged that a former staff member had tried to impose conditions on this project and had be fired. He said that he had asked for copies of the CUP files for both businesses and had not received them yet. He said he had also asked for copies of all of the code enforcement

for the entire town and had not received that. He said that the Town was hiding that information.

END PUBLIC COMMENTS

Commissioner Drozd asked the applicant if it was correct that nothing would be higher than normal building height of about eight or ten feet. The applicant said that was correct. He asked how long the business had been operating there. The applicant said that it had been operating close to two years.

Commissioner Lavender had no comments.

Commissioner Whitten said that he was concerned about the soil issues. Soil contamination can migrate. He said that if the soil report came in before 90 days it should come to the Planning Commission immediately. He said that he would be in favor of dropping the irrigation requirement. He asked staff to explain the Gateway Reimbursement District was. Staff said that was an area where the Town had performed improvements and the Town's costs for those improvements was being reimbursed, which was why there were no requirement for offsite improvements for this project. Commissioner Whitten said that he appreciated the use of product and advertising, so he would be in favor of removing the requirement for slats along to road frontage. He also asked about dust prevention procedures. Applicant said that they wet down loads to mitigate dust issues. Commissioner Whitten asked about loading zones. Staff said that given the open area located on the site, which provided sufficient loading area. Commissioner Whitten also asked if the road was rated for the truck that would be delivering material. Staff said it was.

Commissioner Bridenstine and Commissioner Whitten asked for greater clarification of the layout of the site. Applicant described the site more completely for the Commission.

Commissioner Bridenstine asked staff if they could remove the requirement for irrigation. Staff said that they could, but they would have to replace the red yucca with a different plant, as those would not survive without irrigation.

There was Commission consensus to remove the requirement for landscape irrigation, provided that they replaced the red yuccas from condition P4.

There was Commission consensus to remove the requirement for slatting from condition P8 given that three sides of property are essential blocked from view, and the remaining side provided view of the product.

MOTION

Commissioner Whitten moved that the Commission find the project exempt from CEQA under Section 15301, existing facilities, and approved Site Plan Review, SPR 01-13, based upon the

required findings and Conditions of Approval, with the following modifications: that condition P4 be modified to remove the requirement for irrigation, provided that red yuccas be replaced, and that P8 be modified to remove the requirement to slat the chain link fence. Commissioner Drozd seconded the motion and it passes unanimously.

7. STREET VACATION, SV-01-14
CEQA EXEMPTION, SECTION 15301, Class 1

Project Engineer Alex Qishta presented the staff report. He provided an overview of the item which was a proposal to vacate a 10ft by 132ft easement along Sage Ave, at the southwest corner of Sage Ave and Hidden Gold Dr. Staff had found that the vacation was consistent with the new General Plan.

PUBLIC COMMENTS

None

END PUBLIC COMMENTS

Commissioner Lavender recused himself because he had drawn the plans.

Commissioner Whitten said that the vacation could only be granted with substantial evidence that the easement was no longer needed for vehicular traffic or perspective public use. He felt that the development of Sage Estates was perspective public use, given the number of perspective residents. He said that if they were going to vacate one lot, they should vacate the whole street.

Commissioner Drozd asked about vacating one lot, and asked if each property owner would have to apply separately. Staff said that they would work on contacting the property owners along the rest of the street to make it consistent with the new General Plan. He asked if there was currently a house on that property, and was told that there is a house under construction.

Commissioner Whitten asked about improvements to Sage Avenue. Staff said that the project will improve the road on the east side in that section.

Commissioner Bridenstine asked what the existing edge of pavement to centerline was currently. Staff did not have that information on hand. Commissioner Bridenstine said that she doubts that the edge of pavement is at the 20 ft mark. She also pointed out that there was a traffic study in the new general plan, and that road was shown as a local road. She doesn't think there is a reason to deny the request.

Chair Humphreville asked if the road was currently paved in the easement. Staff said that it was not. He didn't see a reason to deny the request.

Staff said that the Commission had questions about the issue, bust aid that unfortunately the representatives of the applicant were not able to be present at the meeting. The applicant had

growth with the Town's open space recreation and preservation needs. The Land Use Element must ensure that planning for or preservation of open space areas is taken into account, and can also help to identify areas that are located outside of a ½ mile walking distance from an existing park or open space area, and which areas should be prioritized when new recreational opportunities are identified.

Relationship to the Marine Corps Air Ground Combat Center

Although military installations are not located within Town limits, the operations at nearby Marine Corps Air Ground Combat Center in Twentynine Palms could potentially impact Yucca Valley since it is the largest Marine Corps base in the world. Considering the range of uses and training activities that could occur on site, it is important for the Town of Yucca Valley to be aware of operations that could affect the community. Coordination with the base is also essential to address ongoing noise or circulation impacts that are generated by periodic training exercises performed on the base.

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

Policy LU 1-1 Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.

Policy LU 1-2 Require that adjacent land uses and development types complement one another.

Policy LU 1-3 Require new projects to pay their fair share cost of or make necessary improvements to public facilities, infrastructure, and services that are impacted by the demands generated by new development.

Policy 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.

Policy LU 1-5 Encourage land use development patterns that preserve the Town's scenic resources, such as ridgelines and hillsides.

For more detailed information related to ridgelines and hillsides, refer to the Open Space and Conservation Element.

Commercial and Industrial Policies

Policy LU 1-15 Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.

Policy LU 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.

Policy LU 1-17 Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.

Policy LU 1-18 Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.

Policy LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.

Policy LU 1-20 Focus commercial development along SR-62 to take advantage of infrastructure improvements.

Policy LU 1-21 Facilitate lot consolidation to create larger sites for higher performing commercial and industrial projects.

Policy LU 1-22 Attract and retain nonpolluting, clean industrial development that expands the economic opportunities in the Town.

Policy LU 1-23 Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas (See also Policy LU 1-17).

Commercial Businesses are a vital part of the SR-62 corridor.

Public/Quasi-Public Policies

Policy LU 1-24 Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.

Policy LU 1-25 Support a variety of educational opportunities and foster a culture of life-long learning through libraries, museums, schools, and other institutions.

Chapter 9.10 Industrial Districts

Sections:

9.10.010 – Purpose of Industrial District
9.10.020 – Permitted Uses and Permit Requirements
9.10.030 – Development Standards
9.10.040 – Native Landscape Documentation Package

9.10.010 – Purpose of Industrial District

This Chapter lists the land uses that may be allowed within the Industrial Zoning District established by the General Plan, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

9.10.020 – Permitted Uses and Permit Requirements

Table 2-18 identifies the uses of land allowed by this Development Code in the industrial zoning district established by Chapter 9.05 (Zoning Districts and Zoning Map).

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the Notes and Other Regulations column and in Section 9.06.030B, Permit Requirements.

Pursuant to Section 9.06.030.A.3 – Similar and Compatible Uses May be Permitted, the Director may determine that a proposed use permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan.

The following land uses shall be permitted, pursuant to the conditions stipulated.

A. Accessory Uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.

B. Industrial land uses proposed to operate from existing structures shall be permitted by right in the following cases
   1. The structure has historically been utilized in fashion similar to the proposed use.
   2. There are no structural off-street, on-site improvements lack thereof which pose an immediate threat to the health safety or general welfare of the Town.
   3. There are no additions or alterations to the square footage of the existing structure.

TABLE 2-18 : PERMITTED LAND USES AND PERMIT REQUIREMENTS FOR THE INDUSTRIAL ZONING DISTRICT

Zoning Districts I: Industrial

Permit Required

NP: Not Allowed **P**: Permitted **SPR**: Site Plan and Design Review

CUP: Conditional Use Permit **TSEP**: Temporary Special Event Permit **SUP**: Special Use Permit

PD: Planned Development Permit **TUP**: Temporary Use Permit

Type of Use	Permit Required I	Notes and Other Regulations
Retail Commercial Uses		
Antique/Second Hand Stores	SPR	
Adult Oriented Business	CUP	See Chapter 9.52 (Adult-Oriented Uses)
Appliance and Home Goods Sales and Repair)	SPR	
Auto and Vehicle Sales and Rentals and Parts Sales	SPR	
Building and Landscape Materials Sales (indoor)	SPR	
Building and Landscape Materials Sales (outdoor)	SPR	
Convenience Store	SPR	
Construction and Heavy Equipment Sales and Rentals	SPR	
Farmers Market/Arts and Crafts Events	TSEP	See Chapter 9.38 (Temporary Special Events)
Fuel/Propane Dealer	SPR	See Section 9.14.040 (Gas or Other Fueling Stations)
Grocery, Supermarket, Specialty Food Stores, Drug Stores	SPR	
Manufactured Home Sales	SPR	
Boat and Recreational Vehicle Sales	CUP	
Pawn Shop	SPR	
Retail Store (less than 80,000 sf)	SPR	
Retail Store (80,000 or greater sf)	SPR	
Seasonal Holiday Sales Facilities	TSEP	See Chapter 9.38 (Temporary Special Event Permit)
Swap meet, Outdoor Market, Auction Yard (permanent)	CUP	See Section 9.14.080 (Swap Meets)
Shopping Center (neighborhood, community, or regional)	CUP	
Warehouse Retail	SPR	
Business, Financial, and Professional		
ATM	P	
Financial Institution and Related Services	SPR	
Laboratory	SPR	

9.35.060 Fencing and Walls.

All fences and walls shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety, and welfare of the user, occupant, and general public. Fences and walls shall be deemed substandard and in violation of this Chapter when they display evidence of dilapidation or other conditions, such as any or all of the following:

A. Sagging, broken, rotted, or defective support posts or other structural members;

B. Missing or broken fence boards;

C. Damaged or missing blocks from a block wall;

D. Substantial areas of deterioration including dry rot, broken or missing pieces of stucco, holes, or warped or leaning fence or wall areas;

E. Chain link fence material which is damaged or broken;

F. Portions of the fence or wall which are substantially defaced with graffiti;

G. Any condition of deterioration or any fault resulting in the fence or wall being structurally unsound or otherwise hazardous to property owners, occupants, or passersby;

H. Height extensions of walls or fences in violation of this Development Code.

9.35.070 Visible Storage or Maintenance.

Storage and Maintenance to be Screened. Parking, storage, stockpiling, or maintenance of any of the following items on private property must be screened from any public right of-way and adjoining properties, except as provided in section C, below. Objects and activities will be considered "screened" when they are either 1) not visible from a public right-of-way or 2) behind a solid six-foot-high fence or wall.

A. **Furniture and Other Equipment.** Furniture or other equipment, including but not limited to couches and chairs, household appliances, sinks, heaters, boilers, tanks, other household equipment, or any parts thereof.

B **Materials.** Building materials, including but not limited to packing boxes, lumber, dirt piles, wood, landscape materials, or debris.

C. **Exceptions.** The following may be allowed in front yards under the noted circumstances:

1. Waste haulers and recycling containers may be placed for pickup in accordance with Chapter 9.07.120 of this code.

2. Portable on demand storage containers (PODS) used for the temporary storage of personal property owned or rented by the occupants may be allowed for a period not to exceed two weeks.

3. Building materials, vehicles, equipment, or construction tools may be placed in yards during construction with a valid building permit.

4. Personal property owned or rented by the occupants may be repaired, washed, cleaned, and serviced, subject to any other relevant regulations, provided that vehicles are parked in a driveway and that all work is completed within 30 days.

5. Barbecues and furniture that is designed and intended for outdoor use may remain on a porch or patio.

9.35.080 Litter and Refuse.

All yards, landscaped areas, and other areas of private property surrounding structures shall be kept free of trash, old building materials, junk, unregistered or inoperative vehicles, broken or discarded furniture, boxes, salvage materials, shopping carts, and other such material and equipment which, by its appearance, location or use, makes it incompatible with the principal use or other predominate principal uses in the immediate neighborhood.

9.35.090 Parking Areas and Driveways.

A. All parking areas and driveways shall be kept and maintained so as to not detract from the appearance of surrounding properties, and to protect the health, safety and welfare of the user, occupant and general public. Such areas shall be kept in a neat and clean condition, free of inoperative vehicles, abandoned items, trash, debris or rubbish, furniture, equipment, play equipment, or similar materials, and free of potholes, sinkholes, standing water, cracks, and/or broken areas.

B. When any paved area, which includes sidewalks, driveways, and private roadways, is dilapidated, deteriorated or destroyed to such an extent as to no longer be effective it shall be deemed substandard and in violation of this Chapter.

9.35.100 Landscaping and Vegetation.

A. All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the surrounding properties, and that protects the health, safety, and welfare of the user, occupants, and general public.

B. Landscaped areas shall be kept in a neat and clean condition, free of weeds, debris and dead, diseased or dying vegetation, and broken or defective decorative elements of the landscaped area.

C. Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered as to keep the same in a healthy, growing condition. Irrigation systems shall be kept in good working condition and repair so as to prevent leaks or public health hazards.

D. Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or impede, obstruct, or deny pedestrian or other lawful travel on sidewalks, walkways or other public rights-of-way.

9.35.110 Maintenance Responsibility.

A. It shall be the responsibility of any owner of any structure, residence, property, grounds or lots to ensure or compel compliance with the property maintenance standards set forth in this Chapter.

1.6 Specific Plan Authority and Scope

1.6.1 Authority

The Old Town Yucca Valley Specific Plan is established through the authority granted to the Town of Yucca Valley by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

The Specific Plan is regulatory in nature, and serves as the zoning law for the properties within the boundaries of the Specific Plan. Development plans, site plans, and tentative tract and parcel maps must be consistent with the Specific Plan and General Plan. The scope of the subjects covered in the Specific Plan is the same as that of the General Plan to the extent that the subject under consideration involves the Old Town Yucca Valley portion of the City. As expressed in California law, Specific Plans may be adopted either by ordinance or by resolution. This allows jurisdictions to choose whether their specific plans will be policy driven (adopted by resolution) or regulatory in nature (adopted by ordinance).

1.6.2 Relationship to the General Plan

The current Town of Yucca Valley General Plan was last updated in 1995. The Specific Plan reflects current land use buildout and other development policies, as described within the General Plan, while also addressing the realignment of SR-62 and providing opportunities for a vibrant Old Town mixed-use district through increasing density and intensifying uses. The General Plan Amendment accompanying the Old Town Yucca Valley Specific Plan amends the land uses, intensities, and circulation within the project area.

1.6.3 Relationship to the Zoning Ordinance

The Old Town Yucca Valley Specific Plan provides customized, detailed standards and guidelines for future development within the project area. Unless otherwise stated, the Specific Plan development procedures, regulations, and standards shall supersede the relevant provisions of the Town's Zoning Ordinance as they currently exist, or as are subsequently amended in the future. Any development regulation not directly addressed in this Specific Plan shall be subject to the City's adopted zoning regulations in place at the time of the individual request.

Early in the design process, it was determined that the existing Zoning Ordinance had not anticipated the development density and intensity necessary to create a vibrant mixed-use environment within the Old Town district. As a result, new guidelines, standards, and regulations are necessary to implement the Community Vision Plan.

Successive approvals such as, tentative tract maps, parcel maps and other development approvals must be consistent with both the Old Town Yucca Valley Specific Plan and the Town of Yucca Valley Zoning Ordinance.

3.1.2 Old Town Highway Commercial

The Highway Commercial District serves as the primary eastern and western gateways to the Old Town Specific Plan and provides SR-62-oriented commercial development with the potential for 889,684 square feet of commercial and retail uses (FAR of 0.35).

General features include:

- Enhances streetscape
- Caters to the local and regional markets
- Provides a wide range of retail sales, business, and personal services
- Orients primarily to the automobile customer

3.1.3 Old Town Commercial/Residential

The Downtown Commercial/Residential District provides a complementary mix of commercial and residential development with the potential for development of 699,769 square feet of commercial retail uses (maximum FAR of 0.40) and 413 residential units (maximum of 24 du/ac).

General features include:

- Buffers Old Town Mixed-use District from residential areas
- Offers development that respects adjacent residential development
- Provides street-oriented, pedestrian-oriented development
- Mixes commercial, office and residential uses
- Enhances streetscape

3.1.4 Old Town Industrial/Commercial

The State Route 62 (SR-62) Industrial District provides a variety of industrial/commercial and residential uses near SR-62 with the potential for development of 551,834 square feet of industrial/commercial uses (maximum FAR of 0.40) and 238 residential units (maximum of 30 du/ac).

General features include:

- Mixes light industrial, flex-tech, small-scale manufacturing, service commercial, and limited live-work residential development uses
- Serves as a primary node for local commercial activity
- Enhances streetscape

3.1.5 Highway Environs Overlay

The Highway Environs Overlay District provides a heightened level of discretionary review for development proposals in areas where land use regulations may be changed, depending on the future realignment of SR-62. This district ensures that future development proposals are not adversely affected by the potential future realignment of SR-62.

Primary Local Streets (80' ROW)

The primary local streets are Kickapoo Trail, Santa Fe Trail, Fox Trail, Deer Trail, and Pioneer Trail. This cross-section includes an 80-foot ROW, one travel lane in each direction separated by a 14-foot median, with 8-foot parallel parking areas, and 13-foot sidewalks on both sides (Section D).

Secondary Local Streets (60' ROW)

Secondary local streets are Inca Trail, Geronimo Trail, Elk Trail, Cherokee Trail, Bannock Trail, Apache Trail, and Acoma Trail. This cross-section includes a 60-foot right-of-way, one travel lane in each direction, 8-foot parallel parking areas, and 10-foot sidewalks on both sides (Section E).

Alleys (30' ROW)

ROW alleys are located behind the Main Street, and are designed to promote pedestrian activity by incorporation of accented pedestrian shoulder paving and enhancement of the alleys by property owners. This cross-section includes a 30-foot ROW, one travel lane, and accented pedestrian paving on both sides of the alley (Section F).

3.3.3 SR-62 Realignment

The Old Town Yucca Valley Specific Plan incorporates the proposed SR-62 realignment to allow east-west traffic to travel around (instead of through) the Town, allowing Old Town Yucca Valley to become more pedestrian-oriented. Just east of Kickapoo Trail, SR-62 would turn northerly and transition to Yucca Trail in the vicinity of Hopi Trail. The ultimate realignment of SR-62 will be determined upon further study by Caltrans and the Town of Yucca Valley; the preferred realignment identified in this Specific Plan is conceptual. As part of the traffic analysis for this Specific Plan and discussions with the community and City Staff, Caltrans Alternative D was selected as the preferred SR-62 realignment alternative.

Analysis of Alternative D and Conclusions

The analysis of the SR-62 realignment alternatives was based on the forecast traffic volumes in the Town of Yucca Valley General Plan Program Circulation Element Traffic Study (Robert Kahn, John Kain and Associates, August 24, 1995), which assumes buildout of the Town of Yucca Valley General Plan. The level of service (LOS), based on the capacity of the average daily traffic (ADT) and the volume-to-capacity (V/C) ratio analysis utilized by the Town, was used to determine the functionality of a roadway segment. The operation goal for a roadway segment for the Town is LOS D or better (on a scale of LOS A to LOS F).

4.1 General Provisions

4.1.1 Minimum Requirements

The land use and development standards contained herein are minimum requirements. In reviewing individual projects requiring discretionary approval, more restrictive standards or conditions may be applied by the Town of Yucca Valley to accomplish the goals and objectives of this Specific Plan.

4.1.2 Applicability of Development Standards and Guidelines

The land use and development standards contained in this Chapter 4 shall apply to parcels within the Specific Plan's project area boundaries. All new development projects, including additions to buildings and changes in use on a parcel, are subject to the provisions of this chapter.

4.1.3 Interpretation, Administration, Enforcement, and Appeals

The Department Director is authorized by the Town Council to interpret, administer, and enforce the provisions of this chapter. The Department Director may designate a representative to act on his or her behalf.

The provisions of this chapter shall be interpreted in a manner that best fulfills the spirit and intent of the Specific Plan. The Department Director shall interpret questions arising from the application of this Chapter. A decision or determination of the Department Director may be appealed in compliance with the appeals procedures set forth in this Specific Plan in addition to the provisions of the Yucca Valley Municipal Code.

4.2 Establishment of Land Use Districts

4.2.1 Purposes of Land Use Districts

Section A describes the purpose and intent of each of the land use districts in the Old Town Yucca Valley Specific Plan.

1. (OTMU) Old Town Mixed-Use District. The Old Town Mixed-Use District is intended to serve as the core downtown district of the Specific Plan and is envisioned to provide a complementary mix of land uses and development types that are compatible with and reinforce pedestrian activity, interaction, and convenient access. The OTMU District is envisioned to unify the area and establish a core downtown environment providing a complementary mix of residential, commercial, and smaller-scale, street-oriented retail developments. This land use district encourages quality design, compact and vertically mixed development, higher residential densities and development intensities.

2. (OTHC) Old Town Highway Commercial District. The State Route 62 Highway Commercial District is envisioned to serve as the primary Eastern and Western Gateways to the Old Town Specific Plan through a highway-oriented commercial development that caters to the local and regional markets. The land use district is intended to provide a wide range of retail sales, business uses, and personal services oriented to the automobile customer. The OTHC District is envisioned as a primary node for serving the general commercial needs of the Town by promoting stable and attractive retail development.

3. (OTCR) Downtown Commercial/Residential District. The Downtown Commercial/Residential District is intended to provide a complementary mix of commercial and residential development. The district is a buffer between higher-intensity development in the OTMU District and adjacent residential development south of the Specific Plan project area. High-quality, well-designed commercial, office, and residential uses are encouraged within the OTCR District.

4. (OTIC) Old Town Industrial/Commercial District. The State Route 62 Industrial/Commercial District is planned to provide a variety of industrial, light industrial, flex-tech, service commercial, and limited live-work residential development. The OTIC District encourages quality-designed, lower-intensity industrial development of smaller-scale manufacturing and assembly. The District is intended to serve as a primary node for locally serving businesses and commercial activity. By establishing streetscape elements, landscaped buffers, and quality site design, the OTIC District is envisioned to contribute to a positive visual image along State Route 62

5. (HE) Highway Environs Overlay District. The intent of the State Route 62 Highway Environs Overlay District is to provide a heightened level of discretionary review for development proposals in areas where changes in land use regulations are contemplated by the potential future realignment of State Route 62 (SR-62). The HE Overlay District ensures that future development proposals are not adversely affected by the realignment of SR-62.

4.3 Allowable Land Uses and Permit Requirements

Table 4-1 identifies the allowable land uses for each land use district that is exclusive to the Old Town Specific Plan: OTMU (Old Town Mixed-Use) district, OTHC (Old Town Highway Commercial), OTCR (Old Town Commercial/Residential), OTIC (Old Town Industrial/Commercial) and HE (Highway Environs Overlay). To determine the allowed land uses and development standards in the zones that are not exclusive to the Old Town Specific Plan, refer to applicable sections of the Yucca Valley Municipal Code.

