

Chapter

2

EXISTING CONDITIONS

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# CHAPTER 2: EXISTING CONDITIONS

## 2.1 Existing Land Uses

### 2.1.1 On-Site Land Uses

Existing land uses within the Old Town Yucca Valley Specific Plan area are residential, commercial, industrial, and civic. Commercial land uses, which include retail, medical, restaurants, offices, and hotels, are primarily located along SR-62; residential and service commercial uses bound on the north and south, and vacant land is located throughout. The northwest corner of the area contains mostly industrial uses of varying degrees, including automobile repair shops and warehouses. Refer to Exhibit 2-1, *Existing Land Use Map*.

Various easements are located within the project site (including storm drainage facilities and utility easements) that overlay other land uses (commercial, residential, and roads).

**San Bernardino County Flood Control District.** The San Bernardino Flood Control District drainage facilities consist of the Yucca Wash, Church Channel, and Water Canyon Channel.

The Yucca Wash runs northeast to southwest, crossing SR-62 near Church Street, and ending at Deer Trail. Portions consist of 100' to 150' San Bernardino County Flood Control District FEE, a 100' easement and a 30' right-of-way.

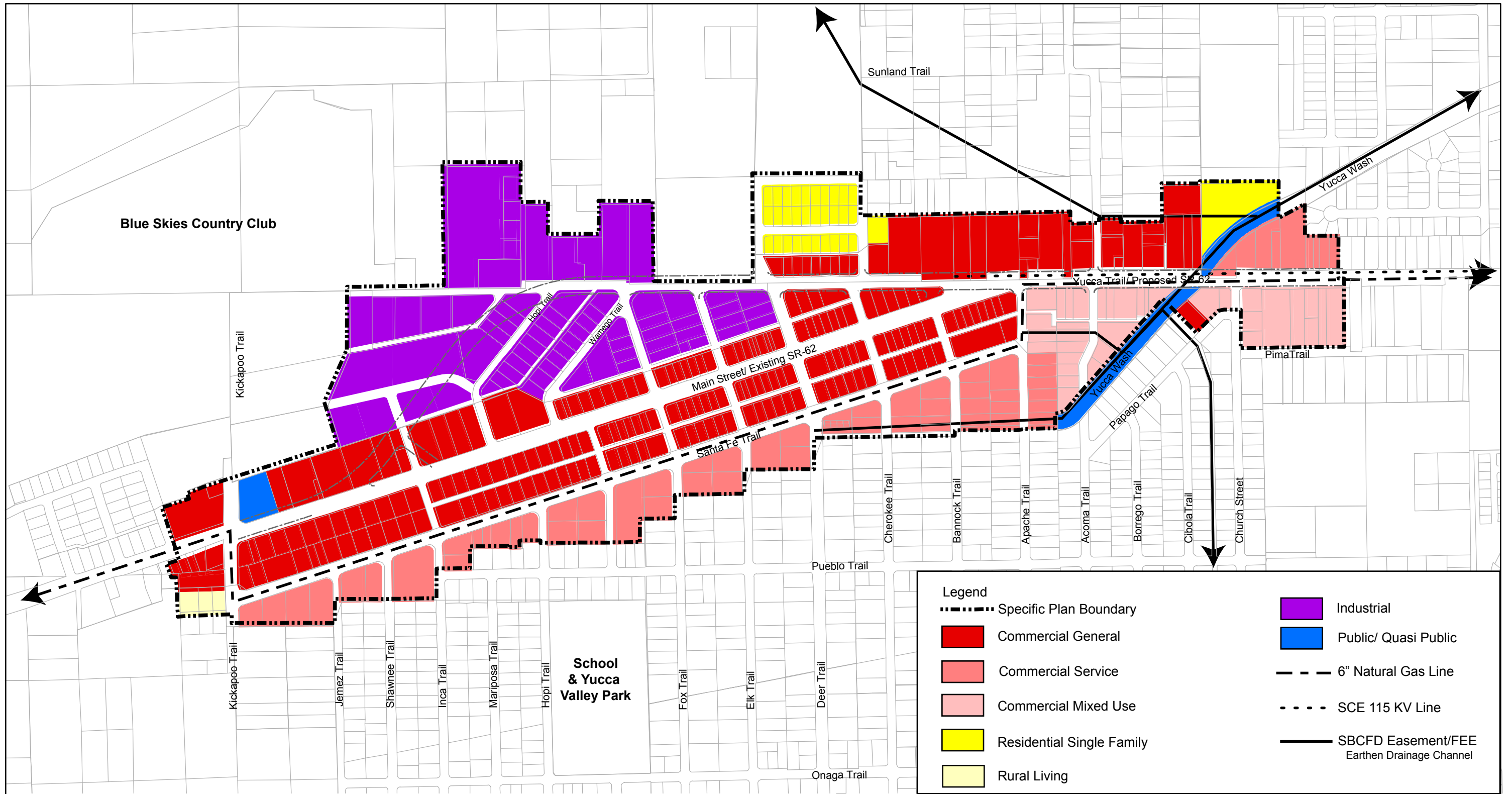
Church Channel runs south from Yucca Wash parallel to Church Street to Onaga Trail, and consists of a 30' right-of-way.