4.3.1 Allowed Uses.

1. Allowed Land Uses. Table 4-1 identifies the uses of land allowed by this Specific Plan, and the land use permit required to establish each use.

Table 4-2 (cont'd)
General Development Standards
Requirements by Individual Zoning District

Development Feature	HE Highway Environs Overlay
Floor Area Ratio	Refer to Section 4.14
Dwelling Units (du/ac)	Refer to Section 4.14
Minimum Setbacks:	
Front (Building)	Refer to Section 4.14
Front (Parking)	Refer to Section 4.14
Side (each)	Refer to Section 4.14
Street side	Refer to Section 4.14
Rear	Refer to Section 4.14
Minimum Street Frontage	Refer to Section 4.14
Maximum Height	Refer to Section 4.14
Accessory Structures	See Section 4.10
Landscaping	See Section 4.8
Parking	See Section 4.7
Signs	See Section 4.9

4.5.1 Limitations and Exceptions to Allowed Uses and Structures

1. Limitation on Storage. No material or equipment shall be stored within the space between a street and setback line except temporarily during construction on the same parcel. No required setback area shall be used for storage of any motorized vehicle, mechanical equipment, or parts thereof, or any type of antenna except as provided in this Specific Plan.

2. Limitation on Outdoor Uses.

   a. All uses shall be conducted entirely within a completely enclosed building that is attached to a permanent foundation.

      - Exceptions: Outdoor eating, temporary retail sales, vehicle sales and rental, parking, growing plants, cut flowers, Christmas tree and pumpkin lots, and similar uses, consistent with the Yucca Valley Municipal Code.

   b. Unless screened from view consistent with Yucca Valley Municipal Code, the outside storage of equipment, materials, supplies, or tools is prohibited.

this section to preserve historically important vegetation and tree resources within the Town of Yucca Valley community.

4.8.3 Landscaping

1. Landscaping Adjacent to Streets. All street-adjacent landscaped areas shall include a combination of landscaping materials consistent with a desert climate. For properties that provide no setback, planters, potted plants, and/or other appropriate materials shall be provided.

2. Required Drought-Tolerant Landscaping. All landscaping shall be installed and maintained to minimize irrigation demand. All landscape materials, including shrubs, trees, vines, perennials, and ground cover, shall demonstrate drought-tolerant features consistent with the High Desert Water District Conservation Ordinance requirements.

4.8.4 Walls and Fences

1. Height and Location. Perimeter fences and walls that are within a front yard setback shall not exceed a height of 3 feet unless specifically allowed (by the Department Director) to be up to 6 feet high to achieve a specific screening purpose.

    - Exception: Walls adjacent to mobile home sites that front the public right-of-way shall be allowed to be up to 6 feet high, subject to the requirements of this section and with approval by the Department Director.

2. Design. The design of walls and fences shall be consistent with the overall project design and/or adjacent streetscape. Additionally, the design shall be complementary to the desert landscape.

3. Walls and Fencing. Perimeter walls and fences shall be articulated by varying the wall plane at least every 50 feet. The design of the wall shall include an appropriate mix of materials and landscaping.

4. Chain Link and Fencing. Chain link or similar fencing shall not be allowed within the public view.

4.9 Signs

Except as otherwise stated in this section, the sign standards and review procedures in Chapter 7, Division 7, Title 8, of the Yucca Valley Municipal Code, as amended, shall apply to all signs within the Old Town Specific Plan project area.

3. Odor Emissions. Noxious, odorous emissions from a substance or in a volume that is detrimental to, or endangers the public health, safety, comfort, or welfare is a public nuisance, is unlawful, and shall be modified to prevent further emissions release.

4.11.2 Electrical Interference

Activities, processes, and uses shall not operate in a manner that produces electric and/or magnetic fields that adversely affect the public health or safety, or the general welfare of the community, including interference with normal radio, telephone, or television reception from off the premises where an activity is located.

4.11.3 Light and Glare

Lights, spotlights, floodlights, reflectors, and other means of illumination shall be shielded or equipped with special lenses in such a manner as to prevent any glare or direct illumination on any public street or other property.

4.11.4 Noise

Activities, processes, and uses shall not produce noise that may be considered a nuisance or hazard on any adjacent property.

4.11.5 Vibrations

Uses that generate vibrations that may be considered a nuisance or hazard on any adjacent property shall be cushioned or isolated to prevent the generation of vibrations.

4.11.6 Outdoor Storage

Outdoor storage areas for commercial, industrial, and manufacturing uses shall be utilized only for the express purpose of the storage of material or equipment directly related to the use or activity on site. Such outdoor storage shall be fully enclosed by a masonry wall, and the stored material shall be kept below the horizontal plane of the top. Outdoor storage areas shall not be used for manufacturing, assembly, or construction of any equipment or material.

4.11.7 Parking

Parking shall be designed to provide adequate space for access and adequate on-site maneuvering. Loading facilities shall not conflict with or obstruct the proper function of parking facilities.

Off-street parking for one use shall not be considered as providing required off-street parking for any other use, except as expressly authorized by this section.

Parking facilities shall maintain adequate access and maneuverability for emergency vehicles.

b. Further promotion of the purpose and intent of this Specific Plan in terms of development quality, design, and economic opportunity; or

c. Contribution to increased employment opportunities.

Granting of additional incentives in addition to those allowed in this section shall be subject to review by, and approval of, the Planning Commission.

4.13 Development Review Procedures

4.13.1 Applicability

The procedures and regulatory provisions necessary to administer development review for applicable properties, structures, and uses within the Specific Plan area shall be subject to the requirements of the Yucca Valley Municipal Code, in addition to the provisions in this section.

4.13.2 Uses Allowed by Right

For uses designated as "Allowed" in Table 4-1 of this chapter, project applicants shall be subject to the development review procedures provided in the Town of Yucca Valley Development Code. All applicants are subject to Plan Review, and to miscellaneous permits as determined by the particular use.

4.13.3 Site Plan Review

Site Plan Review permits are intended to streamline review of development proposals that conform to the regulations and standards as set forth in this Specific Plan, but that may have characteristics that necessitate a higher level of discretionary review. Site Plan Reviews are intended to be approved at the staff level.

4.13.4 Conditional Use Permit

1. Applicability. An application for a Conditional Use Permit within the boundaries of the Old Town Specific Plan area shall be considered by the Planning Commission and Town Council in compliance with applicable sections of this chapter and the Yucca Valley Municipal Code.

2. Uses Requiring a Conditional Use Permit. Conditional Use Permits may be granted for only the following land uses or activities (in addition to those listed in Table 4-1):

   a. Denied applications appealed by the applicant;

   b. Mixed-Used development greater than 30,000 square feet;

   c. Applications for heights greater than 3 stories; and

d. Uses within the Highway Environs Overlay district, subject to the requirements of Section 4.14 of this Specific Plan.

3. Application Filing, Processing and Review

a. Exercising Approved Applications. Approved applications shall be exercised within one year of approval. Two one-year time extensions are allowed, subject to separate applications and fees, after which time a new application shall be filed with the Department Director.

b. Run with the land. A Conditional Use Permit that is valid and in effect, and was granted in compliance with the provisions of this Specific Plan, shall run with the land and continue to be valid upon the change of ownership of the land, or of any lawfully existing structure on the land. Conditional Use Permits shall run with the land as long as there is continuous use of the approved use. Any unauthorized change in use may subject the Conditional Use Permit to revocation.

4.14 Highway Environs Overlay District

4.14.1 Purpose

The purpose of the Highway Environs Overlay District is to provide for discretionary review of development proposals in areas where changes in land use regulations are contemplated because of the potential future realignment of State Route 62. The provisions of this section apply in addition to the provisions for each land use district of this Specific Plan.

4.14.2 Specific Plan Land Use Map Designator

The Highway Environs Overlay District may be combined with any base district in the Specific Plan area. The parcels applicable to the Highway Environs Overlay District shall be shown on the Specific Plan land use map.

4.14.3 Review Procedures in the HE Overlay District

1. Required Site Plan Review. For all development applications within the Highway Environs Overlay District, Site Plan Review shall be required for the establishment of any new or expanded use or structure.

a. Site Plan Review shall be in compliance with Title 8, Division 3, Chapter 3, Article 12, of the Yucca Valley Municipal Code.

2. Pre-Application Meeting. Prior to the submittal of a formal Site Plan Review Permit, a meeting with the Department Director or designee is strongly recommended to discuss the project in

detail. The purpose of this pre-application meeting is to evaluate the proposed use in consideration of the potential future realignment of Route 62.

4.14.4 Site Plan Review Procedures – Old Town Specific Plan

Site Plan Review Procedures for the Old Town Specific Plan Highway Environs Overlay shall consist of the following:

1. Tier I Site Plan Review – Staff Level Review

   Projects requiring minor site review as determined following the Site Plan Review Permit application shall be reviewed at the staff level. The Community Development Director may impose conditions of approval for the approval of the Site Plan Review Permit.

   At the discretion of the Department Director, Tier 1 Site Plan Review may be referred to the Development Review Committee or the Planning Commission.

2. Tier II Site Plan Review – Development Review Committee

   At the discretion of the Department Director, Site Plan Review may be referred to the Development Review Committee, as determined following the submittal of a Site Plan Review Permit application.

   In its Tier II Site Plan Review, the Development Review Committee may impose conditions of approval.

   The following activities shall require Tier II Site Plan Review:

   - Mixed-use projects of 30,000 square feet or less
   - Projects appealed after Tier I review

   Site Plan Review Permits denied during Tier II review may be appealed to the Planning Commission at the discretion of the applicant.

3. Tier III Site Plan Review – Planning Commission Review

   At the discretion of the Department Director or the Development Review Committee, Tier I and Tier II projects may be referred to the Planning Commission. The following activities shall require Tier III Site Plan Review:

   - Mixed-use projects greater than 30,000 square feet;
   - Projects requesting density/intensity bonus;
   - Staff-referred projects; and
   - Projects appealed from the Development Review Committee.

4.14.5 Development Regulations

Development regulations and additional conditions of approval for the Highway Environs Overlay District shall be specified by a Site Plan Review Permit or shall be those of the base district with which the HE Overlay district is combined.

4.14.6 Expiration of HE Overlay District and Renewal

The adoption of the Old Town Specific Plan shall establish the Highway Environs Overlay District. Upon the determination of the future alignment of State Route 62 and acquisition of associated rights-of-way, the provisions of the HE Overlay District shall be terminated.

4.14.7 Re-submittal of Development Proposals

Notwithstanding the provisions of this section, a permit application that has been denied, or approved subject to conditions unacceptable to the applicant, may be resubmitted on or after the effective expiration date of the Highway Environs Overlay District.

CHAPTER 6: ADMINISTRATION AND IMPLEMENTATION

The development and/or redevelopment of Old Town Yucca Valley Specific Plan project area will be a multi-year effort. The preferred land use development concept and associated improvements necessary are envisioned to occur over a 20-year period. Therefore, future development and/or redevelopment in the Specific Plan area will be dependent upon and responsive to prevailing market conditions, making it challenging to forecast the timing and extent of future conditions.

6.1 Applicability

The provisions of this chapter are applicable to development activity and land use within the boundary of the Old Town Yucca Valley Specific Plan. The regulations, development standards, and guidelines as contained in the Specific Plan, shall apply in their entirety to the review of new development proposals. However, for review of proposals to modify existing development, existing site conditions may constrain the extent to which the Specific Plan development standards and guidelines can be met. Acceptable accommodations of existing development are noted where applicable.

6.2 Amendments to the General Plan

Concurrent with adoption of the Old Town Yucca Valley Specific Plan, the Town of Yucca Valley Comprehensive General Plan shall be modified by amendment to provide consistency between the General Plan and Specific Plan. The following amendments to the General Plan shall ensure consistency:

- Amending the General Plan
  - Land Use Element – designate area as Specific Plan (SP)
  - Circulation Element – Update Map to include revised circulation

6.3 Amendments to the Zoning Code and Map

The Zoning Classifications in the Old Town Yucca Valley Specific Plan area existing before adoption of the Specific Plan, including a mixture of commercial, light industrial, and residential use classifications, shall be repealed within the Specific Plan area. The zoning map shall be amended to indicate the new Old Town Yucca Valley Specific Plan zoning classification "SP," including the OTMU, OTHC, OTIC, OTCR, and HE districts. (See Chapter 3 for more information on the zoning districts.)

TOWN OF YUCCA VALLEY

COMMERCIAL DESIGN GUIDELINES

Community Development Department
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TOWN OF YUCCA VALLEY
COMMERCIAL DESIGN GUIDELINES

TABLE OF CONTENTS

		Page
A.	**Purpose** The design guidelines addressed in this section are intended as a reference framework to assist developers and project designers in understanding the Town's goals and objective for high quality development within the commercial land use districts.	2
B.	**Applicability** This section describes the manner in which the design guidelines should be applied to new and existing development.	3
C.	**Elements of Project Design** This section addresses desirable elements of the commercial project design, as well as undesirable elements that should be avoided.	3
D.	**Architectural Styles** This section provides a framework of common architectural design elements that best reflect the Town's "desert southwestern" character. Architectural guidelines outlined in this section are intended to be used as guidelines and allow flexibility and to promote creativity.	4
E.	**Designs Elements**	
	Colors	9
	Building Entries	9
	Building Height	10
	Building Mass/Scale	11
	Building Finishes and Detailing	12
	Roofs	13
	Awnings	14
	Materials	14
	Architectural Details	14
	Walls and Fences	15
	Focal Points	16
Glossary		18

A. PURPOSE

The design guidelines are intended to assist developers and project designers in understanding the Town's goals and objectives for achieving, enhancing, and or maintaining high quality development within commercial land use districts. Specifically, this is aimed at achieving the following:

- to promote the desired character and a shared vision of future development within the Town's commercial districts;
- to provide clear design guidance for citizens, developers, engineers, architects, landscape architects and other professionals in preparing development and construction plans;
- to provide guidance to Town staff, the Planning Commission and the Town Council in reviewing and evaluating future development projects within commercial land use districts;
- to provide minimum standards for development while allowing the greatest degree of flexibility and creativity;
- to implement the Community Design and Scenic Highway Elements of the General Plan and to reflect the issues raised in the "Visions and Planning Recommendations for the Gateway Area of Yucca Valley";
- to enhance/create a positive image along State Routes 62 and 247;
- to promote complimentary and harmonious development adjacent to existing commercial development.

The guidelines addressed in this document apply to proposed commercial projects, including new projects, additions, renovations, remodels and other related projects requiring building permits.

The text and photo illustrations contained herein are not intended to dictate solutions and or limit creativity. They are general and may be applied by Town staff with some flexibility in their application to specific projects. Beyond the guidelines, creative adaptation and innovation are encouraged, provided the proposed development plan also adheres to general design principles to the greatest extent possible. Pre-submittal review of development plans and design concepts prior to formal submittal is encouraged to assist developers and other project proponents in realizing the goals established within these design guidelines.

B. APPLICABILITY

New or Replacement
The provisions of this document should apply to all new commercial development within the Town's commercial land use districts and where any Conditional Use Permit, Site Plan Review, or Land Use Compliance Review is required, except projects that are under the regulation of an approved Specific Plan.

Existing
Any alteration to the exterior of a building, material or storefront that involves a Building Permit shall adhere to the provisions of this document.

Change in color to an existing building shall be consistent with the colors section under Design Element of these Guidelines.

Prior to the painting of an existing commercial building, the color scheme shall be approved by the Planning Division. Colors that are tan, light brown, off-white, any muted or soft earth tones can be approved at the staff level. The Director may forward a proposed color scheme to the Planning Commission for review and approval.

C. ELEMENTS OF PROJECT DESIGN

Desirable Elements of Project Design
Community development proposals are evaluated based upon the thoughtful consideration of community design principles and the various project elements that implement them and adjacent development.

The most desirable qualities and design elements for commercial projects include:

- cohesiveness of scale and overall character with adjacent structures and sites
- multi-planed, pitched roofs
- significant wall articulation (canopies, insets, wing walls, trellises)
- richness of surface and texture
- roof overhangs, arcades
- regular or traditional window placement and rhythm
- color which complements the natural desert setting

Undesirable Elements
Elements that should be minimized or avoided include:

- square, "boxlike" structures
- large blank, unarticulated wall surfaces
- highly reflective surfaces
- metal siding on the main facade
- gray concrete precision block walls
- plastic siding
- primary, bright, or fluorescent colors

D. ARCHITECTURE STYLES

Yucca Valley's unique desert environment and historic influences can be maintained through an adherence to southwestern and other similar architectural styles. Those that best reflect the character of the community can be defined as Desert Western, Ranch, Mission, Mediterranean, Santa Fe and Southwest architecture. Contemporary designs, including a 50's era look or that are responsive to local climatic conditions and are consistent with these architectural design principles are not precluded; however, such designs must provide sufficient quality of design and materials to assure they meet the aesthetic goals of the community and complement development within the immediate area surrounding the project site.

Construction should represent any chosen style through appropriate detailing and proper application of materials. A consistent architectural style should be used for a building and elements that relate to it, such as trellises, planters, etc. Multi-building projects should also use a consistent architectural style throughout the project. While specific architectural styles are not dictated by the Development Code, the desert western, ranch, and modern composite styles predominate throughout Yucca Valley and should be emulated to keep Yucca Valley's unique "sense of place". "High tech" or styles using simple shaped structures with unarticulated or plain surfaces and insubstantial materials to create stark visual effects should be avoided.

The following photo illustrations are just a few architectural styles:

Western Architecture

Background
The migration westward brought us a form of Architecture we call "western". The structures were usually built with wood, were simple and were quickly constructed, and normally had front parapets which were stepped or sculptured to provide interest and signboards. This form of architecture is present throughout the west where quickly constructed "boomtowns" sprung up to accommodate the miners, ranchers, and farmers demands.

The western movie set at Pioneertown which was constructed in the 1950's and the historical presence of many miners and ranchers in the area make this an architectural style with a strong background within the Morongo Basin.

The following photo illustrations provide just a few examples:

Illustration #1

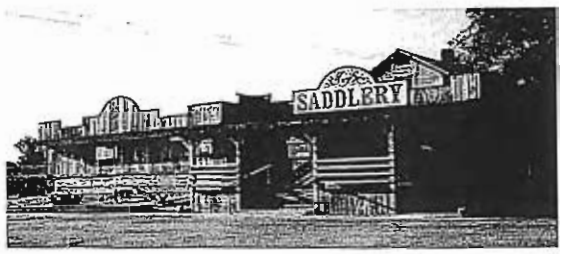


Illustration #2

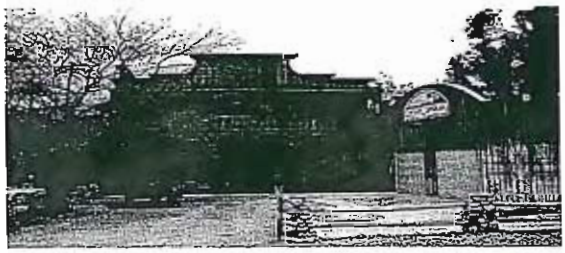


Illustration #3

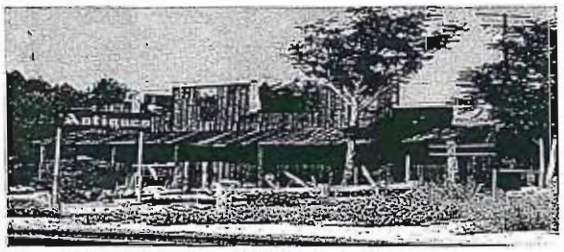


Illustration #4

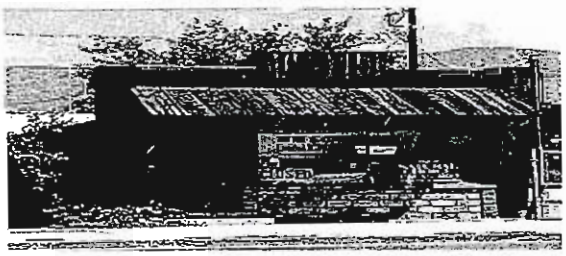


Illustration #5

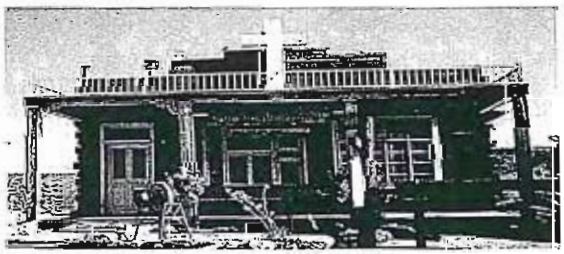


Illustration #6

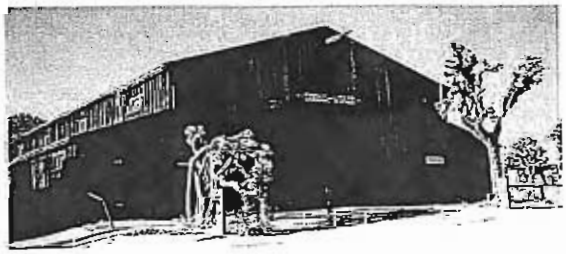


Illustration #7

Illustration #8

Southwest/Santa-Fe Architecture

The first and most primitive structures of the Southwest desert region are represented by the adobe and mud structures of the Pueblo cultures. These structures are simple, and essentially pure in form and function. The Morongo Basin has many early structures which represent this style and construction technique. The following pictures show modern efforts to duplicate this form.

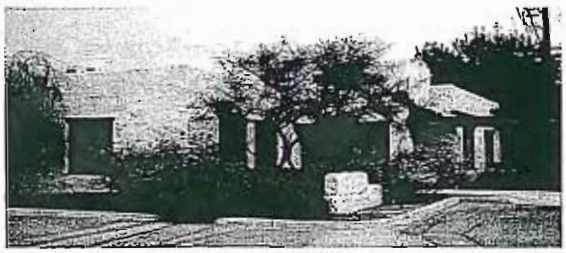


Illustration #9

Illustration #10

Illustration #11

Illustration #12

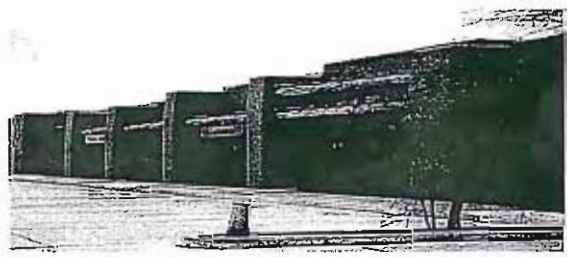


Illustration #13

Illustration #14

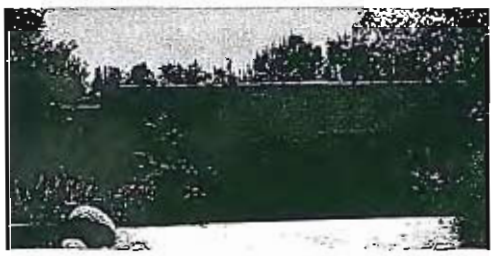


Illustration #15

Composite Architecture

The historical multi-cultural influences on the Southwest desert region have resulted in a composite form in building design which is not pure in form but offers sound solutions for desert structures. The following group of pictures represents this composite architecture, its western influence, and strong awareness of the desert environment.

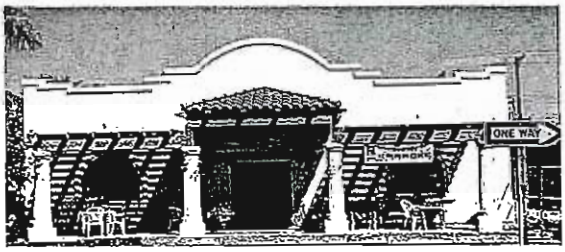


Illustration #16

Illustration #17

Illustration #18

Illustration #19

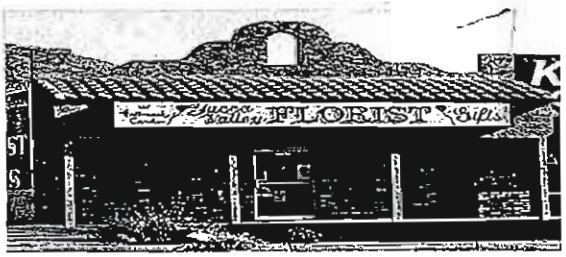


Illustration #20

Illustration #21

Illustration #22

Illustration #23

Illustration #24

Illustration #25

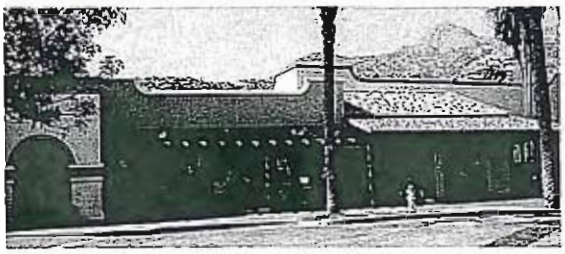


Illustration #26

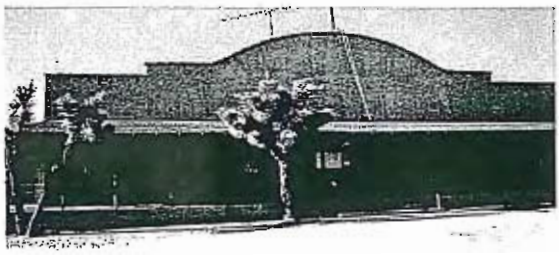


Illustration #27

Ranch Architecture

The Ranch style of structure in commercial building is basically a variation of the traditional residential design of housing in rural areas. The commercial version usually has pitched roofs which extend to provide protected walkways and porches held up with posts, use a variety of materials, and offers good protection from the desert elements. The following pictures provide examples of commercial ranch architecture.

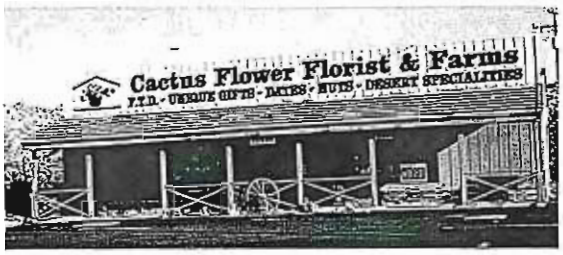


Illustration #28

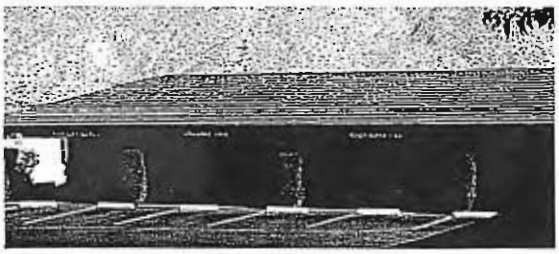


Illustration #29

Illustration #30

Illustration #31

Illustration #32

E. DESIGN ELEMENTS

An architectural framework that is based on common design elements creates an integrated community, while also allowing each project to express its own distinct character. The text and illustrations provided below are intended to serve as departure points for creative architectural innovation and adaptations.

Colors

1. Colors should be chosen from the attached color palettes Primary, bright and fluorescent colors or any variation should be avoided. Sharp contrast in colors should also be avoided. Color changes shall be reviewed and approved by the Planning Division. If the proposed colors are bright, bold, unusual or sharply contrast with surrounding businesses, desert or other colors on the building the Planning Division may forward the request to the Planning Commission for approval.

2. Dominant colors should be derived from earth tones and natural building materials. Subtle hues, including shades of brown and beige, sandy pink, peach, and terra cotta red should be encouraged.

3. Colors should be used to "tie together" all the building's parts, including the storefront, windows, doors, and cornices.

4. Colors should complement the natural desert setting.

5. Large areas of one color, without the use of color accents, should be avoided.

Building Entries

1. Building entryways should provide for well defined, safe, and unobstructed pedestrian access.

2. Entries should be integral parts of building facades and should incorporate arches, overhangs, columns, wall articulation, and/or other architectural features which distinguish it from the rest of the building.

3. Entryways should be easily identifiable to pedestrian and vehicular traffic. Exterior enhancements, including entry porticos, landscaping, pedestrian walkways, textured paving materials, benches, and/or other similar treatments should be used to direct pedestrians to the entry and enhance the appearance of the structure. The following illustrations are examples of textured paving:

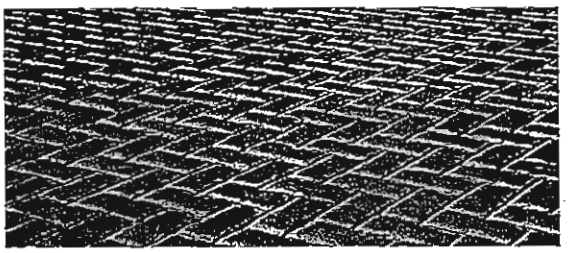


Illustration #33

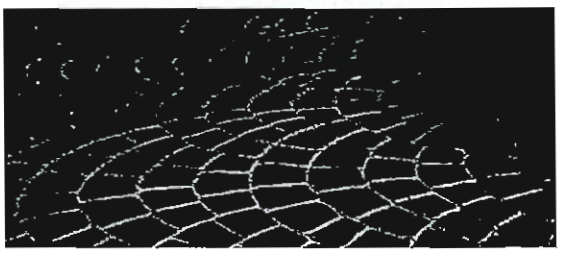


Illustration #34

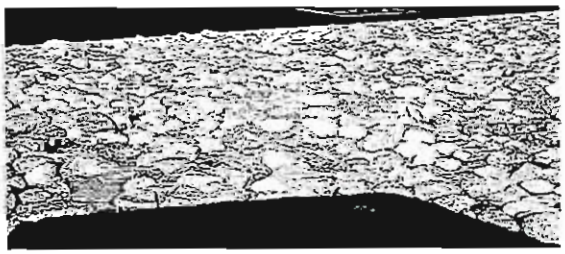


Illustration #35

Illustration #36

Building Height

1. Heights of structures should be compatible with that of surrounding development. New development shall "transition" from the height of adjacent development to the maximum height of the proposed structure. Illustration #37 illustrates similar or complementary roof line whereas Illustration #38 shows an example of building design and roof line that does not transition or compliment one another.

Illustration #37

Illustration #38

2. Heights of structures should not overwhelm the streetscape, and should be compatible with adjacent open space and adjacent structures. Structures that are adjacent to the street should be single-story buildings where the topography of the lot is 5 foot or higher in grade than the adjacent street. Additional street setbacks and/or enhanced facade and roofline articulation may be required for two-story structures, depending on height and scale of building.

3. Building heights shall not exceed standards established for each district set forth in the Town's Development Code.

Building Mass/Scale

Scale refers to the relationship between the size and mass of a new structure and that of adjoining structures, as well as the size of the new building in relation to the human scale.

1. The scale of buildings shall be carefully related to adjacent structures and pedestrian areas, such as plazas and courtyards. Clusters of buildings should be of similar scale and mass.

2. The scale of buildings shall be generally consistent throughout a development, except where anchor or major tenants require larger building areas.

3. Blank, unarticulated walls at the ground floor level emphasize the mass of a building and should be avoided, to the greatest extent practical. Illustration #39 and #40 illustrates an unarticulated structure that is often referred to as "box like".

Illustration #39

Illustration #40

4. Design must be sensitive to all elevations of a building. Special attention should be given to those elevations most visible to commercial patrons, the traveling public, and adjacent residential neighborhoods. The following treatments can be applied to diminish the mass and scale of large, dominating structures:

- emphasize the horizontal through the use of trim and bands of windows
- add awnings, eaves, windows, or other ornamentation to articulate building surfaces
- use a combination of complementary textures and colors to provide visual interest and warmth
- use landscape materials to soften and give relief to an otherwise bulky building (Illustration #41 and #44)
- vary the height of the building so that it appears to be divided into distinct massing elements and provides additional visual interest
- use architectural detailing, especially at the ground level, but also elsewhere on the building
- utilize windows, trellises, roof overhangs, arcades, and wall articulation to visually "break up" massive buildings (Illustration #42 and #43)
- Illustration #9 demonstrates how the use of landscaping and varying building heights can be used effectively to provide visual interest

5. Commercial development adjacent to residential areas shall incorporate residential scale to minimize land use conflicts.

Illustration #41

Illustration #42

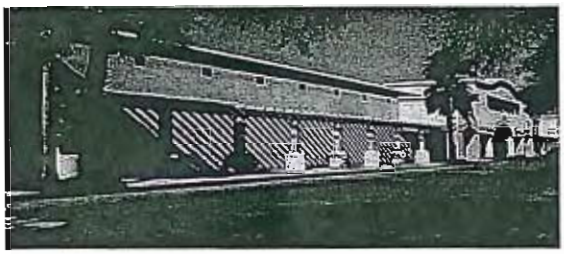


Illustration #43

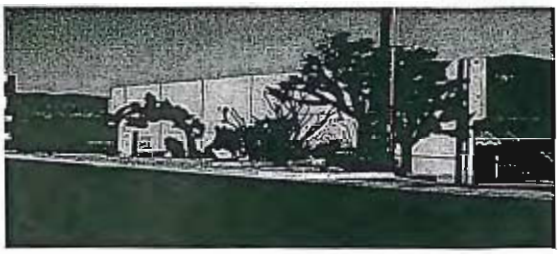


Illustration #44

Building Finishes and Detailing

Building facades should not be monotonous or have a flat, shadowless appearance on any side where feasible. No wall should have a blank, uninterrupted length exceeding 20 feet without including one of the following: change in texture, change in plane (2 foot minimum), window, lattice, tree or equivalent element, except where building is being built adjacent to an existing building and the building elevation will not be visible.

All facades should have a recognizable "base" and "top". The base should visually carry the weight of the building. A recommended rule of thumb is approximately one-eighth of the building's height, unless associated with window stem walls where it may be as little as 18 inches tall. Techniques for establishing a base include (but are not limited to): thicker walls, textured materials (e.g. tile or masonry treatments), darker colored materials, and landscaping.

"Tops" take advantage of the visual prominence of a building's silhouette and should be approximately one-twentieth of a buildings height or 12 inches (which ever is more). Techniques for clearly expressing a top include (but are not limited to): cornice treatment, roof overhangs, stepped parapets, textured materials and differently colored materials. Color "stripes" are not acceptable as the only treatment.

Roofs

1. Sloped or pitched roofs are preferred over flat roofs, except in the case of an adobe or Santa Fe style where a flat roof is acceptable. Roofs of varied pitches can be used, but should be proportionate to the building size and scale. Roof pitch for southwestern and mission style architecture is typically low. A 2:12 roof pitch (vertical rise to horizontal run) is common for main roof surfaces, except colonnades and arcades. Roof pitch may vary in keeping with the prevailing architectural style being applied. Examples of various pitched roofs can be seen in Illustrations #21, #22, #29, and #30.

2. Where flat roof construction is used, parapets and enhanced elevations shall be used to screen rooftop mechanical equipment, provide visual interest, and break up the monotony of linear rooflines. Screening materials should be consistent with and an integral part of the main structure's materials. Mechanical equipment shall be located behind the highest vertical element of the building. Examples of the use of parapets can be seen in Illustrations #1 thru #19.

3. The roofline at the top of the structure should avoid running in a continuous plane for more than 50 feet without offsetting or jogging the roof plane. The rooflines of larger buildings, especially those with greater setbacks, may exceed this amount but should be offset to break up the roofline to the greatest extent practical.

4. The following roof materials should not be used:
   - highly reflective surfaces (copper roofs may be considered)
   - illuminated roofing

5. Overhanging or exposed wooden beams contribute to the rustic, natural character of desert western architecture and should be used where appropriate. Illustrations #1, #2, #3, #5, #28 provide just a few examples.

6. Gutters, where used, shall be considered an integral part of the building design and treated with appropriate architectural details.

7. Openings which are protected by overhangs, such as arcades, colonnades and covered patios, are encouraged.

8. Roof tiles with a clay-like appearance are encouraged and may be constructed of clay, concrete, fiberglass, or other approved materials. Tiles should be uniform in color mix and ranges and shall be non-reflective for a soft, natural appearance.

Awnings

1. The use of awnings along a row of contiguous structures should be limited to awnings of the same form and location, and awning colors should be complementary and consistent. A minimum 8 foot clearance between the ground or walkway and the awning overhang shall be maintained.

2. Non-reflective awning materials, including canvas, treated canvas, matte finish vinyl and fabrics are encouraged. Plexiglas, metal, glossy vinyl, illuminated, and backlit awnings are discouraged.

3. Signs on awnings should be limited to the awning's flap (valance) or end panels of angled, curved or box awnings. Sign lettering and designs should be printed directly on the awning. All signage shall conform with the Town Development Code.

Materials

1. Materials should complement the surrounding natural environment and may include wood, smooth or textured stucco and terra cotta tile. Building materials which have a hand-crafted, natural look and feel are encouraged.

2. Metal, glass and concrete block should be limited in their use as predominant wall materials. Their more extensive use may be appropriate in some situations, depending on the overall architectural design concept.

3. A mix of complementary finish textures is encouraged to provide visual interest and variety. Examples include the use of rusticated wainscot with smoother finishes above, or a mix of split face with architectural quality precision block or smooth stucco.

4. Architectural detailing should be constructed of materials and/or painted to complement the

facade.

5. The number of colors appearing on the structure's exterior shall be limited to only three or four colors, unless otherwise approved by the Planning Division or Planning Commission during project review.

6. The use of decorative tiles, tile inserts, medallions and other trim materials is encouraged to add interest and definition to window sills, doors and building facades. Moldings or painted borders may also be used, where appropriate.

Architectural Details

1. Courtyards, patios, covered porches, and gardens are encouraged as they provide a sense of enclosure; enhance the commercial environment, and foster pedestrian activity. Such areas should offer pedestrian amenities such as fountains, benches and walkways.

2. Windows that are deeply recessed into thick exterior wall surfaces provide protection from intense sunlight and offer insulation against wind, cold, and extremes in weather. Recessed windows are an important element of all architectural styles and are encouraged.

3. Roof overhangs, deeply-recessed windows and doors, decorative iron grills on windows, and other architectural features which create shade and shadow and permit the interplay of natural light are recommended. The use of arches or galleries to create colonnades and covered patios or porches is encouraged. Heavy timber beams or trellises can also be used to provide shade.

Walls and Fences

Walls and fences are important components of urban design which perform numerous functions. Not only do they help delineate the boundaries of outdoor spaces, but they also provide effective noise buffering and visual screening effects, as well as enhanced security. Walls and fences can serve as wind barriers to protect landscaping treatments, and can create and enhance a sense of privacy.

The following is just a few examples that can be used to compliment a commercial project:

Illustration #45

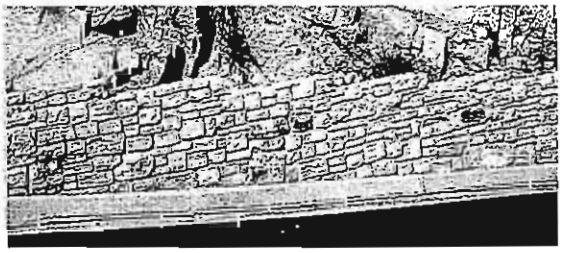


Illustration #46

Illustration #47

Illustration #48

Illustration #49

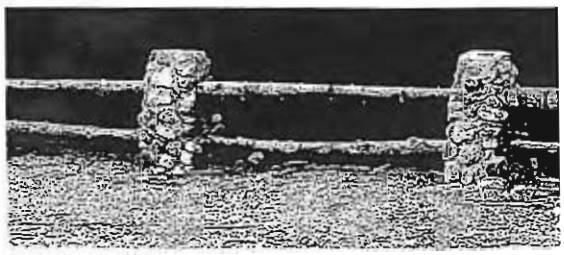


Illustration #50

Illustration #51

Illustration #52

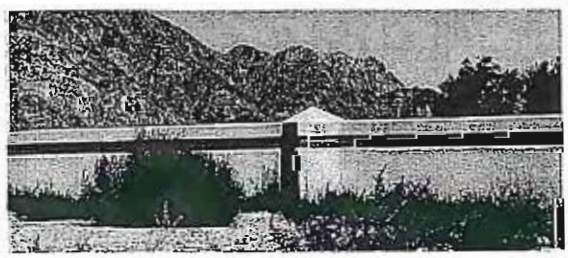


Illustration #53

1. Wall and fence materials shall consist of wood, stone or masonry construction. Ceramic tile and wrought iron should also be encouraged.

2. Wall and fence colors shall consist of desert tones, such as brown, tan, beige and sand. Other colors may be used if they are part of an approved architectural theme and color scheme. Colors shall complement the nearest buildings and structures.
3. Walls and fences should serve as unifying design elements along public streets and pedestrian corridors. They should be consistent in material, design and height in such locations.

Focal Points

1. Architectural focal points provide visual interest and can help define a sense of place within a development or along a streetscape. The use of building or design elements, such as towers, articulated rooflines, artwork, fountains, pedestrian seating areas, or landscape plantings as special focal points is encouraged. The following example is an example of simple pedestrian seating area accented with landscaping.

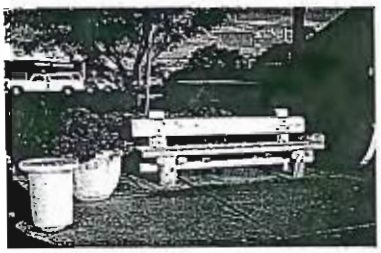


Illustration #54

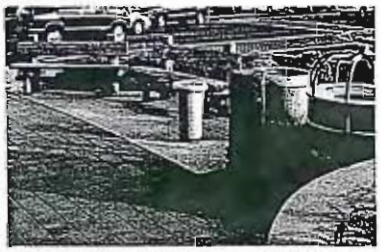


Illustration #55

Illustration #56

2. Focal point features should be located near main activity areas, building entryways or pedestrian plazas to capture existing and generate new pedestrian activity. Such elements should be integrated with the architectural style and scale of the subject and surrounding buildings.

3. Signage on towers or other highly visible architectural features should be discouraged. Refer to the Town Sign Ordinance for direction on appropriate signage placement.

GLOSSARY

Articulated. Changes in building surfaces through the use and manipulation of alternating planes, windows, arches, moldings, cornices, rooflines and other architectural elements having joints or segments which add additional depth or height to a structure.

Eaves. The projecting overhang at the lower edge of a roof.

Facade. The main face or front of a building.

Molding. An ornamental strip used to decorate a surface, especially an upper wall.

Parapet. A low, protective wall or railing along the edge of a roof, balcony, or similar structure.

Trellis. An open framework or lattice used for training vines and climbing plants.

Wainscot. A facing or paneling applied to the walls of a room or building; the lower part of a wall when finished in a material different from the upper part.

Planning Commission: August 12, 2014

TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION STAFF REPORT
BILLINGS TRANSFER

Case: ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER
THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301, EXISTING FACILITIES.

Request: PROPOSAL TO ESTABLISH A ROCK, GRAVEL AND SAND YARD, TO INCLUDE 21 BINS FOR THE STORAGE AND DISPLAY OF MATERIAL, 5 PAVED AND 5 UNPAVED PARKING SPACES AND LANDSCAPING. THE SITE IS DEVELOPED WITH A 3,200 SQUARE FOOT BUILDING.

Applicant: ROBERT BILLINGS
PO BOX 314
YUCCA VALLEY, CA 92286

Property Owner:
JOEL HUGHES
PO BOX 137
YUCCA VALLEY, CA 92286

Representative:
JAY CORBIN

Location: THE PROJECT IS LOCATED AT 55525 YUCCA TRAIL AND IS FURTHER IDENTIFIED AS APN: 586-381-04.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL /COMMERICAL (OTIC), HIGHWAYS ENVIRONS OVERLAY

Existing Zoning Designation:
THE SITE IS DESIGNATED OLD TOWN INDUSTRIAL /COMMERICAL (OTIC), HIGHWAY ENVIRONS OVERLAY

Surrounding General Plan Land Use Designations:
NORTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14 UNITS
SOUTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)

Division Approvals:
Engineering _____ Building & Safety _____ Public Works_____

WEST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
EAST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)

Surrounding Zoning Designations:

NORTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
MED HIGH DENSITY RESIDENTIAL (MHDR) 8.1-14 UNITS
SOUTH: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC),
HIGHWAY ENVIRONS OVERLAY
WEST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC)
EAST: OLD TOWN INDUSTRIAL /COMMERICAL (OTIC),
HIGHWAY ENVIRONS OVERLAY

Surrounding Land Use:

NORTH: VACANT LOT AND MOBILE HOME PARK
SOUTH: MINI STORAGE FACILITY
WEST: ROCK AND SAND YARD
EAST: RECYCLING FACILITY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE PROJECT WAS REVIEWED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301, EXISTING FACILITIES.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA 01-13

That the Planning Commission finds the project exempt from CEQA under Section 15301, existing facilities

SITE PLAN REVIEW, SPR, SPR 01-13

That the Planning Commission approves Site Plan Review, SPR 01-13, based upon the required findings and the Conditions of Approval.

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal Application filing and processing information may be obtained from the Planning Division of the Community Development Department. Per Section 83.030145 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 83.030140 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION. Proposal to establish a rock, gravel and sand yard on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, 5 paved and 5 unpaved parking spaces and landscaping.

LOCATION: The project is located at 55525 Yucca Trail and is further identified as APN: 586-381-04.

PROJECT SYNOPSIS:	**SITE COVERAGE**
PROJECT AREA:	1 acre
BUILDING AREA:	3,200 square foot existing building
PHASED CONSTRUCTION:	No
FLOOD ZONE	Map 8855, Zone A, special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined.
ALQUIST PRIOLO ZONE	No
OFF-SITE IMPROVEMENTS REQ.	No
ASSESSMENT DISTRICTS REQ.	No
RIGHT-OF-WAY DEDICATION REQ.	No
UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance No. 233, or as amended by the Town Council.
AIRPORT INFLUENCE AREA:	Located outside the Airport Influence area.
TRAILS & BIKE LANE MASTER PLAN:	Bike Route, Class III on Yucca Trail.
PUBLIC FACILITY MASTER PLAN:	No facilities on or adjacent to the project.

PARKS AND RECREATION MASTER PLAN:	No public facilities are identified for this site.
MASTER PLAN OF DRAINAGE:	No facilities on or adjacent to the project.
EROSION AND SEDIMENT CONTROL: PLAN REQUIRED	No
STREET LIGHTS:	No
SPECIFIC PLAN/ PLANNED DEVELOPMENT AREA/GENERAL PLAN SPA:	No
FUTURE PLANNING COMMISSION ACTION REQURIED	No
FUTURE TOWN COUNCIL ACTION REQURIED	No, unless appealed

II. PROJECT ANALYSIS:

General: The project proposal is to establish a rock, gravel and sand yard on a property that contains an existing 3,200 square foot structure. The project will contain 21 concrete block bins for the storage and display of material. The applicant is proposing 5 paved and 5 unpaved parking stalls.

The applicant moved onto the site and began business operations without approvals. The applicant has been preparing application materials, as well as addressing soil contamination issues which existed on the site prior to the applicants' business operations (pre-existing soil contamination). The applicant has not provided the soils investigation reports at this time. The site formerly operated as a recycling facility, and soil contamination exists on the site from batteries leaking into the soil.

The property is located in the Old Town Specific Plan. The land use tables do not specifically identify these types of facilities, but the tables do address a number of similar uses as permitted uses.

Motor Vehicle Storage Facilities
Public Utility Service Yards
Public Utility Structures and Service Facilities
Public Works Maintenance Facilities and Storage Yards
Hazardous Materials Storage

Recycling Facilities, Small Collection Facilties
Motor Vehicle Sales
Garden Center/Plan Nurseries

Based upon the above uses identified as permitted within the OTIC district, the operation of a sand, gravel, rock business which includes outside storage of materials is similar to and consistent with the uses identified above. Staff did not identify any incompatible land use issues created by the operation of this business in comparison to those identified above from the OTSP land use tables.

ADJACENT LAND USES: The site is bounded by Yucca Trail on the north and an alley to the south and east. Directly across Yucca Trail on the north is a vacant lot and to the northwest is a mobile home park. There is a rock and sand facility to the west, a recycling facility to the east and a mini-storage facility to the south.

Surrounding General Plan designations are Old Town Industrial Commercial (OTIC) and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. To the south, east and west of the project site, the General Plan designations are Old Town Industrial Commercial (OTIC).

The surrounding Zoning designations are Old Town Industrial Commercial (OTIC) and Residential Multi-Family 10 units per acre (RM-10) to the north. The properties to the south, east and west are zoned and Old Town Industrial Commercial (OTIC).

SITE CHARACTERISTICS, GRADING, SETBACKS: The project is located on a site that was previously used as a recycling facility and has an existing structure of 3,200 square feet. No grading is proposed for the project.

Setback Area:	Required	Existing Building
North:	15'	30'
South:	10'	90'
East:	None	145'
West:	None	10'

PHASING: There is no phasing proposed for the project.

BUILDING ELEVATIONS:

The existing structure is a wood framed with stucco, one story structure with a flat roof. No alterations are proposed to the building as part of the project.

The OTSP prohibits the use of chain link fencing within the OTSP. This site has been fenced with chainlink fencing materials for a number of years. The recommended conditions of approval require slats to be installed in the existing chainlink fence materials.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Yucca Trail to the north and an alley to the south and east. No off-site improvements are recommended as this project is located at an existing facility, and the existing road improvements are constructed at the appropriate locations.

The OTSP also identified a Highway Environs Overlay Zone. The Highway Environs Overlay Zone was created at that time to provide for thorough evaluation of the proposed SR 62 realignment through the Old Town area. With adoption of the General Plan in 2014, the proposed realignment of SR 62 through Old Town was eliminated. Therefore the Highway Environs zone is no longer applicable within the Old Town area. Future amendments to the OTSP should address this issue.

ASSESSMENT DISTRICTS: Staff is not recommending formation of maintenance assessment districts for this project, as this project is located at an existing facility.

CIRCULATION & PARKING: On site circulation as proposed includes one point of ingress/egress on Yucca Trail. Internal circulation provides access to required parking areas. The applicant is proposing five paved parking stalls and five unpaved parking stalls as part of the project

Rock and sand yards are not identified in the Parking Ordinance. Staff has figured the required number of parking stalls based upon the Salvage and Wrecking Yards requirement as this is the closest to the proposed use. The Salvage and Wrecking Yard requirement is one space per 5,000 square feet of lot area plus one per 300 feet of office and sales area. Staff has used the lot area requirement only to determine the number of stalls required, therefore nine (9) parking spaces are being required. All parking stalls shall be paved and striped in accordance with Ordinance 198 and parking shall meet ADA requirements.

FLOOD CONTROL/DRAINAGE: The property is located in a FEMA flood zone A, special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined.

UTILITIES: All new service lines shall be underground in conformance with Ordinance No. 233.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to go through each utility company permitting processes, including SCE for street lighting.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The

Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

LANDSCAPING: A conceptual landscape plan was provided with the application submittal. The applicant is proposing to install landscaping along Yucca Trail to include boulders, cactus and Red Yucca plants.

A final plan is required to be reviewed and approved by both the Town and Hi-Desert Water District.

ENVIRONMENTAL CONSIDERATIONS: The project was reviewed under the California Environmental Quality Act (CEQA). The project is exempt from CEQA under section 15301, existing facilities.

GENERAL PLAN CONSIDERATION: The project is designated Old Town Industrial Commercial (OTIC). This designation is intended to

The General Plan supports this project through the following goals and policies:

Policy LU 1-1
Encourage infill development to maximize the efficiency of existing and planned public services, facilities and infrastructure.

Policy LU 1-2
Require that adjacent land uses and development types complement one another.

Policy LU 1-15
Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial and industrial uses to provide employment oppurtunities and contribute to the Towns economic sustainability.

Policy LU 1-17
Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure and functionality.

CONCLUSION: Based upon the facts on the record, the project is consistent with the General Plan, the Development Code and the Old Town Specific Plan. Industrial type development was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan. The project, as designed, meets all requirements of the Development Code and no variances or deviations from adopted standards are required for approval.

SITE PLAN REVIEW FINDINGS:

1. **That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;**

The General Plan designation for this parcel is Old Town Industrial Commercial and the Zoning designation is Old Town Industrial Commercial-Highway Environs Overlay. The development of industrial type uses was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan.

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The use is consistent with the uses identified in the OTSP and is appropriate at the proposed location, as there are similar uses with primary outside storage and business operations adjacent and in proximity to the project site.

2. **That the location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;**

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The site was developed several decades ago, and has operated with outside storage and the existing building during this time period. No significant changes are proposed with this project.

3. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

No new structure construction is proposed as part of the project. The existing building is consistent with buildings in the OTIC in this area of the OTSP.

4. That the building site and architectural design is accomplished in an energy efficient manner;

The site is being developed consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

5. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;

The existing structure materials, colors, textures, height and bulk are consistent with the Development Code and OTSP standards and requirements and are consistent with surrounding development patterns.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

6. **That the development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;**

The existing structure materials, colors, textures, height and bulk are consistent with the Development Code and OTSP standards and requirements and are consistent with surrounding development patterns.

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

7. **That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;**

The proposed landscape plans indicate that a mix of cactus, Red Yucca and boulders will be installed along Yucca Trail. There are no native plants located on the site. This is consistent with Development Code requirements and compatible with surrounding development patterns.

8. **That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;**

The proposed project is located on a site with an existing wood framed with stucco, one story structure with a flat roof.

9. **That there are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;**

The project is an existing facility that is being renovated and utilities are existing on the project site.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

10. That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

On site circulation as proposed includes one points of ingress/egress along Yucca Trail. Driveway entrances are proposed at 30' and drive aisles are proposed at 26' meeting Town and Fire Department standards. Internal circulation provides access to required parking. The project contains the necessary on-site improvements as well as overall parking design and layout. A total of ten parking spaces are proposed for the project including 1 ADA designated parking space. Staff finds the project adequately parked and consistent with the Development Code and the OTSP. Existing improvements on Yucca Trail are developed to their ultimate widths.

11. That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;

The project contains one point of ingress/egress and provides sufficient parking consistent with Development Code requirements. No negative impacts created by the project have been identified, including traffic impacts.

12. That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;

The project contains one point of ingress/egress and provides sufficient parking consistent with Development Code requirements. No negative impacts created by the project have been identified, including traffic impacts.

13. That there will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;

The property is a one acre site that previously contained a recycling facility. The property has an existing structure of 3,200 square feet and has been cleared of vegetation. No negative impacts created by the project have been identified, including biological resources.

14. That there are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

The property is a one acre site that previously contained a recycling facility. The property has an existing structure of 3,200 square feet and has been cleared of vegetation. No negative impacts created by the project have been identified, including biological resources.

The site has been developed and operating in the existing configuration for years. The transition to a use which proposed outside storage of sand and rock materials is consistent with prior use of the property.

15. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan; and

The General Plan designation for this parcel is Old Town Industrial /Commercial and the Zoning designation is Open Space. The development of industrial uses was anticipated and planned for on this project site with adoption of the General Plan, and the development meets and satisfies the goals, policies and implementation strategies of the General Plan.

The site is bounded by Yucca Trail to the north and an alley to the south and east. The property is surrounded by a rock and sand yard to the west, a recycling facility to the east and a mini-storage facility to the south. A vacant parcel and a Mobile Home Park are across Yucca Trail to the north.

Surrounding General Plan designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to the east, west and south of the project site are designated Old Town Industrial Commercial.

The surrounding Zoning designations are Old Town Industrial Commercial and Med High Density Residential (MHDR) 8.1-14 units per acre to the north. The properties to

the east, west and south of the project site are designated Old Town Industrial Commercial.

The project is located on a property that is developed with an existing structure consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

The existing structure is a wood framed with stucco, one story structure with a flat roof.

The project is located at an existing facility and utilities are existing on the project site.

Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.

Electrical services are provided by Southern California Edison. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley. Solid waste services are provided by Burrtec Inc. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

On site circulation as proposed includes one point of ingress/egress along Yucca Trail. Driveway entrances are proposed at 30' and drive aisles are proposed at 26' meeting Town and Fire Department standards. Internal circulation provides access to required parking. The project contains the necessary on-site improvements as well as overall parking design and layout.

A total of ten parking spaces are proposed for the project including 1 ADA designated parking spaces. No negative impacts created by the project have been identified, including biological resources.

16. **That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.**

The project, as designed, complies with the standards and requirements set forth in the Yucca Valley Development Code, OTSP and the adopted General Plan policies, as identified and set forth in this Staff Report.

Attachments:

1. Application Materials
2. Standard Exhibits
3. Site Plan & Preliminary Landscape Plan
4. General Plan Land Use Policies
5. Notice of Exemption

TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13
BILLINGS TRANSFER, INC

This approval is for the development of a rock, gravel and sand yard on a property that contains an existing 3,200 square foot building. The project includes 21 concrete block bins for the storage and display of material, 5 paved and 5 unpaved parking spaces and landscaping. The project is located at 55525 Yucca Trail, APN: 586-381-04.

GENERAL CONDITIONS

G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.

G2. This Site Plan Review shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

SPR 01-13 Approval Date: August 12, 2014
SPR 01-13 Expiration Date: August 12, 2017

G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency,

MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.

G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.

G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).

G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.

G9. During construction, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system

G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be

limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

G13. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents

G14. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

G15. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.

G16. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.

G17. Prior to any work being performed within the public right-of-way, the Project proponent shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

G18. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

G19. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.

G20. The Town may allow phased constructed of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.

G21. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

G22. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

G23. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.

G24. The street design and circulation pattern of this project shall be coordinated with adjoining developments.

G25. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

PLANNING CONDITIONS

P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.

P2. Utility undergrounding shall be in accordance with Ordinance 233, or as amended.

P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.

P4. Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by Hi-Desert Water District. The Landscape and Irrigation review requires a separate application and a current Town fee of $685. **The final Landscape and Irrigation Plan shall be reviewed and approved by the Planning Commission prior to the issuance of any permits.**

P5. **Applicant shall construct a trash enclosure in compliance with Ordinance 40 of the Town's Development Code.**

P6. **The applicant shall pay their portion of the Gateway Reimbursement District in the amount of $15,039.**

P7. Parking and on-site circulation requirements shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive and/or fire lanes shall be clearly designated.

a) Any occupancy, which requires additional parking that has not been provided for through this Site Plan Review, shall not be approved until a revision is submitted for review and approval showing the additional parking.

b) All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said

marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.

c) All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.

d) A minimum of nine (9) parking spaces shall be provided.

P8. The applicant shall install slatting in the chain link fence surrounding the project.

P9. Applicant shall return to the Planning Commission within 90 days for review of the soils investigation report.

ENGINEERING CONDITIONS

E1. **The Applicant's engineer shall provide a signed and stamped letter certifying that the proposed improvements will not adversely affect the floodway. Pursuant to the Town's Floodplain Ordinance, not causing an adverse affect means the cumulative effect of the proposed development when combined with all other all other existing and anticipated development will not increase the water surface elevation of the base flood one foot or more. As part of the Floodplain Ordinance the Flood Plain Administrator is required to notify state and federal agencies of development within the floodplain if the Base Flood Elevation is changed due to physical alterations. The Applicants engineer shall be responsible to provide backup information, if requested by such state and federal agencies, supporting his certification.**

E2. **The applicant shall apply for a Town encroachment permit for any new driveways proposed with the development.**

E3 Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.

E4. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.

E5. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.

E6. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.

E7. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.

E8. The Applicant shall observe the construction and operation of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

E9. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. The location of the septic system shall be shown on the project grading plans. **It shall be the developer's responsibility to ensure that the location of the septic system and any proposed underground stormwater collection system meet applicable codes related to separation distances.**

E10. It is understood that the Site Plan Review plans correctly show all existing easements, traveled ways and drainage courses, and that their omission may require the Site Plan Review plans to be resubmitted for further consideration.

E11. All street closures must be approved by Town Council action.

E12. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

Site Plan Review Application

Date Received 2-7-13
By Robert
Fee 1,500
Case # SPR 01-13
EA # EA 01-13

General Information

APPLICANT Billings Transfer, Inc Phone _____ Fax 866-533-1233

Mailing Address PO Box 314 Email billingstransfer@yahoo.com

City Yucca Valley State CA Zip 92286

REPRESENTATIVE _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ ZIP _____

PROPERTY OWNER Joel Hughes Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Project Information

Project Address 55525 Yucca TR Assessor Parcel Number(s) 058 638-104

Project Location South side of Yucca TR, West of Hopi TR.

Project Description: Rock, gravel and Sand display and Sales

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   Approximately one acre, Parcel map attached
2. Existing site zoning: OTI/C 3. Existing General Plan designation: OTI/C(SP)
4. Precisely describe the existing use and conditlon of the site: _____
5. Existing Zoning of adjacent parcels:

   North OTI/C South OTI/C East OTI/C West OTI/C

6. Existing General Plan designation of adjacent parcels:

   North OTI/C South OTI/C East OTI/C West OTI/C

7. Precisely describe existing uses adjacent to the site: Recycling center, mini storage; Commercial and industrial uses.
8. Describe the plant cover found on the site, including the number and type of all protected plants: One Cottonwood tree

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes	Maybe	No		
☐	☐	☒	9.	Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
☐	☐	☒	10.	Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
☐	☐	☒	11.	Is the site within a resource area as identified in the archaeological and historical resource element?
☐	☐	☒	12.	Does the site contain any unique natural, ecological, or scenic resources?
☐	☐	☒	13.	Do any drainage swales or channels border or cross the site?
☐	☐	☒	14.	Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
☐	☒	☐	15.	Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. **Commercial, Industrial, or Institutional Projects:**
   A. Specific type of use proposed: Rock, gravel and sand display/sales
   B. Gross square footage by each type of use: _____
   C. Gross square footage and number of floors of each building: 3200 S.F. one floor
   D. Estimate of employment by shift: 1-2, generally daytime hours
   E. Planned outdoor activities: Display of rock, gravel and sand
2. Percentage of project site covered by: (Current / Proposed)
   2/5 % Paving, 3/3 % Building, 0/5 % Landscaping, 0/5 % Parking
3. Maximum height of structures 14 ft. _____ in.
4. Amount and type of off street parking proposed: 5 paved (1 ADA) / 5 unpaved
5. How will drainage be accommodated? Drainage toward Southwest portion of property
6. Off-site construction (public or private) required to support this project: None.
7. Preliminary grading plans estimate 0 cubic yards of cut and 0 cubic yards of fill
8. Description of project phasing if applicable: N/A
9. Permits or public agency approvals required for this project: Town SPR
10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) No

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes	Maybe	No	
☐	☐	☒	A. Emit dust, ash, smoke, fumes or odors?
☐	☐	☒	B. Alter existing drainage patterns?
☐	☐	☒	C. Create a substantial demand for energy or water?
☐	☐	☒	D. Discharge water of poor quality?
☐	☐	☒	E. Increase noise levels on site or for adjoining areas?
☐	☐	☒	F. Generate abnormally large amounts of solid waste or litter?
☐	☐	☒	G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
☐	☐	☒	H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
☐	☐	☒	I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: _____ Date: 2-6-13

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signed: Scott Belcher

Date: 2-16-13

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____

to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: [signature]

Dated: 2-16-2013

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: $ 1,500

Applicant's Signature Robert Billings Date: 2-6-13

Applicants Name Robert Billings
(Please print)

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 55525 Yucca Tr.

Cross street: Hopi Tr.

Date this Disclosure Statement is completed: 2/6/13

Name of Applicant: Billings Transfer, Inc.

The Applicant is a:

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☒ Corporation
- ☐ None of the above

Information for LLC, Partnership, Corporation

Name Robert Billings Phone 760.910.4425 Fax _____

Mailing Address PO Box 314 Email billingstransfer@yahoo

City Yucca Valley State CA Zip 92286

State of Registration CA

Managing member(s), General Partner(s) officer(s)

Name Jana Billings Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name Robert Billings Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Owner is a:

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☐ Corporation
- ☒ None of the above

Information for LLC, Partnership, Corporation

Name_____ Phone _____ Fax_____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name_____ Phone _____ Fax_____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name_____ Phone _____ Fax_____

Mailing Address_____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name_____ Phone _____ Fax_____

Mailing Address_____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow): N/A

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☐ Corporation
- ☐ None of the above

Information for LLC, Partnership, Corporation

Name_____ Phone _____ Fax_____

Mailing Address _____ Email_____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name_____ Phone _____ Fax_____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name_____ Phone _____ Fax_____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name_____ Phone _____ Fax_____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien _____

B. Date of the deed of trust or lien. _____

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

_____
Signature

Print Name:_____

Title:_____

Date of signing:_____

Location:_____

HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated:_____

_____
Applicant/Representative printed name

_____
Applicant/Representative signature

February 6, 2013

Planning Division
Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284

RE: **Site Plan Review (SPR)**
APN 058 638 104
Billings Transfer Inc.

Dear Planning Division:

Attached is the Site Plan Review application for my rock and gravel storage yard.

At this time I have a contract with Earth Systems to conduct soils testing of the site and anticipate results of their investigation to be completed within 30 days. It is my intention to mitigate any environmental issues prior to the planning commission's review of my application. I will be in contact with you as progress is being made on the mitigation plan.

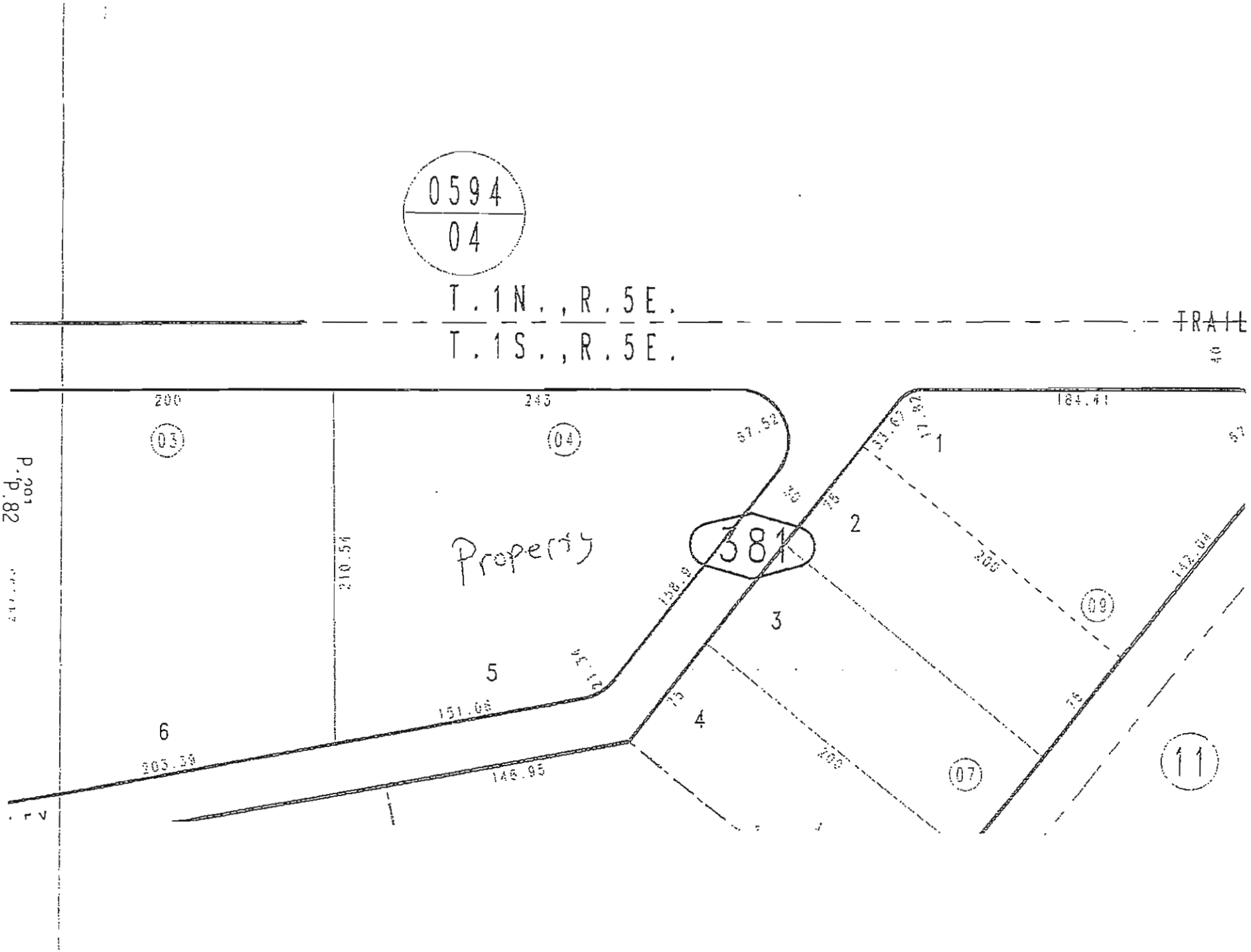
A site plan is currently being developed. It will depict the five paved (one to ADA standards) and five unpaved parking stalls. Landscaping will be proposed along the Yucca Trail frontage utilizing drought tolerant plants. Materials will be stored in bins to minimize visual impact; bins will be 12' wide x 15' deep and 6' high.

If additional information is required, please contact me at 760.910.4425.

Sincerely,

Rob Billings, Owner

Billings Transfer, Inc.
PO Box 314
Yucca Valley, CA 92286

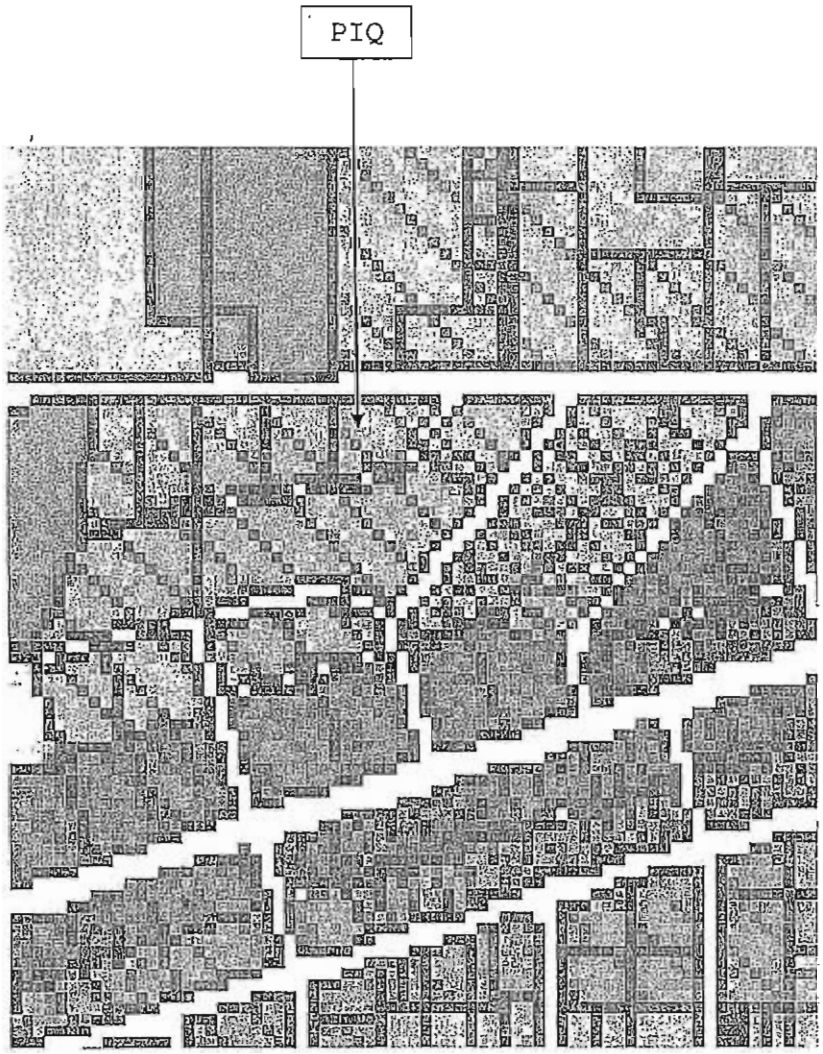

0594
04
T.1N.,R.5E.
T.1S.,R.5E.
TRAIL
200
243
184.41
57.52
33.67
17.82
1
2
3
4
5
6
Property
381
210.54
158.9
151.08
146.95
203.39
142.04
200
75
03
04
07
09
11

P.201
P.82

Yucca Trail
Yucca Trail
Yucca Trail
Yucca
Trail
Traffic
Map

TOWN OF YUCCA VALLEY

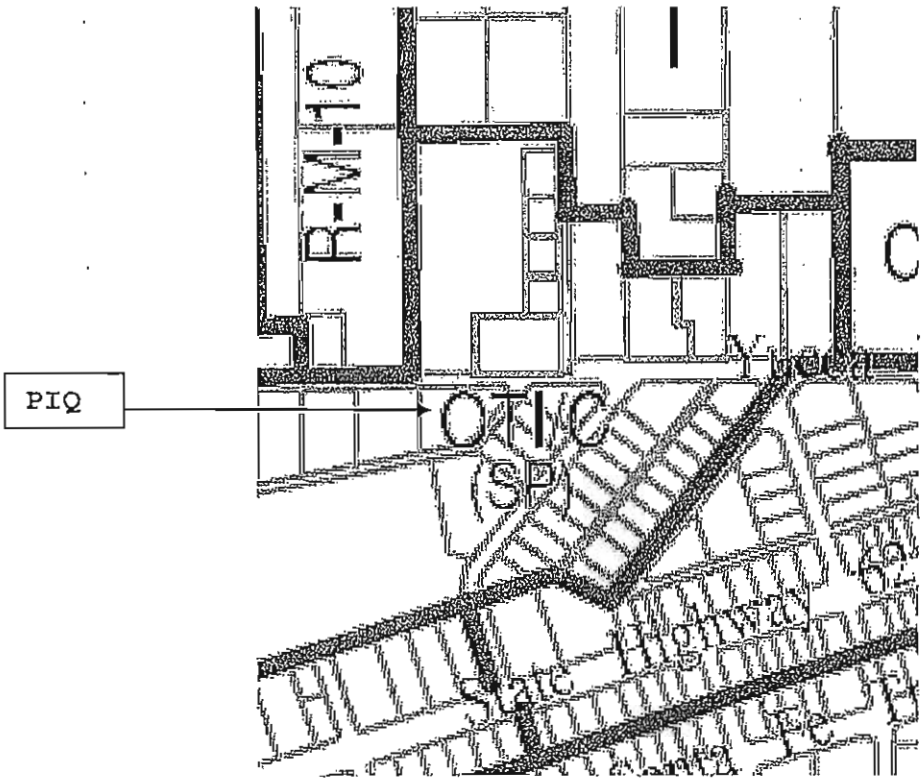
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

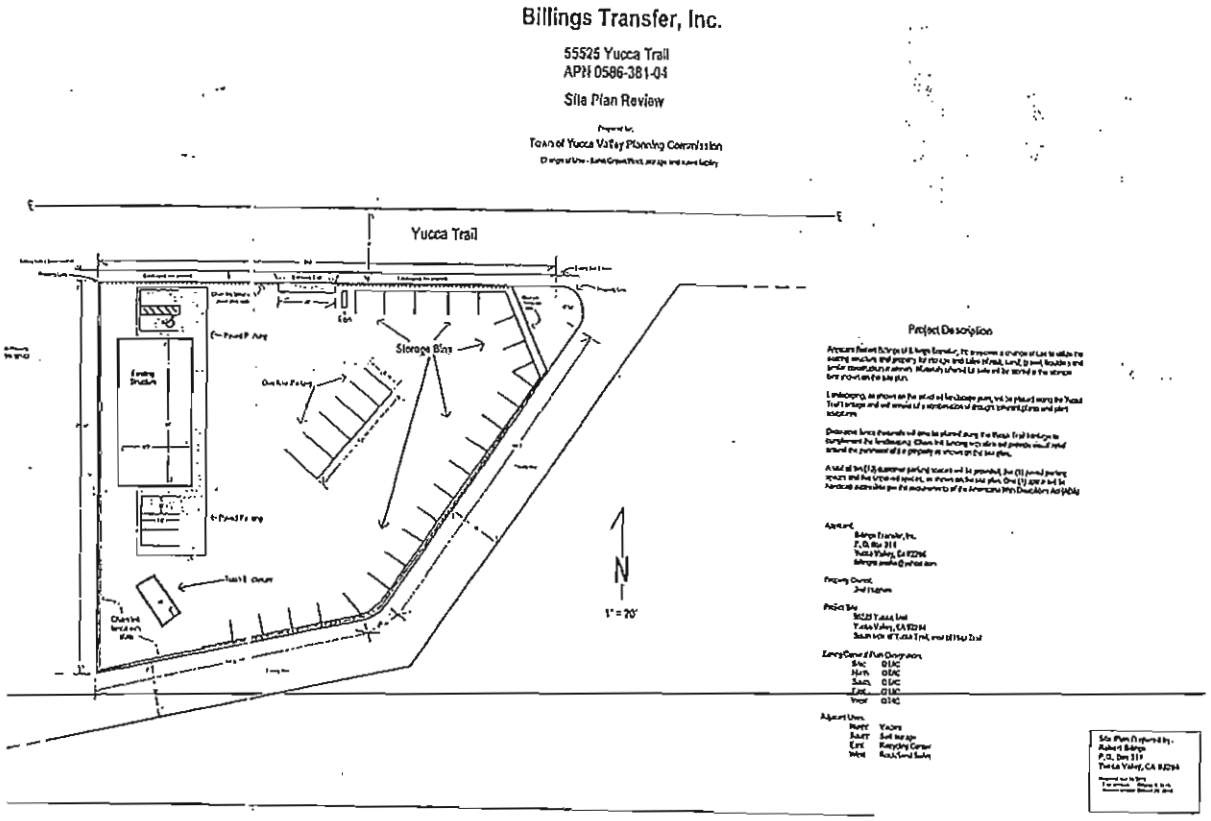
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



ZONING MAP

TOWN OF YUCCA VALLEY

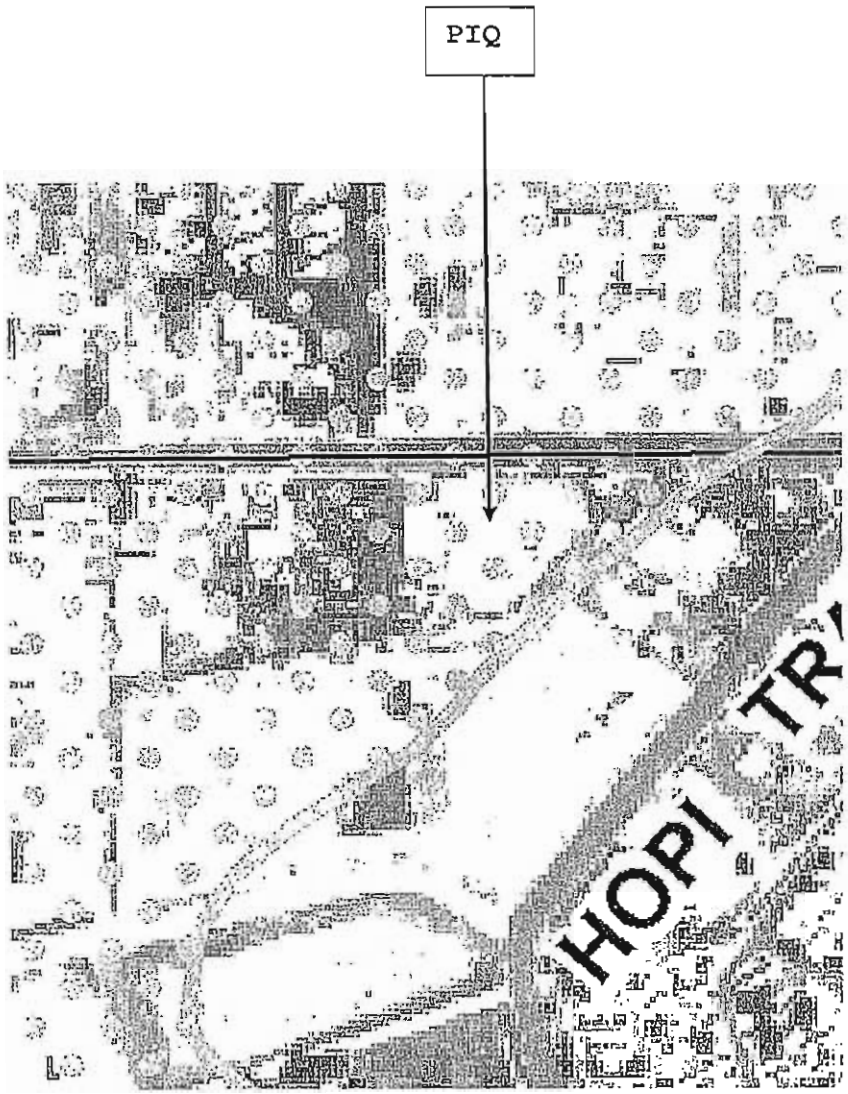
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



SITE PLAN

TOWN OF YUCCA VALLEY

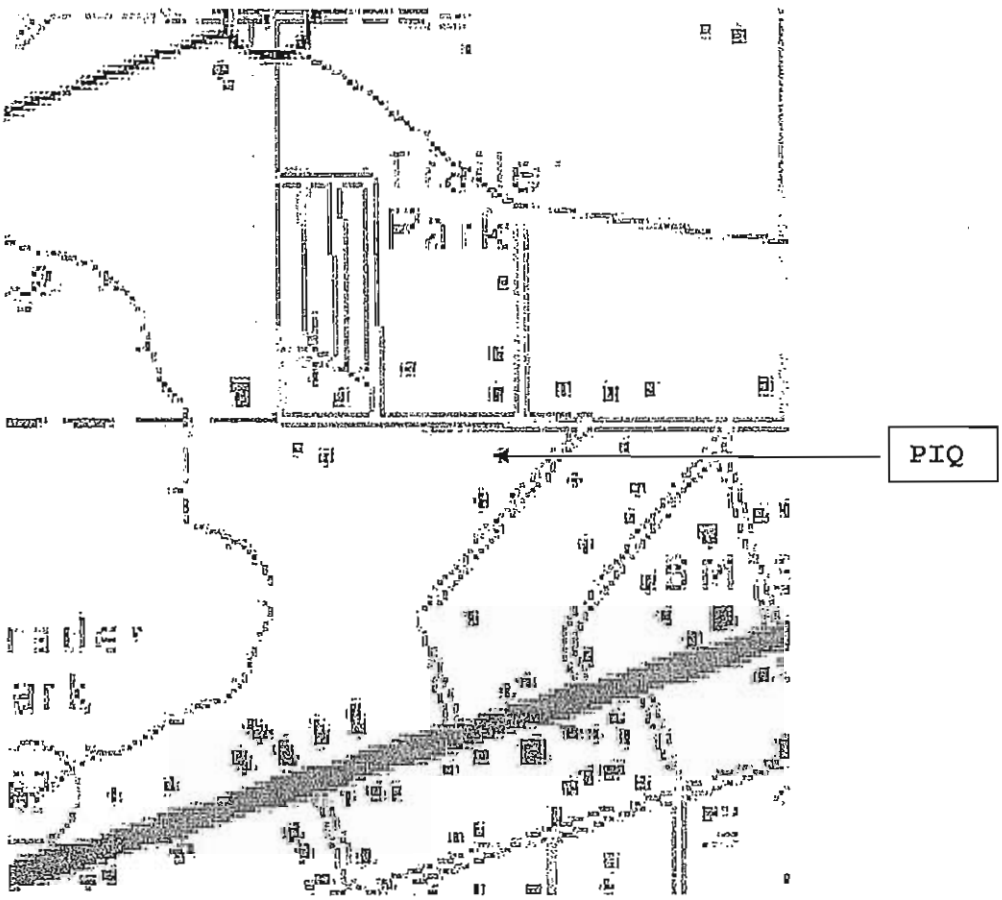
PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



FEMA FLOOD MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER



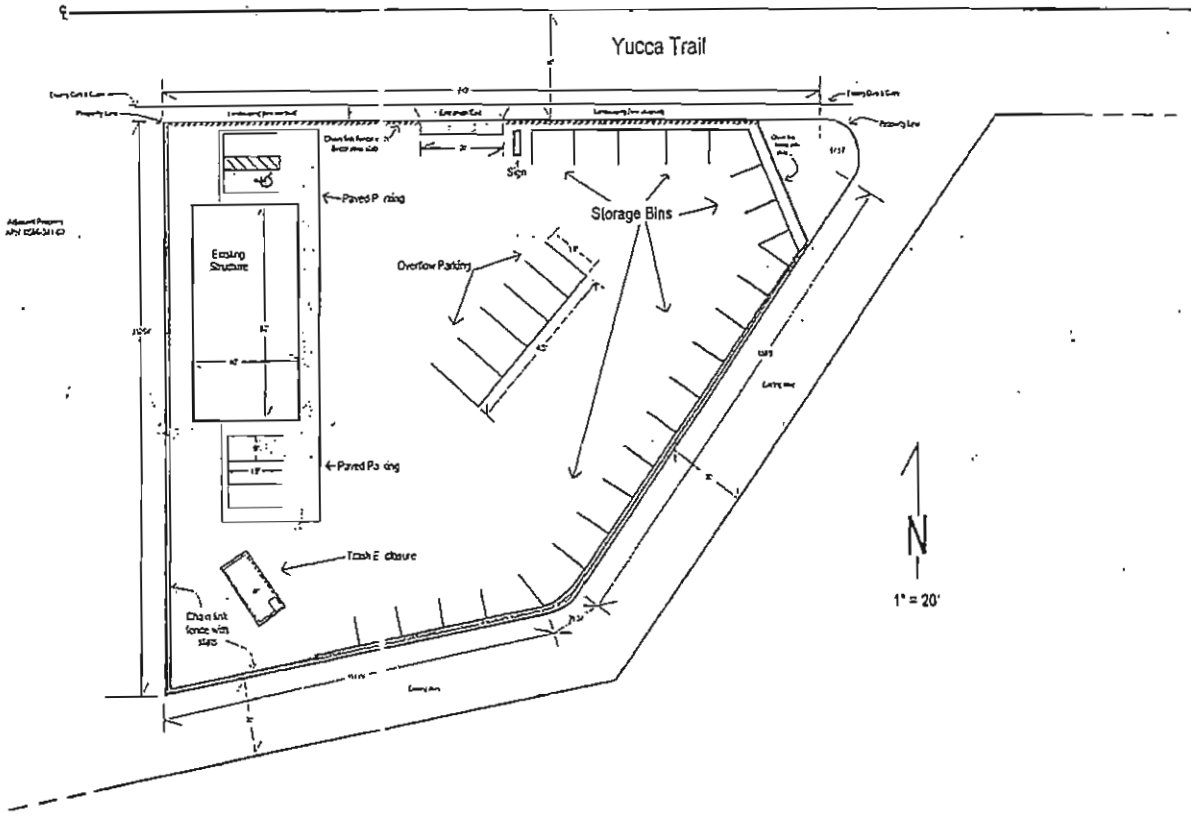
ALQUIST PRIOLO MAP

Billings Transfer, Inc.

55525 Yucca Trail
APN 0586-381-04

Site Plan Review

Prepared for:
Town of Yucca Valley Planning Commission
Change of Use - Sand/Gravel/Rock storage and sales facility



Project Description

Applicant Robert Billings of Billings Transfer, Inc proposes a change of use to utilize the existing structure and property for storage and sales of rock, sand, gravel, boulders and similar construction materials. Materials offered for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail frontage and will consist of a combination of drought tolerant plants and plant sculptures.

Decorative fence materials will also be placed along the Yucca Trail frontage to complement the landscaping. Chain-link fencing with slats will provide visual relief around the perimeter of the property as shown on the site plan.

A total of ten (10) customer parking spaces will be provided, five (5) paved parking spaces and five unpaved spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant:
Billings Transfer, Inc.
P. O. Box 314
Yucca Valley, Ca 92286
billingstransfer@yahoo.com

Property Owner:
Joel Hughes

Project Site:
55525 Yucca Trail
Yucca Valley, CA 92284
South side of Yucca Trail, west of Hopi Trail

Zoning/General Plan Designation:
Site: OT/IC
North: OT/IC
South: OT/IC
East: OT/IC
West: OT/IC

Adjacent Uses:
North: Vacant
South: Self-storage
East: Recycling Center
West: Rock/Sand Sales

Site Plan Prepared by:
Robert Billings
P.O. Box 314
Yucca Valley, CA 92286

Prepared July 15, 2013
Site ——— October 1, 2013
Sealed ——— October 29, 2013

○ = Golden Barrell cacti)

= Ocotillo cacti)

= Fat Boy cacti)

□ = Red Yucca)

= Boulders)

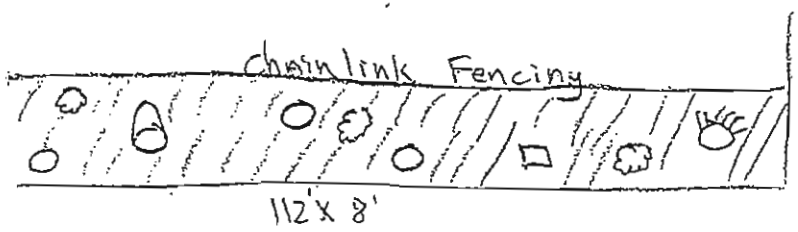
//// = D+G Decomposed Granit)

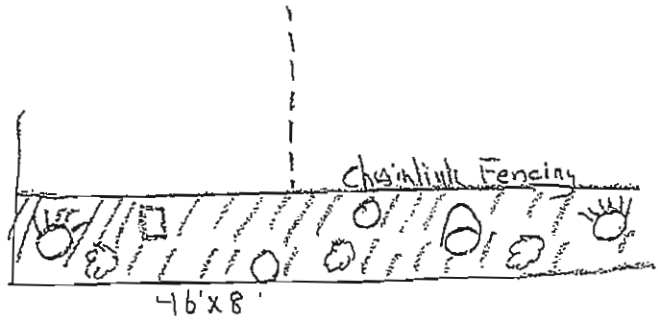
BTI Rock + Sand.

MATERIAL YARD

Desert Green Landscape
1425 Cambria Ave.
Yucca Valley, CA 92284
760-364-3019

p.90





Yucca Trail

All plants are Desert Friendly.
All plants are Water tolerant.
Plants + cacti need Watering one time in the AM one time in PM until Established

Notice of Exemption

Form D

To: ☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

☑ County Clerk
County of San Bernardino
385 N. Arrowhead, 2nd Flr.
San Bernardino, CA. 92415

From: (Public Agency) Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284
(Address)

Project Title: Site Plan Review, SPR 01-13 Billings Transfer

Project Location - Specific:

The project is at 55525 Yucca Tr and is identified as APN:586-381-04.

Project Location – City: Yucca Valley **Project Location – County:** San Bernardino

Description of Project:

A proposal to develop a rock, sand and gravel yard at 55525 Yucca Trail.

Name of Public Agency Approving Project: Town of Yucca Valley

Name of Person or Agency Carrying Out Project: Billings Transfer, Inc

Exempt Status: (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption. State type and section number: Section 15301, Class 1 Existing Facilities
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is located at an existing facility and no expansion of the existing building is proposed.

Lead Agency Contact Person: Shane Stueckle Area Code/Telephone/Extension: (760)369-6575 X305

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☑ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

Revised May 1999

Diane Olsen

From: Robert Billings <
Sent: Wednesday, March 04, 2015 11:49 AM
To: Diane Olsen
Subject: Re: Site Plan Review, SPR 01-13 Billing Transfer, Inc

Diane,

Other than the addition of a driveline business, our proposal is the same as proposed in November. Hours of operation are expected to be 7 AM to 7 PM. By most times there will be no more than two employees on site at times may be a third one. Because most customers will have our products delivered to them, we expect to have four or five customers per day. As previously proposed we would like to keep the parking request the same,(5 paved, 5 unpaved). If a vehicle(s) is left outside it will not be dismantled, but will be for customer pick up. There should not be more then three vehicles left out for pick up at a time.

Billings Transfer Inc.
Robert Billings

On Tuesday, February 10, 2015 11:00 AM, Diane Olsen <dolsen@YUCCA-VALLEY.ORG> wrote:

Jay,
Please provide a revised project description letter for the project to include the auto repair business. This letter should include, but not be limited to, the following information:

- Types of businesses on site.
- Hours of operation.
- Number of employees.
- Number of anticipated customers per day for each business.
- Will vehicles be stored on site? If so, where?

In addition, please provide the results on the final soil testing. Please contact me if you have any questions.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317

Diane Olsen

From: Diane Olsen
Sent: Tuesday, March 03, 2015 1:18 PM
To: 'Jay Corbin'
Subject: RE: Site Plan Review, SPR 01-13 Billing Transfer, Inc

Thank you

From: Jay Corbin [ ]
Sent: Tuesday, March 03, 2015 12:49 PM
To: Diane Olsen
Subject: Re: Site Plan Review, SPR 01-13 Billing Transfer, Inc

Diane,
It has taken longer than I expected but Mr. Billings will have written response to all of the issues you have raised in the email. I think you said he will have it for you tomorrow.
The site has been all cleaned up environmentally with just a few odds and ends to take care of; Mr. Billings will provide copies of that documentation soon.

Sent from my iPhone

On Feb 10, 2015, at 10:59 AM, Diane Olsen <dolsen@YUCCA-VALLEY.ORG> wrote:

> Jay,
> Please provide a revised project description letter for the project to include the auto repair business. This letter should include, but not be limited to, the following information:
>
> Types of businesses on site.
> Hours of operation.
> Number of employees.
> Number of anticipated customers per day for each business.
> Will vehicles be stored on site? If so, where?
>
> In addition, please provide the results on the final soil testing. Please contact me if you have any questions.
>
> Thank you,
> Diane Olsen
> Planning Technician
> 760-369-6575 x317

Diane Olsen

From: Robert Billings <
Sent: Monday, February 23, 2015 10:08 AM
To: Diane Olsen
Subject: Update Billings Transfer Yard clean up

Good Morning Diane,
We just wanted to keep you informed on the progress. The final lab results from the soil sampling were received this morning and all have come back clean. We will have supporting documentation for you from the fire dept as soon as they send it to us which will be before our scheduled meeting in March.

Thank You
Robert Billings
Billings Transfer Inc.

Diane Olsen

From: Diane Olsen
Sent: Tuesday, February 10, 2015 11:00 AM
To:
Cc: Shane Stueckle
Subject: Site Plan Review, SPR 01-13 Billing Transfer, Inc

Jay,
Please provide a revised project description letter for the project to include the auto repair business. This letter should include, but not be limited to, the following information:

Types of businesses on site.
Hours of operation.
Number of employees.
Number of anticipated customers per day for each business.
Will vehicles be stored on site? If so, where?

In addition, please provide the results on the final soil testing. Please contact me if you have any questions.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317

Diane Olsen

From: Diane Olsen
Sent: Wednesday, February 04, 2015 1:59 PM
To: 'Jay Corbin'
Subject: RE: Site Plan Review, SPR 01-13

Thank you

From: Jay Corbin [
Sent: Wednesday, February 04, 2015 1:54 PM
To: Diane Olsen
Cc: Shane Stueckle
Subject: Re: Site Plan Review, SPR 01-13

Yes, I have talked to Mr Billings and 3/24 will be fine

Sent from my iPhone

On Feb 3, 2015, at 9:30 AM, Diane Olsen <dolsen@YUCCA-VALLEY.ORG> wrote:

> The Town needs to reschedule the Planning Commission hearing for your project on February 24, 2015. Please confirm if you will be available for the date of March 24, 2015.
>
> Thank you,
> Diane Olsen
> Planning Technician
> 760-369-6575 x317

Diane Olsen

From: Robert Billings <
Sent: Wednesday, January 28, 2015 12:14 PM
To: Diane Olsen
Subject: Billings Transfer Inc. Progress update

Good afternoon Diane,
We wanted to let you know that all of the soil in question from 55525 Yucca Trail has been removed and accepted at the Parker, Arizona Landfill. We expect the lab results back any day on the final testing. Thank you
Robert Billings
Billings Transfer Inc.

Diane Olsen

From: Robert Billings <
Sent: Wednesday, January 14, 2015 11:34 AM
To: Diane Olsen
Subject: Billings Transfer Inc. Update

To: Yucca Valley Planning Commission
c/o Diane Olsen
From: Rob and Jana Billings
Billings Transfer, Inc.
RE: SPR 01-13, Revised project description

We propose to use the subject property, 55525 Yucca Trail, per discussion at the November 2014 planning commission hearing for this project. This requires clarification of our proposal to include automobile service/repair. The proposed additional use is a driveline repair shop.

We request the proposed parking plan, providing five paved and five non-paved parking spaces, be approved for the revised project.

Additionally we have spoken with Curtis Brundich of the Fire Department HAZMAT division and he was going to send you an email to let you know the progress. We will be digging on Monday January 19, 2015. Tuesday January 20, 2015 the soil will begin to be exported and the job will be certified by the Fire Department. We expect full soil removal by the end of the week.

Diane Olsen

From: Diane Olsen
Sent: Tuesday, January 13, 2015 2:59 PM
To:
Cc: Shane Stueckle
Subject: SPR 01-13, Billings Transfer, Inc

Jay,
Pursuant to our conversation of January 7, 2015, please provide the Town of Yucca Valley with a detailed description of current and planned land use activities at the site and progress and schedules for soil contamination removal

Also, as you are aware, the Town's application fee system is based upon actual costs. The deposit that was paid for the above referenced project was not sufficient to cover all of the Planning, Engineering and Administrative expenses associated with the project. An additional **$1,500** will need to be remitted to the Town of Yucca Valley to continue the processing of the application.

Please contact me if you have any questions.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317

Diane Olsen

From: Diane Olsen
Sent: Wednesday, January 07, 2015 8:50 AM
To:
Cc:
Subject: SPR 01-13 Billings Tranfer

Jay,
This is a follow-up to the letter sent on December 01, 2014. Please contact the Planning Division to schedule a meeting to discuss current and planned land use activities at the site and progress and schedules for soil contamination removal.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317

Diane Olsen

From: Rob
Sent: Tuesday, December 16, 2014 1:34 PM
To: Diane Olsen
Subject: Billings transfer inc.

Diane,
the following is in response to your letter 12-11-14. We had anticipated completion of the soils removal by December 20. However, as you know we are participating in the County oversight program for contaminated soil removal. They have requested that we not move forward until they have an opportunity to meet with me and my consulting team. , Accordingly, we are on hold until I hear back from Curtis Brundage.

I have stressed the urgency of this matter with Curtis and I believe he understands it is important that they move quickly so that we can get all of the contaminated soil removed in a timely manner.

It is my expectation that we will begin soil removal in January. With a goal of having everything removed and signed off before the January 27 meeting before the planning commission. Please contact me if I can provide additional information.
Sent from my iPhone

Diane Olsen

From: Diane Olsen
Sent: Thursday, December 11, 2014 5:06 PM
To:
Cc: Shane Stueckle
Subject: SPR 01-13 Billings Transfer, Inc

Jay,
Thank you for contacting the Town regarding the soil removal at Billings Transfer, Inc. Please provide the Town with written communication regarding the soil removal activities and a schedule for when this activity will be complete. Please contact me if you have any questions.

Thank you,
Diane Olsen
Planning Technician
760-369-6575 x317

December 01, 2014

Jay Corbin

Twentynine Palms, CA 92277

RE: BILLINGS TRANSFER
SITE PLAN REVIEW, SPR-01-13

Dear Mr. Corbin:

At their meeting of November 04, 2014 the Yucca Valley Town Council held a meeting on the above referenced project. At the conclusion of the public meeting, the Town Council directed the matter to be returned to the Planning Commission for further deliberation.

This matter has been scheduled for Planning Commission deliberation at their meeting of January 27, 2015, at 6:00 P.M.

In order to address the issues that were discussed at the Town Council meeting of November 04, 2014, please contact this office to arrange to meet and discuss current and planned land use activities at the project site, as well as to provide staff with an update of activities, progress and schedules for addressing soil contamination on the project site.

Should you have any questions or require any additional information, please contact me at 760-369-6575, ext 317.

Best Regards,

DIANE OLSEN
Planning Technician

CC: Robert Billings

The Town of Yucca Valley
COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

Planning
(760) 369-6575 x 317
Public Works
(760) 369-6579 x 308
Building and Safety
(760) 365-0099 x 302
Code Compliance
(760) 369-6575 x 301
Engineering
(760) 369-6575 x 308
Building & Safety
Inspections
(760) 365-1339
FAX (760) 228-0084

July 08, 2014

Robert Billings

Yucca Valley, CA 92286

RE: ENVIRONMENTAL ASSESSMENT, EA 01-13
SITE PLAN REVIEW, SPR 01-13 BILLINGS TRANSFER

Mr. Billings:

Pursuant to your request, the Town has rescheduled SPR 01-13 for the Planning Commission meeting of Tuesday, August 12, 2014.

You will need to submit a preliminary landscape plan and a copy of the soils contamination report by July 18, 2014 to allow for staff review prior to the Planning Commission meeting.

Planning Commission meetings are held in Yucca Room of the Yucca Valley Community Center located at 57090 29 Palms Hwy, Yucca Valley, CA 92284. The meeting begins at 6 P.M.

If you have any questions or require any additional information, please feel free to contact staff at 760-369-6575 x317.

Thank you,

Diane Olsen
Planning Technician

The Town of Yucca Valley
COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

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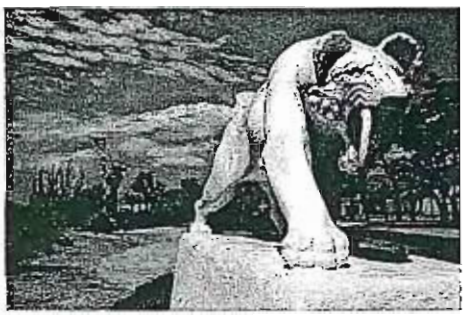
IMPLEMENTATION STRATEGIES

This document contains the implementation actions developed to carry out the goals and policies identified in the Town's General Plan. This stand-alone document was developed concurrently with the 2013 General Plan but is not part of the General Plan. Since it is maintained outside of the plan, it provides flexibility for the Town to prioritize and amend strategies as needed and does not require a General Plan amendment to update. The implementation strategies document is intended to be used as a working tool. The strategies serve to prioritize activities the Town should initiate or maintain to ensure the vision of the General Plan is achieved.



Remembrance Park is home to the Saber Tooth Tiger statue, one of Yucca Valley's many pieces of public art.

The implementation actions will be referenced by Town staff on an ongoing basis, and review and update of the actions should be included in the Town's annual progress report, as required by Government Code Section 65700. The General Plan implementation actions will be consulted in conjunction with the Town Council's annual priority-setting efforts, including the Strategic Plan, Capital Improvements Program, objectives, and budget.

As strategies are implemented, they will be removed from the document. As priorities change, the actions and strategies will be updated. As the Town works toward achieving the vision of the General Plan, new strategies will be added to continue to guide the Town into the future.

Using the Implementation Strategies

This document is a working checklist of action items and next steps for Town staff and local decision makers to ensure that the General Plan vision is realized. The implementation strategy chart consists of an action item, its relationship to corresponding General Plan policies, identification of responsible departments, and the time frame for completion. Figure IS-1, *Implementation Guide*, is a guide for using the implementation chart.

IMPLEMENTATION

Corresponding **General Plan Element**

Subtopic

Strategy Number

Action provides the task to implement a policy or set of policies

Introduction Implementation Actions		Relevant Policies	Responsible Department	Timeframe
1.1 Administration				
I 1	Provide an annual report from the Planning Commission to Town Council on the status of the General Plan and make recommendations that address identified inadequacies or opportunities for updating the plan. The annual review of the General Plan should include a report on how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. Provide a copy of the annual report to the CA Office of Planning and Research and the Department of Housing and Community Development.	I 1-1	CDD	Annually, Due to OPR by April 1st each year
I 2	Annually review the Town's capital improvements program and check it for consistency with the General Plan (pursuant to Article 7 of the CA Government Code); provide recommendations if necessary.	I 1-1	CDD, TC	Annually, concurrent with the Town's budgeting process
I 3	Investigate and make recommendations to the Town Council regarding reasonable and practical means for prioritizing and implementing the General Plan when associated with spending public funds.	I 1-1	CDD	Ongoing
I 4	Review and revise the General Plan a maximum of 4 times per year to reflect the changing needs of the community, related documents, or state requirements.	I 1-1	CDD	Ongoing
I 5	Review and revise the Zoning Code to maintain consistency with the General Plan.	I 1-1	CDD	Ongoing
I 6	Communicate with local and regional agencies, such as the County of San Bernardino, SANOBAG, SCAG, and MBTA, regarding programs that may affect the Town of Yucca Valley; establish regular meetings as necessary.	I 1-2	CDD, TM	Ongoing

Relevant Policies list specific policies in the General Plan

Responsible Parties acknowledge the appropriate Town department, commission, or council to implement the strategy

Land Use Implementation Actions		Relevant Policies	Responsible Department	Timeframe
1.1 Balanced Land Uses				
LU1	Update Development Code and Zoning Map to reflect updated General Plan Land Use Map revisions, 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).	LU1-15 LU2-1	CDD	1 year
LU 2	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.	LU1-14	CDD	5 years
LU 3	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.	LU1-1 LU1-3	TM, PW, CDD	Ongoing
LU 4	Enact a hillside ordinance to protect certain slopes and other natural topographic features.	LU1-5	CDD	5 years
LU 5	Amend the Development Code to create standards addressing appropriate treatments to buffer industrial and commercial uses from residential and other sensitive uses.	LU1-13 LU1-16 LU1-18	CDD	5 years
LU 6	Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations in the Old Town Yucca Valley Specific Plan area.	LU1-1	CDD	2 years

Timeframe provides a target for completion; identifying ongoing, near term (1 to 3 years), and long term (5 to 10 years) completion

8/22/2013 | Page 1

The **date** at the bottom of the page indicates when the last update was made to the strategies

The Relationship between Goals, Policies, and Implementation Actions

The discussion below is a review of the relationship between goals, policies, and implementation actions; it is also provided in the General Plan.

Guided by the Town's vision and values, each Element of the General Plan contains at least one goal, several related policies, and implementation actions to achieve the identified goal.

Goals are statements of desired future conditions regarding a particular topic in the community, toward which effort and use of resources are or will be directed.

Policies are statements that guide decision making and specify an intended level of Town commitment on a subject.

Implementation Actions are a checklist of strategies for Town staff and local decision makers to carry out the goals and policies in the General Plan.

The example below illustrates the relationship between a goal, policy, and implementation action:

Yucca Valley's annual summer music festival.

GOAL:

A comprehensive multiuse, quality system of parks and recreational areas that support a broad range of activities, as well as cultural, and passive open space opportunities for current and future residents.

Policy:

Plan, develop, and maintain quality and adequate outdoor recreational and open space areas that utilize and enhance the unique aspects of the desert environment and provide amenities that are responsive to the needs of residents and visitors.

Implementation Action:

Review the Parks and Recreation Master Plan and establish a list of priorities, action items, and target completion dates to implement the highest priority items identified in the plan.

IMPLEMENTATION

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Introduction Implementation Actions		Relevant Policies	Responsible Department	Time Frame
1.1 Administration				
I 1	Provide an annual report from the Planning Commission to Town Council on the status of the General Plan and make recommendations that address identified inadequacies or opportunities for updating the plan. The annual review of the General Plan should include a report on how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. Provide a copy of the annual report to the CA Office of Planning and Research and the Department of Housing and Community Development.	I 1-1	CDD	Annually, Due to OPR by April 1st each year
I 2	Annually review the Town's capital improvements program and check it for consistency with the General Plan (pursuant to Article 7 of the CA Government Code); provide recommendations if necessary.	I 1-1	CDD, TC	Annually, concurrent with the Town's budgeting process
I 3	Investigate and make recommendations to the Town Council regarding reasonable and practical means for prioritizing and implementing the General Plan when associated with spending public funds.	I 1-1	CDD	Ongoing
I 4	Review and revise the General Plan a maximum of 4 times per year to reflect the changing needs of the community, related documents, or state requirements.	I 1-1	CDD	Ongoing
I 5	Review and revise the Zoning Code to maintain consistency with the General Plan.	I 1-1	CDD	Ongoing
I 6	Communicate with local and regional agencies, such as the County of San Bernardino, SANDBAG, SCAG, and MBTA, regarding programs that may affect the Town of Yucca Valley; establish regular meetings as necessary.	I 1-2	CDD, TM	Ongoing

Land Use Implementation Actions		Relevant Policies	Responsible Department	Time Frame
2.1 Balanced Land Uses				
LU 1	Update Development Code and Zoning Map to reflect updated General Plan Land Use Map revisions, 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).	LU1-15 LU2-1	CDD	1 year
LU 2	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.	LU1-14	CDD	5 years
LU 3	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.	LU1-1 LU1-3	TM, PW, CDD	Ongoing
LU 4	Enact a hillside ordinance to protect certain slopes and other natural topographic features.	LU1-5	CDD	5 years

Land Use Implementation Actions		Relevant Policies	Responsible Department	Time Frame
LU 5	Amend the Development Code to create standards addressing appropriate treatments to buffer industrial and commercial uses from residential and other sensitive uses.	LU1-13 LU1-16 LU1-18	CDD	5 years
LU 6	Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations in the Old Town Yucca Valley Specific Plan area.	LU1-1	CDD	2 years
LU 7	Identify a catalyst project in the Old Town Specific Plan Area and identify a strategy to implement it.	LU1-1	TM, CDD, PW, CS, FIN	2 years
LU 8	Maintain regular communication and coordination with Marine Corps Air Ground Combat Center through communication with Community Plan Liaison and monitoring of the General Plan and other plans and programs as possible.	LU1-7 LU1-27	CDD	Ongoing
LU 9	Continue to collaborate with the Chamber of Commerce to promote local business endeavors and general economic development within the Town.	LU1-15	CDD/ PW	Ongoing
LU 10	Support efforts to pursue federal, state, regional and county resources for business development in Yucca Valley.	LU1-15	TM, CDD	Ongoing
LU 11	Periodically meet with Morongo Unified School District 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.	LU1-24 LU1-25	TM, CDD	Ongoing
LU 12	Annually revisit public facility priorities through the Capital Improvements Program and annual budget process.	LU1-24	CDD	Annually
LU 13	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.	LU1-5	CDD	Ongoing
2.2 Special Policy Areas				
LU 14	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.	LU2-3	CDD	2 years
LU 15	Establish a process and protocol to develop and review Master Concept Plans with Town staff.	LU2-3 LU2-4 LU2-5	CDD	2 years
LU 16	Rural Mixed Use SPA: Develop design guidelines for properties 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.	LU2-5 LU2-6	CDD	5 years
LU 17	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.	LU2-13 LU2-14	CDD	5 years

Land Use Implementation Actions		Relevant Policies	Responsible Department	Time Frame
LU 18	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.	LU2-13 LU2-14	CDD	5 years
2.3 Yucca Valley Airport				
LU 19	Periodically coordinate with the Yucca Valley Airport District to stay informed of any operational or facility changes that could impact the community.	LU3-1 LU3-2	CDD/ PW	Ongoing

Housing Implementation Actions

The implementation actions, referred to as programs, for the Housing Element are provided in the General Plan Housing Element in accordance with state law and the California Department of Housing and Community Development.

Circulation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
4.1 Roadway Classifications				
C 1	Prioritize and implement the changes to the roadway classifications in Town consistent with the Roadway Classification Map (General Plan Figure C-1) and the 2013 Traffic Study for inclusion in the Town's Capital Improvement Program.	C1-1 C1-3 C1-6 C1-7	CDD/PW	Annually
C 2	Review and revise the street and traffic impact mitigation fee program.	C1-2	CDD/PW	In conjunction with the next update to the Development Impact Fee Study
C 3	Develop and maintain a list of the Town's protected intersections and roadways where: • Acquiring the right-of-way is not feasible; • The segment is in the Old Town Specific Plan area where maintaining vehicle levels of service would not be consistent with the goals and policies of that plan; • The improvements would negatively impact the environment; • The improvements would negatively impact other community values or policies; • Other physical or fiscal factors limit the implementation of the proposed mitigation measure.	C1-4	CDD/PW	Annually

IMPLEMENTATION

Circulation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
C 4	Apply for regional, state, and federal grant funding to improve the Town's circulation infrastructure.	C1-2	CDD/PW	Ongoing
4.2 Complete Streets				
C 5	Provide signs and improve trails, bicycle, equestrian, and pedestrian connections consistent with the Town Trails Master Plan and Park and Recreation Master Plan based on available funding.	C 1-8	CDD/PW	5 years
C 6	Close gaps in the existing sidewalk network and provide sidewalks adjacent to schools consistent with the Future Sidewalks Map (Figure 4-3 of the 2013 Transportation Study).	C1-9	CDD/PW	10 years
C 7	Update the Park and Recreation Master Plan to include bicycle and pedestrian facilities that are complementary to the connectivity and trails planning identified in the Town's Trails Master Plan.	C1-8	CDD/PW	2 years
C 8	Apply for funding opportunities to improve pedestrian facilities near schools (such as Safe-Routes-To-School (SR2S) funding).	C 1-9	CDD/PW	Ongoing
C 9	Work with MBTA to plan and provide enhanced bus service to employment areas outside of the Town.	C1-10 C1-14	CDD/PW	Ongoing
C 10	Coordinate with MBTA and religious facilities to discuss expanding opportunities for implementing park-and-ride facilities.	C 1-11	CDD/PW	2 years
C 11	Consult with MBTA for bus stop placement and design.	C1-8	CDD/ PW	Ongoing
C 12	Consult with MBTA on street design to ensure the street accommodates access for a variety of transit options.	C1-8	CDD/ PW	Ongoing
C 13	Work with MBTA to create a program to expand ridership in Yucca Valley.	C1-10 C1-11 C1-12 C1-13	CDD	Ongoing
C 14	Establish right-of-way landscaping, signage, and lighting requirements and guidelines to provide an attractive, user-friendly, and safe environment for all users.	C1-8	PW	5 years
4.3 Efficient Goods Services and Movement				
C 15	Update the Truck Routes Map as needed.	C1-18 C1-25	PW	Ongoing
C16	Work with Marine Corps Air Ground Combat Center to notify residents of traffic impacts due to Marine caravans.	C1-25	CDD	Ongoing

Circulation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
C17	Coordinate with the Yucca Valley Airport District to provide appropriate level of supporting transportation infrastructure connecting to the Yucca Valley Airport.	C1-18	CDD/PW	Ongoing
4.4 Traffic Management				
C 18	Work with Caltrans to pursue funding for and implement low-cost transportation improvements such as traffic signal coordination where applicable.	C1-5 C1-16 C1-17	CDD/PW	Ongoing
C 19	Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips.	C-21	CDD/PW	Ongoing
C 20	Update the development code to require the application of nontoxic soil binder annually to minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips if paving is not feasible.	C1-20 C1-22	CDD	2 years
C 21	Establish a time frame and parameters for paving unpaved roadways, consistent with implementation action C 19.	C1-20 C1-22	CDD/PW	2 years
C 22	Reevaluate traffic volumes through the annual Traffic Census Program.	C1-23 C1-24 C1-25	CDD	Annually
4.5 Utilities				
C 23	Amend the Development Code to require that all new maintenance areas and utility substations and similar facilities are integrated with surrounding land uses, appropriately buffered, and aesthetically pleasing through the use of design and landscaping.	C2-1 C2-4	CDD	2 years
C 24	Coordinate with utility providers such as Southern California Edison to identify and estimate future demand and corresponding facilities required to serve projected local and regional growth.	C2-2 C2-5	CDD	Ongoing
C 25	Evaluate and prioritize public infrastructure improvements for inclusion in the Town's Capital Improvement Program.	C2-3	CDD/PW	Annually

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
5.1 Natural Open Space and Parks				
OSC 1	Implement development regulations and guidelines that minimize or eliminate impacts of development on natural open space areas.	OSC1-1 OSC1-5	CDD	5 years

IMPLEMENTATION

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
OSC 2	Review the Parks and Recreation Master Plan and establish a list of priorities, action items, and target completion dates to implement the highest priority items identified in the plan. The plan should also be updated to reflect a minimum parkland objective of 3 acres per 1,000 residents and identify a strategy to provide access to land-locked passive park areas such as North Park.	OSC2-1 OSC2-5	CS	2 years
OSC 3	Implement a Capital Improvement Program to provide scheduled improvements needed for the park system to meet current and projected needs, ADA requirements, and to retrofit existing facilities using Crime Prevention through Environmental Design (CPTED) principles, based upon available financial resources.	OSC1-3 OSC2-2	PW/ENG, TC	2 years
OSC 4	Pursue agreements with San Bernardino County to establish pass-through parkland dedication and park in-lieu fees when residential development takes place within two miles of Town boundaries.	OSC1-1 OSC1-2	CS	5 years
OSC 5	Adopt and implement flexible development standards to ensure provision of parkland dedication within residential development to satisfy the 3 ac/1,000 population park standard.	OSC1-1 OSC1-4	CDD	2 years
OSC 6	Evaluate and utilize alternative available state, federal, and other funding sources to acquire and maintain recreational trail facilities; pursue identified funding sources as they become available.	OSC1-1 OSC1-3	CS	Ongoing
OSC 7	Establish and/or revise, as needed, agreements with Morongo Unified School District, other agencies, and community organizations that govern joint use of facilities to maximize availability and benefit to the community.	OSC1-1	CS	Ongoing
OSC 8	Evaluate alternative revenue sources, and use other forms of park financing and acquisition methods to funds the purchase, improvement, and maintenance of the Town park system.	OSC1-3	CS & TM	Ongoing
OSC 9	Update the Land Use Map when necessary to designate newly identified hazard zones as open space areas.	OSC1-1 OSC2-3	CDD & PW/ENG	Ongoing
OSC 10	Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers and/or linkages are provided when necessary to maintain natural resource value.	OSC1-5 OSC1-6	CDD	Ongoing
5.2 Recreational Trails				
OSC 11	Promote the development of pedestrian/multiuse/bike paths/lanes as an alternative mode of transportation to vehicular travel.	OSC3-3 OSC3-2	CS	Ongoing
OSC 12	Coordinate with local utility purveyors, County Flood Control District, and other appropriate parties to include the development of a multiuse trail system within easements and right-of-ways to the greatest extent possible.	OSC3-3	CS, CDD & PW	5 years
OSC 13	Review the Park Master Plan to assess the feasibility of trails and establish a priority list and associated implementation actions for priority trails.	OSC3-1	CS	5 years

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
OSC 14	Amend the Park Master Plan to include natural trails design standards for hiking, riding, and mountain biking.	OSC3-1 OSC3-2	CS	5 years
5.3 Biological Resources				
OSC 15	Establish standards and regulations that implement, support, and protect open space, wildlife corridors, and protected biological resources.	OSC4-1 OSC4-2 OSC4-5 OSC4-7	CDD	3 years
OSC 16	Establish standards and regulations in the Development Code that minimize impacts of new development on open space and conservation areas.	OSC4-1 OSC4-2	CDD	3 years
OSC 17	Develop flexible development guidelines, standards, and regulations that encourage the provision of open space amenities within new development.	OSC4-2 OSC4-4	CDD	3 years
OSC 18	Adopt a comprehensive grading ordinance that will protect and conserve open space and natural and visual resources.	OSC4-1 OSC8-7	CDD	5 years
OSC 19	Revise landscape standards and guidelines to encourage the retention and use of existing native and approved nonnative drought-tolerant plant species in development.	OSC4-2 OSC4-6	CDD & PW/ENG	10 years
OSC 20	Identify and assess lands based upon site-specific biological resources evaluations within the WCEAs and OSRAs that are suitable for preservation and may be preserved as public or private lands and as passive or active open space.	OSC4-11 OSC4-1	CDD & PW/ENG	5 years
OSC 21	Develop standards and guidelines for the WCEA and OSRA areas that includes the following strategies: a) Maintain residential land use designations with low and very low densities in WCEA and OSRA areas. b) Discourage conversion of low density residential uses in the WCEA and OSRA to higher density or nonresidential uses, retaining onsite areas for undeveloped, natural open space. c) Apply design features in the WCEA and OSRA that interface with the natural environment such as: limiting the amount of grading that can occur on site or identifying the type of fencing that can be installed that supports wildlife movement. d) Develop and implement standards and guidelines that limit the maximum disturbance of the land in WCEAs and OSRAs. Design standards and guidelines shall address wildlife corridor connectivity, limitations of ground disturbance, and the retention of native, undisturbed open space.	OS 4-1 OSC4-4 OSC4-5 OSC 4-10 OSC 4-11 OSC8-4 OSC8-7 OSC8-8	CDD	2 years
OSC 22	Explore the possibility of developing a transfer of development rights ordinance to allow the transfer of units or square footage from one property to another to preserve properties with significant biological resources, hillside areas, and natural slopes. This may result in an increased density or intensity of the "receiving site" to preserve property development potential.	OSC4-1 OSC8-1 OSC8-2	CDD	10 years

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
OSC 23	Coordinate with other agencies in the Morongo Basin to evaluate the possibility of developing a Habitat Conservation Plan (HCP). Discussions could include the benefits and constraints of a local HCP, identification of interested agencies, potential funding mechanisms, and a general outline of the process to develop a plan.	OSC4-1 OSC4-2 OSC4-5 OSC4-7	CDD	5 years
5.4 Water Resources				
OSC 24	Continue to support the Hi-Desert Water District's groundwater recharge program, while protecting recharge sites from potential impacts of proposed development.	OSC5-2 OSC5-3 OSC6-1	CDD	Ongoing
OSC 25	Track data collected by HDWD's groundwater quality data monitoring program.	OSC5-2 OSC5-3	CDD	Annually
OSC 26	Continue to work with HDWD in the pursuit of outside financial resources to reduce the costs to property owners for wastewater system implementation.	OSC5-4 OSC6-2	TM	Ongoing
OSC 27	Update water efficient-landscape guidelines, which address the use of drought-tolerant plant materials and irrigation standards in the Development Code in accordance with state law.	OSC6-3	CDD	5 years
OSC 28	Provide development standards and guidelines for the construction of onsite storm-water retention facilities that are consistent with community design standards and local and regional drainage plans.	OSC5-3 OSC5-4 OSC6-6		5 years
5.5 Cultural Resources				
OSC 29	In cooperation with local historical associations, the Town shall periodically review the historical and archaeological resources of the area for possible application for status as a historical landmark or inclusion in the National Register of Historic Places.	OSC7-1	CDD	Biannually
OSC 30	Maintain an inventory of archeological and paleontological resources.	OSC7-1 OSC7-4		Create in 2 years, Maintain ongoing
OSC 31	Maintain information, including mapping that identifies specific locations of sensitive cultural resources, in a confidential manner, access to such information shall be provided only to those with appropriate professionals and organizations.	OSC7-1	CDD	Ongoing
OSC 32	Review projects to ensure compliance with SB 18 (traditional tribal cultural places) requirements.	OSC7-1	CDD	Ongoing

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
5.6 Scenic Resources				
OSC 33	Evaluate the benefits and constraints of pursuing official designation of SR-247 and/or SR-62 as scenic highways and consider enacting a Corridor Protection Program. The program could: a) Mitigate activities within the corridor that detract from its scenic quality by requiring proper siting, landscaping, or screening. b) Prohibit billboards so that they do not detract from scenic views. c) Make development more compatible with the environment and in harmony with the surroundings. d) Regulate grading to prevent erosion and cause minimal alteration of existing contours.	OSC8-3 OSC8-4	CDD & PW	5 years
OSC 34	Develop a Hillside Ordinance that establishes standards and regulations which implement measures in the following areas, at a minimum: a) Requires structures in areas with slopes ranging from 15 percent to less than 30 percent, to conform to the natural topography and natural grade by using appropriate techniques, including stepped or split-level foundations, stem walls, stacking, and clustering. Walls shall be as natural appearing as possible. Conventional grading may be considered for limited portions of a project when its plan includes special design features, extensive open space, or significant use of greenbelts. b) Restricts development on slopes 31percent to less than 40 percent to sites where it can be demonstrated that safety will be maximized while environmental and aesthetic impacts will be minimized. Use of large parcels, variable setbacks, and variable building structural techniques (e.g., stepped foundations) shall be expected. Extra erosion control measures may be included as conditions of approval. c) Prohibits pad grading in slopes 41 percent or greater.	OSC8-6 OSC8-7 OSC8-8	CDD & PW	5 years
OSC 35	In conjunction with the hillside development regulations, establish and maintain maps that identify hillsides and associated areas subject to the regulations.	OSC8-1 O5C8-2	CDD	5 years
OSC 36	Consider establishing a density bonus program, providing density incentives for projects that minimize and eliminate impacts to hillsides and ridgelines.	OSC8-8	CDD	10 years

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
5.7 Energy Resources				
OSC 37	Participate in the regional energy management and conservation efforts and encourage the expanded use of energy efficient and alternative fuels, buses with bike racks, and other system improvements, including infrastructure for alternative energy vehicles that enhance overall energy efficiency and conservation.	OSC9-1	CDD	Ongoing
OSC 38	Coordinate with the county to review land use applications proposing to develop solar or wind farms to protect view sheds and scenic resources of the community.	OSC9-2	CDD	Ongoing
OSC 39	Continue the Town's efforts on community participation in reducing, reusing, and recycling household and business waste.	OSC9-4	CDD & PW	Ongoing
OSC 40	Provide informational materials and non-Town incentive program information to residents regarding available alternative energy and energy efficiency programs and rebates.	OSC9-1 OSC9-3 OSC9-9	CDD & PW	Ongoing
OSC 41	Evaluate the Town's ability to create a program to waive or reduce the permit fees on solar installation projects and promote state, federal, and private rebate programs.	OSC9-7 OSC9-8 OSC9-9	CCC & PW	2 years
5.8 Air Quality				
OSC 42	Amend the Development Code to identify land use sources of toxic air contaminants and adopt standards for the regulation of location and protection of sensitive receptors from excessive and hazardous emissions.	OSC 10-3	CDD	2 years
OSC 43	Actively promote and pursue expansion of an air quality monitoring station within Yucca Valley that monitors all criteria pollutants (O_3, NOx, SOx, CO, and $PM_{2.5}$ and PM_{10}).	OSC 10-1	CDD	2 years
OSC 44	Continue to proactively work with the MDAQMD in conjunction with other local and regional agencies in the development and application of air quality regulations.	OSC 10-2	CDD	Ongoing
OSC 45	Require all projects that have the potential to generate significant levels of air pollution to provide detailed impact analyses and design mitigation that incorporates the most advanced technological methods available. Prior to the issuance of construction permits, the Town shall review and determine the effectiveness of proposed mitigation measures and set additional measures as needed.	OSC 10-2 OSC 10-4	CDD & PW	2 years

Open Space and Conservation Implementation Actions		Relevant Policies	Responsible Department	Time Frame
5.9 Greenhouse Gases				
OSC 46	Establish a goal for solar installations on new and existing homes as well as new commercial/industrial development to be achieved before 2020.	OSC 11-2	CDD	1 year
OSC 47	Pursue partnerships with other governmental entities and with private companies and Southern California Edison to establish incentive programs for renewable energy.	OSC 11-1	CDD & PW	Ongoing

Safety Implementation Actions		Relevant Policies	Responsible Department	Time Frame
6.1 Geologic Hazards				
S 1	Disseminate information on areas of landslide susceptibility at Town Hall and on the Town's website by making available/ posting a link to the Slope Distribution Map.	S1-1	CDD	Immediate
S 2	Develop and adopt a detailed hillside grading ordinance with review standards to assess potential impacts from development on slopes 30 percent or greater.	S1-2 S1-3 S1-4	B&S, CDD	2 years
S 3	Contract with a state-certified geologist and/or geological engineer to review and determine the adequacy of geotechnical studies for proposed projects.	S1-3	CDD, B&S	Ongoing
6.2 Seismic Hazards				
S 4	Establish and maintain a reference collection of maps and other materials illustrating the location of seismic hazards occurring within the Town boundaries.	S2-6	CDD	Ongoing
S S	Disseminate information on fault locations at Town Hall and on the Town website by making available/ posting a link to the Seismic Hazards Map.	S2-2 S2-8	CDD	Immediate
S 6	Update building, zoning, and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act and Unreinforced Masonry Law.	S2-6 S2-7	B&S, CDD	Ongoing
S 7	Communicate with the Hi-Desert Water District to ensure the seismic safety of all existing and proposed water storage tanks and pipe connections.	S2-1	CDD	Annually
S 8	Revise the Municipal Code to include requirements that protect the community from liquefaction.	S2-3 S2-4	CDD	1 year
S 9	Identify unreinforced masonry structures and maintain an inventory of their locations to inform local emergency response personnel and educate the public of the dangers associated with these structures during a catastrophic event.	S2-7	CDD	5 years

Safety Implementation Actions		Relevant Policies	Responsible Department	Time Frame
6.3 Flood Hazards				
S 10	Work with the San Bernardino County Flood Control District to update and implement the Master Plan of Drainage for the near- and long-term protection of the community and its residents. Encourage the county to develop and include strategies to address local drainage issues unique to Yucca Valley's desert environment, such as drainage over private properties in semi-developed areas and unpaved roads that cross natural drainage areas that cannot be remedied by standard measures in the existing Master Plan, which typically applies to more urbanized areas.	S3-1 S3-4 S3-10	PW	1 year, Ongoing
S 11	Continue to disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public at Town Hall and on the Town's website.	S3-8	CDD	Ongoing
S 12	Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.	S3-5 S3-6 S3-7	CDD	Ongoing
S 13	Apply for grants that provide funding for local drainage controls. CalEPA and the CA State Water Resources Control Board both offer grants to municipalities throughout California.	S3-2	CDD, PW	5 years
S 14	Secure a Conditional Letter of Map Revision (CLOMAR) and final map amendment recognizing the redesignation of the 100-year flood plain within the Town boundaries.	S3-8	CDD	Based upon available funding
S 15	Enforce onsite retention of stormwater and runoff, plus a minimum of 10 percent above the incremental increase, through the development review process and routine site inspections.	S3-11	CDD	Ongoing
S 16	Communicate with FEMA regarding Flood Insurance Rate Maps.	S3-9	CDD	Ongoing
S 17	Map areas that frequently flood to track priority places for infrastructure improvements. Use this data to apply for grant funding.	S3-2 S3-8	CDD, PW	Ongoing
6.4 Wildland Fire Hazards				
S 18	Continue to implement San Bernardino County Fire Department standards that include wildfire safety planning measures, including buffer space and defensible space requirements (100 ft. around structures adjacent to wildland areas).	S4-1 S4-4 S5-5	CDD	Immediate, Ongoing
S 19	Disseminate information on wildfire hazard zones at Town Hall and on the Town's website by making available/ posting a link to the Wildfire Hazards Map.	S4-2	CDD	Immediate
S 20	Coordinate with the Hi-Desert Water District to monitor peak water supply to ensure adequate capacity in the event of an urban fire, wildfire, or other emergency.	S4-3	CDD, OES (Office of Emergency Services)	Ongoing
S 21	In conjunction with the San Bernardino County Fire Department, assess the need for fuel modification zones (greenbelts, fuel breaks, fuel reduction, and buffer zones) around new and existing development to mitigate potential losses due to wildfire.	S4-4	CDD	1 year
S 22	Update the Wildfire Hazards Map as needed.	S4-S	CDD	Ongoing

Safety Implementation Actions		Relevant Policies	Responsible Department	Time Frame
6.5 Extreme Weather				
S 23	Develop a guide for protecting homes and businesses from extreme weather conditions. Include ideas for protective architectural features, wind barriers, and drought-resistant landscaping.	S5-1	CDD	5 years
6.6 Hazardous Materials				
S 24	Update the inventory of all hazardous materials sites, including underground storage tanks.	S6-5 S6-6	CDD	Ongoing
S 25	Work with the County of San Bernardino's Hazardous Material Division to distribute information to the community on the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials. Include disposal and recycling locations that are closest to Yucca Valley as well as emergency contact information. Make the information available at Town Hall and on the Town's website.	S6-1 S6-4	CDD	Ongoing
S 26	Stay up to date on hazardous materials associated with industrial and commercial uses by communicating with county, state, and federal agencies.	S6-2	CDD	Ongoing
S 27	Make information available to local businesses for incentives to reduce the generation of hazardous waste. Program components can include rebates for recycling; apply for grant funding through CalRecycle.	S6-3	CDD	Ongoing
S 28	Require new businesses handling hazardous materials to submit a Business Plan consistent with County Fire Department standards for handling, storing, transporting, and disposing of hazardous materials and wastes. The plan should be submitted as a part of the development approval process.	S6-9	CDD	Ongoing
S 29	Communicate with the San Bernardino County Fire Department and other regulators of hazardous materials to enforce safe handling of hazardous materials.	S6-8 S6-10	CDD	Ongoing
6.7 Emergency Services				
S 30	Review and update the Emergency Operations Plan with local key staff members, including medical, fire, police, etc., to ensure that the Town is adequately prepared for most likely and demanding emergency disasters.	S7-4	OES	Annually (required by state law)
S 31	Work with San Bernardino County Sheriff and Fire Departments to create an educational program to enhance awareness of public safety. Components of the program could include a brochure, a workshop, a booth at community events, and additional information posted to the Town's website. Topics can include earthquakes, urban and wildfires, severe weather conditions, hazardous materials, and flooding.	S7-7	CDD	Ongoing
S 32	Cooperate and coordinate with other agencies and utility companies in the preparation of public information materials to assist residents and business owners in responding to local disasters. Provide the public information materials at Town Hall and on the Town's website.	S7-6	CDD	Ongoing

Safety Implementation Actions		Relevant Policies	Responsible Department	Time Frame
S 33	When feasible, encourage ongoing education for Town staff to better understand local natural and human-made hazards and how they can affect development proposals and disrupt vital services.	S7-4	CDD	Immediate, Ongoing
S 34	Encourage the San Bernardino County Sheriff to evaluate new development applications for consistency with Crime Prevention Through Environmental Design (CPTED) principals as a part of project review.	S7-3	CDD, Sherriff	Ongoing
S 35	Maintain the Town of Yucca Valley Hazards Mitigation Plan and update it to include hazardous materials and the emergency evacuation routes with guidance for signage. Continue to make it available to the public at Town Hall and on the Town's website.	S7-4 S7-5	CDD, Town Manager	1 year, Ongoing
S 36	Communicate with the San Bernardino County Sheriff and Fire Departments to ensure an adequate level of service.	S7-1	Town Manager	Ongoing
S 37	Analyze the possibility of establishing a Public Safety Assessment District to offset the costs of providing police and fire services to new development.	S7-2	Town Council	Ongoing
S 38	Encourage the County Fire Department to conduct periodic Inspection of commercial, industrial, and institutional buildings and multifamily developments to ensure fire code compliance and to educate building and development managers on fire safety issues.	S7-6	CDD, B&S	Ongoing

Noise Implementation Actions		Relevant Policies	Responsible Department	Time Frame
7.1 Noise Sensitive Land Uses				
N 1	Update the Development Code to: a) Establish noise exposure standards that trigger project-specific studies for noise-sensitive uses proposed along SR-62 and SR-247. b) Provide development standards and design guidelines that include a variety of mitigation measures to reduce noise impacts to sensitive uses. c) Establish truck delivery times and exterior noise generation limits for commercial, industrial, and mixed-use projects abutting residential development. d) Require new construction of noise-sensitive uses within the 65+ CNEL contour to demonstrate compliance with exterior and interior noise standards.	N1-1 N1-2 N1-3	CDD	2 years
7.2 Transportation-Related Noise				
N 2	Study the cost of installation and maintenance of rubberized asphalt for road improvements and new roads to reduce vehicle-related noise and apply where practicable.	N1-5	CDD & PW	5 years

Noise Implementation Actions		Relevant Policies	Responsible Department	Time Frame
N 3	Conduct traffic studies and speed surveys to evaluate traffic volumes and speeds, use the 85th percentile speed rationale for determining when to implement speed and noise reduction measures.	N1-5 N1-6	PW	5 years
N 4	Communicate with CalTrans to: a) Review and comment on any noise mitigating plans for SR-62 or SR-247. b) Support efforts to reduce highway traffic noise in Yucca Valley. c) Stay aware of funding opportunities for roadway noise mitigation in Town.	N1-7 N1-8	CDD & PW	
N 5	Discuss opportunities to address exposure to motor vehicle noise through project design during the preapplication process.	N1-9	CDD	
N 6	Annually communicate with all law enforcement agencies operating within the Town to specifically encourage the enforcement of the State Vehicle Code noise standards.	N1-10	CDD	1 year
N 7	Periodically communicate with the Yucca Valley Airport District to encourage the enforcement of aircraft noise monitoring and land use compatibility.	N1-11	CCD	
N 8	Consider updating the Development Code to limit the development of heliports and helipads to projects where helicopter access has a Townwide benefit.	N1-12	CDD	2 years
7.3 Non-Transportation-Related Noise				
N 9	Establish a measurable program to monitor noise from stationary sources when complaints or service requests are received.	N1-13	CDD	5 years
N 10	Apply for noise mitigation grants and programs when appropriate.	N1-14	CDD & PW	
N 11	Update the Development Code to: a) Include noise generation standards for construction sites b) Establish time limits for refuse collection, street and parking lot sweeping, and other property maintenance operations	N1-15 N1-16 N1-20 N1-18 N1-19	CDD	2 years
N 12	Establish criteria to be considered when purchasing large or heavy equipment for Town facilities, including noise impacts to onsite and adjacent users.	N1-17	CDD & PW	2 years
7.4 Marine Corps Air Ground Combat Center Noise				
N 13	Periodically communicate with Marine Corps Air Ground Combat Center about intermittent or stationary sources of noise that have the potential to impact people and property in Yucca Valley.	N1-21 N1-22	CDD	Ongoing
N 14	Provide adequate notice of scheduled noise-generating military operations to Yucca Valley residents and businesses through press releases and other appropriate means.	N1-23	CDD	Ongoing

3 HOUSING ELEMENT

The Housing Element is intended to guide residential development and preservation consistent with the overall values of the community and to meet state requirements. The Housing Element provides a framework of housing opportunities designed to meet the specific needs of the Towns' existing and future residents. An adequate supply of quality housing that is affordable to a range of household types is fundamental to the economic sustainability and social well-being of Yucca Valley.

Purpose

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the existing and projected housing needs within the community and to set forth goals, policies and programs to enable the Town to address them.

State law (Government Code Section 65580 et seq.) requires every county and incorporated community to prepare a housing plan with programs to meet local housing needs. Unlike other General Plan elements, which can be updated as the jurisdiction feels appropriate, state law mandates an update to the Housing Element every eight years. Communities that fail to comply with state housing law are subject to updating their Housing Element every four years.

An important part of compliance with state housing law is accommodating the Regional Housing Needs Assessment (RHNA) by identifying opportunities for future housing development. The Town of Yucca Valley was assigned a RHNA of 930 units for the 2014–2021 planning period. This Housing Element contains programs to provide development capacity to meet the RHNA, address other housing concerns such as the improvement and preservation of existing housing, and provide additional content required to comply with state law (Government Code Section 65583).

Regional Housing Needs Assessment: The Regional Housing Needs Assessment (RHNA) is an assignment of development potential by income category. Since the RHNA is based on regional growth projections, the RHNA is considered a community's share of the regional projected housing demand. The RHNA represents development potential during a time frame established by the state, called a planning period. The current planning period is from 2014 to 2021.

Relationship to Other Documents

The Housing Element draws from data provided in the Housing Technical Report, a separate reference document, prepared concurrently with the General Plan. The Housing Technical Report contains a description of the Town's housing needs, and the constraints and resources to meeting those needs. The Housing Technical Report is organized into five sections:

- *Introduction.* This includes the statutory authority and requirements for the Housing Element and an overview of the public outreach process.

A hillside single-family detached neighborhood.

- *Housing Needs.* This is an assessment of demographic, housing, economic, and special needs characteristics in the Town of Yucca Valley.
- *Housing Constraints.* This is an evaluation of existing governmental, market, and environmental constraints to the development, preservation, and conservation of housing in Yucca Valley.
- *Land Inventory.* This is an analysis of vacant sites that are available to be developed for residential or mixed use during the 2014–2021 planning period.
- *Previous Housing Element Progress.* This is a summary of progress toward implementing the goals, policies, and programs in the 2008–2014 Housing Element.

The Housing Element is also related to local water and wastewater service planning documents. State law (Government Code Section 65589.7) requires communities to share the Housing Element with water and wastewater service providers. This process is intended to facilitate priority service to affordable housing and ensure that utility plans account for population projections. This is particularly important for Yucca Valley given that the Regional Water Quality Control Board prohibited the use of septic systems in certain areas of the Town by 2016.

Government Code Section 65302 links the updating of the Housing Element with updates to Safety and Open Space and Conservation Elements. This connection was established to ensure adequate flood hazard information and management planning. This Housing Element is part of a comprehensive update to the Town of Yucca Valley General Plan, including the Safety and Open Space and Conservation Elements.

Yucca Valley's Housing Element is also related to the San Bernardino County Consolidated Plan. Yucca Valley is a member of the San Bernardino County Urban County Consortium and participates in countywide efforts to receive federal housing and community development funds. These funds are potential resources for affordable housing construction, rehabilitation, and preservation. The San Bernardino County Consolidated Plan is an assessment of existing affordable housing and community development needs that informs the U.S. Department of Housing and Urban Development as part of a federal fund awarding process.

The following goals, policies and programs are designed to meet state requirements and enable the Town of Yucca Valley to address current and projected housing needs during the 2014–2021 planning period. Program implementation is the responsibility of the Community Development Department, which will coordinate and collaborate with other departments and agencies as needed.

3.1 Housing Diversity

An adequate supply of quality housing provides opportunities for residents to live in Yucca Valley, supports future economic growth and our workforce, and raises municipal revenues needed to sustain our community. To meet local needs, the housing stock should include a variety of housing types and supportive community amenities for residents of all ages. A balanced community includes rental and for-sale housing types that are appropriate for different family sizes, lifestyles, and incomes.

GOAL H1

High quality housing with a variety of development types, sizes, and affordability levels to accommodate the diverse lifestyle and life stage needs of current and future residents.

Policies

Policy H1-1 Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.

Policy H1-2 Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.

Programs

Program H1-1 Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment.

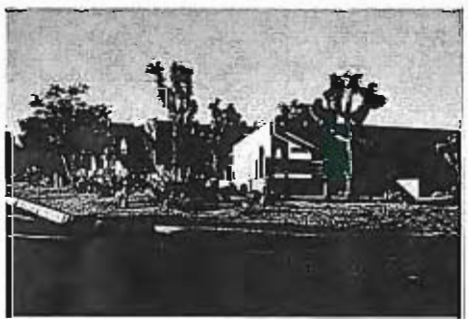
Timing: Annually

Program H1-2 Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre.

Timing: In progress as part of General Plan and Development Code updates; adopt in FY 2013/2014

Program H1-3 Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.

Timing: Annually



Cactus Garden Apartments.

By Right: When the permitting process does not involve a discretionary review to allow a use in a particular zone. The design of the project, however, is still subject to development standards to ensure quality and protect public health, safety, and welfare. State law requires that several types of housing, including second units, are permitted by right in appropriate zones.

Second Unit: Small, separate living quarters located on the same site as a single-family detached home. A second unit can be rented, but cannot be sold separately from the main house.

Single Room Occupancy Unit: A one-room rental unit intended to be occupied by one person. These units may contain complete kitchen or bathroom facilities or have shared facilities.

Emergency Shelter: Housing for homeless persons that is limited to stays of no more than six months.

Transitional Housing: Rental housing operated under programs that provide assistance for stays of at least six months.

Supportive Housing: Housing with no limit on length of stay that is linked to onsite or offsite services to assist the resident.

Special Use Permit: Review procedure that allows the Town to evaluate proposed development and determine its consistency with the General Plan, the Development code and applicable Town ordinances. This type of permit is a staff level review, giving the Director reviewing authority. When approving an application for a Special Use Permit the Director may impose conditions to ensure compliance with the Development Code.

Program H1-4 Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.

Timing: Ongoing

Program H1-5 Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).

Timing: Ongoing

Program H1-6 Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.

Timing: Ongoing

Program H1-7 Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.

Timing: Update the website by June 2014

Program H1-8 Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.

Timing: Ongoing

3.2 Neighborhood Quality

Neighborhoods require infrastructure, public services, and other facilities and amenities to support a variety of household needs. However, many existing residential areas do not have sidewalks or paved roads, and a portion of the community will transition from septic to sewer service during the planning period. Investing in infrastructure improves neighborhoods and adds to economic stability and Yucca Valley's overall quality of life. Yucca Valley's reputation and longevity requires that neighborhoods are high quality, sustainable places to live, raise children, and retire.

GOAL H2

Stable, sustainable neighborhoods served by parks, infrastructure, and other public services and amenities.

Policies

Policy H2-1 Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.

Policy H2-2 Encourage new development and rehabilitation efforts to maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Programs

Program H2-1 Concentrate higher density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service, and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.

Timing: In progress as part of General Plan and Development Code updates; adopt in FY 2013/2014

Program H2-2 Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible.

Timing: Ongoing, consultation typically occurs in the pre-application meeting

A neighborhood with curbs, gutters and paved roads.

A residential neighborhood with unpaved roads.

LEED: A sustainable building certification program called Leadership in Energy and Environmental Design that is operated by the U.S. Green Building Council.

Program H2-3 Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.

Timing: In progress as part of the Development Code update; adopt in FY 2013/2014

Program H2-4 Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.

Timing: Upon Housing Element adoption

Program H2-5 Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.

Timing: On a project-by-project basis, consider codifying opportunities for LEED design in the Development Code update

Program H2-6 Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.

Timing: Ongoing

Program H2-7 Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in Yucca Valley.

Timing: Ongoing

Program H2-8 Encourage the formation of neighborhood watch programs to promote safety in residential areas.

Timing: Ongoing

3.3 Assisted Housing

Subsidized housing is an important resource for extremely low income households. Without redevelopment agency tax increment financing, there are greater challenges than before to assist residents in securing adequate and affordable housing. Leveraging and combining multiple resources may be necessary to assist lower and moderate income households, especially to reach the level of assistance necessary to serve extremely low income households.

GOAL H3

Affordable housing opportunities for extremely low, very low, low, and moderate income households.

Policies

Policy H3-1 Support participation in federal, state, regional, and local programs aimed at providing housing opportunities for lower and moderate income households.

Policy H3-2 Collaborate with appropriate agencies and organizations to provide housing assistance to Yucca Valley residents.

Programs

Program H3-1 Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.

Timing: Ongoing

Program H3-2 Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.

Timing: Ongoing

Program H3-3 Maintain membership in the San Bernardino County Urban County Consortium to participate in the County's efforts to obtain federal funding for affordable housing and community development.

Timing: Ongoing

Program H3-4 Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.

Timing: Annually as part of the HCD Annual Report preparation process

Program H3-5 Assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall process requests that require supportive documentation within 30 days of receipt.

Timing: Ongoing

Program H3-6 Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town's website.

Timing: Ongoing

3.4 Housing Conservation and Preservation

Market factors can encourage the conversion of affordable housing projects to market rate ones. The Town has administrative resources to encourage affordable housing project owners to extend covenants, preventing the affordable units from converting to market rate. In an administrative capacity, the Town also has the ability to oversee mobile home park conversions to ensure that mobile home closures and conversions do not displace residents.

GOAL H4

Ensured longevity and quality of the affordable housing stock.

Policies

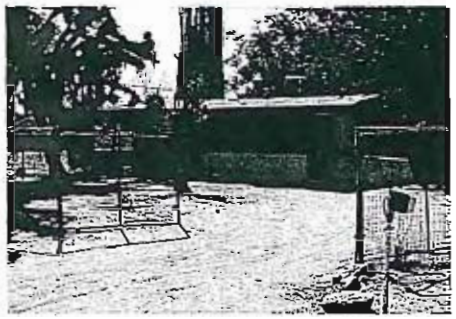
Policy H4-1 Support the maintenance of the Town's deed-restricted affordable housing stock and relatively affordable development types such as mobile homes.

Policy H4-2 Monitor and protect the Town's deed-restricted affordable housing stock.

Programs

Program H4-1 Facilitate the preservation of any deed-restricted affordable housing units by notifying the San Bernardino County Housing Authority and other qualified entities. The Town will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.

Timing: Ongoing, track through the Annual Report to HCD



An aging single-family detached home.

Program H4-2 Continue to distribute the County of San Bernardino's materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. Materials will be available at Town Hall and online.

Timing: Ongoing

Program H4-3 Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Timing: Ongoing

Program H4-4 Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town's website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.

Timing: Ongoing; program was previously funded through the Redevelopment Agency

3.5 Fair Housing

Federal and state fair housing laws require all local governments to affirmatively promote fair housing opportunities. Fair housing means equal opportunities without discrimination in the selling or renting of housing on the basis of race, religion, sex, marital status, ancestry, national origin, color, or disability status. Many landlords may not be aware of these laws, making fair housing referral services an important resource for both landlords and tenants. Another way to make housing more equitable is to make reasonable variances when necessary to afford disabled persons the ability to access and enjoy a dwelling.

GOAL H5

Equal housing opportunities for all Yucca Valley residents.

Policies

Policy H5-1 Enforce fair housing laws prohibiting discrimination.

Policy H5-2 Support local and regional organizations that provide fair housing services to Yucca Valley.

Policy H5-3 Provide a supportive administrative environment that facilitates barrier free housing for disabled residents.

Programs

Program H5-1 Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.

Timing: Ongoing

Program H5-2 Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town's website.

Timing: Ongoing

Program H5-3 Continue reasonable accommodation procedures to accommodate modifications to, land use, zoning, and permitting processes to provide more housing options for people with disabilities.

An apartment complex in Town.

Timing: Ongoing

Program H5-4 Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.

Timing: Ongoing

3.6 Meeting the RHNA

The Town of Yucca Valley was allocated a RHNA of 930 housing units divided by income category for the 2014–2021 planning period. The Town is responsible for identifying vacant lands with residential development potential. Higher density housing is typically more affordable to lower and moderate income households so the Housing Element Land Inventory includes developable vacant sites at a variety of densities. The Town's strategy to address the RHNA is detailed in the policies and programs under Goals H1 and H3.

A variety of land resources will have the potential to comprehensively accommodate the RHNA and help meet the Town's other housing goals. The Town has taken several steps to identify land resources that will exceed the housing development potential assigned in the RHNA. Providing a surplus of sites is important so the Town will not have to amend the land inventory should a large site be rezoned to a nonresidential use during the 8 year planning period.

Vacant land is the Town's critical resource for accommodating the RHNA. Vacant land at a variety of densities has the ability to facilitate housing development that can meet different affordability targets. As in the previous Housing Element cycle, the Old Town Specific Plan provides enough higher density development potential to exceed the lower income RHNA. Several land uses can accommodate small lot detached, attached, and multifamily housing to exceed the moderate income RHNA. The Town also has an ample supply of vacant low density sites to exceed the above moderate income need for single-family detached housing. A thorough description of the Land Inventory, including a parcel-by-parcel development potential analysis and maps, are provided in the Housing Technical Report (Appendix A).

Table H-1 provides a summary of the development potential of vacant sites that are readily available for development within the 2014–2021 planning period.

Table H-1
Summary of Land Resources, 2014–2021

Designation	Acres	Assumed Density	Lower	Moderate	Above Moderate	Total
Rural Residential 1	146	1	0	0	146	146
Rural Residential 0.5	125	2	0	0	249	249
Low Density Residential	268	4	0	0	1,074	1,074
Medium Density Residential	98	6	0	0	591	591
Medium High Density Residential	97	10	0	832	137	969
Mixed Use	137	18	0	443	50	493
Corridor Residential Overlay	109	18	0	779	3	783
Old Town Specific Plan	39	24–40	1,116	0	0	1,116
Total	N/A	N/A	1,116	2,054	1,855	5,420
RHNA	N/A	N/A	358	172	400	930
Surplus Capacity	N/A	N/A	758	1,882	1,455	4,490

In addition to this development potential, 75 new subsidized lower income housing units will be constructed during the planning period through the Yucca Valley Senior Apartments Specific Plan.

3.7 Quantified Objectives

The goals and policies of the Housing Element are implemented through a variety of programs designed to encourage the maintenance, improvement, development, and conservation of housing and neighborhoods in the community. The Town will also seek to achieve the following quantified objectives for major housing activities shown in Table H-2. The quantified objectives for new housing construction represents 10 percent of the lower and moderate income development potential and 25 percent of the above moderate income development potential identified in the land inventory. This conservative estimate reflects local housing market trends and the loss of Redevelopment Agency resources for housing projects.

Table H-2
Quantified Objectives by Income Category, 2014–2021

Activity	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	37	37	37	205	464	780
Rehabilitation	10	10	10	0	0	30
Preservation	10	10	10	0	0	30

Source: Town of Yucca Valley, October 2012.

SYNOPSIS OF APPROVED TENTATIVE TRACT MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	# OF LOTS	APPROVED BY PC	EXPIRATION	Extended by SB 1185	Extended by AB 333	Extended by AB 208	Extended by AB 116	FINAL MAP SUBMITTED	RECORDED	MAXIMUM EXPIRATION DATE
02/28/2003	TM 16471	Desert Vista Village	E. of Palm, S of Pima	106 lots	12/02/03	02/05/05	NA	NA	NA		12/13/05	08/10/06	NA
02/25/2004	TM 16587	Warner Eng. Danmark Development	S of Mountain View between Acoma and Church	57 lots	05/04/04	08/19/07	NA	NA	NA		09/09/05	03/09/07	NA
09/05/2003	TM 16649	40 Villas LP	NE corner of Camino del Cielo and Martinez	34 lots	04/05/05 1 yr extension 06/03/08	04/05/08 04/05/09	04/05/10	04/05/12	04/05/14		12/13/05	not recorded	04/05/14
09/13/2004	TM 16733	Arthur Schultz	S of Santa Barbara E & W of Indio	17 lots	07/19/05 1 yr extension 07/15/08	7/19/2008 7/19/2009	07/19/10	07/19/12	07/19/14	07/19/16	not submitted		07/19/16
04/01/2004	TM 16786	De Silva	Vera Lane west of Joshua Lane	4 lots	06/01/04	06/01/07	NA	NA	NA	NA	11/01/06	01/13/09	NA
09/13/2004	TM 16787	Rondel Ent.	W of SR247 S of Castro	54 lots	07/19/05 1 yr extension 06/03/08	07/19/08 07/19/09	07/19/10	07/19/12	07/19/14	07/19/16	not submitted		07/19/16
04/16/2004	TM 16957	Bob Sladum Living Space	E side of Acoma 1 parcel N of Joshua Drive	34 lots	06/15/04	06/15/07	NA	NA	NA	NA	10/19/04	12/27/05	NA
10/29/2004	TM 17240	Leon Strand	Santa Barbara between Balsa and Emerson	4 lots	03/15/05	03/15/08	NA	NA	NA	NA	03/27/06	01/25/07	NA
12/13/2004	TM 17328	Yucca Valley Estates	SW corner of Yucca Tr. And Emerson	17 lots	05/03/05	05/03/08	NA	NA	NA	NA	10/21/05	04/09/08	NA
01/27/2006	TM 17476	SILVATEX, INC	N of Paxton 1 parcel E of Imperial	40 lots	PC 02/06/07 TC 03/08/07	03/08/09	03/08/10	03/08/12	03/18/14	03/18/16	not submitted		03/08/16
06/14/2005	TM 17633	Burnt Mtn Haciendas	SW corner of Palomar and Onaga	61 lots	3/7/2006 1 yr extension 06-03-08	03/07/08 03/07/09	03/07/10	03/07/12	03/17/14	03/17/16	08/25/06	not recorded	03/07/16
03/10/2006	TM 17862 PD 01-07 GPA 01-06	Copper Hills	N of Golden Bee, E of Sage	107 Lots	TC 09-15-09	09/15/12	NA	NA	09/15/14	09/15/16	not submitted		09/15/16
6/15/2007	TM 17985	Golestani	NE corner of Palomar and Juarez	20 lots	04/07/09	04/07/11		04/07/13	04/17/15	04/17/17	not submitted		04/07/17
8/22/2006	TM 18011 GPA 02-06 RZ 02-06	Specialty Homes	SE Corner of Cholla Ave. and Joshua Dr.	8 SFR lots 1 remainder lot	04/15/08	04/15/10	04/15/11	04/15/13	04/15/15	04/16/17	10/02/09		04/15/17
12/23/2009	TM 18773	Lucas	West side of Cholla, N & E of Golden Bee	60 Residential & 4 lots for waste treatment & water retention	08/24/10	08/24/13	NA	NA	08/24/15	08/24/17	not submitted		08/24/17
12/18/07	TM 18418 PD 02-07 GPA 02-07	Pueblo Mesa Paolini	N of Golden Bee, E of Joshua Lane	142	6/8/2010	9/21/2013	NA	NA	09/21/15	09/21/17	not submitted		09/21/17

TOTAL # OF MAPS	14		TOTAL # OF APPROVED LOTS	770
TOTAL # OF MAPS	1		TOTAL # OF PROPOSED LOTS	
TOTAL # OF MAPS	1		TOTAL # OF COUNTY APPROVED LOTS	91
			TOTAL ALL LOTS	861