Water Canyon Channel runs northwest to southeast from Water Canyon Basin and merges with Yucca Wash between Church Street and Palm Avenue. It consists of a 100' San Bernardino County Flood Control District FEE.

**Southern California Gas Company.** A natural gas line runs through the existing street right-of-way through the project area along Santa Fe Trail to Apache Trail, then north to SR-62/Twenty Nine Palms Highway, and continuing to the east.

**Southern California Edison.** An underground electrical line exists along the street right-of-way on SR-62/Twenty Nine Palms Highway, starting at the junction of Yucca Trail and SR-62/Twenty Nine Palms Highway, and continuing to the east.

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### 2.1.2 Surrounding Land Uses

Immediately surrounding the Old Town Yucca Valley Specific Plan area is a mixture of single-family residential, commercial mixed-use, service uses, and vacant land.

## 2.2 Existing Improvements

Within the Specific Plan area, improvements to the drainage and wastewater facilities are planned. These proposed improvements are noted in the Yucca Valley Master Plan of Drainage 1998 and the Hi-Desert Water District Wastewater Treatment Plant Technical Specifications 2001.

## 2.3 Topography

The Old Town Yucca Valley Specific Plan area is located in a valley that gently slopes south, and is from 3,320 to 3,340 feet above sea level at its lowest point. The area has a low susceptibility to rockslides and landslides.

## 2.4 Circulation and Access

### 2.4.1 Vehicular

The Old Town Yucca Valley Specific Plan area is located along SR-62, the regional access road, which runs east-west through Yucca Valley. The Town's General Plan designates it as a six-lane divided highway. Pioneertown Road, a designated four-lane collector road, serves both the regional and local population with access to Yucca Valley from the north.

The secondary roads running east-west in the Old Town Specific Plan area are Yucca Trail, a two-lane industrial road, and Onaga Trail, a four-lane divided arterial. Santa Fe Trail is a designated four-lane collector road, and runs northeast-southwest. Kickapoo Trail, Deer Trail, and Acoma Trail are secondary roads running north-south, and are designated as four-lane collectors.

The Morongo Basin Transit Authority (MBTA) provides transit service throughout Yucca Valley, including within the Specific Plan area.

### 2.4.2 Pedestrian

Pedestrian trails are proposed within the Old Town Specific Plan area, as specified in the Parks Master Plan (1999) and Draft Trails Master Plan (2002). The existing trails include multi-use trails and bicycle trails along existing roadways, washes, and drainage channels.

# Existing Conditions

## 2.5 Infrastructure and Utilities

### 2.5.1 Water

The Town of Yucca Valley lies within the Warren Valley Hydrologic Subarea. The Town's sole source of water is the Warren Valley Groundwater Basin, which is recharged by the Morongo Basin Pipeline. The Hi-Desert Water District (HDWD) serves the Old Town Yucca Valley Specific Plan area. Today, the District has approximately 8,400 service connections and a service area that spans approximately 52 square miles. In addition, the District operates 16 storage tanks and 17 wells, and maintains nearly 300 miles of transmission and distribution pipelines. Refer to 2-2, *Existing Water Plan*.

### 2.5.2 Wastewater

Currently, all wastewater is treated through septic systems located on each lot. Because of concentrations of nitrates at some wells and the decline of the water aquifer, the HDWD is continuing to explore the feasibility of constructing a wastewater collection and treatment facility to serve Yucca Valley. The Town of Yucca Valley Public Works Department is to update as information becomes available.

### 2.5.3 Storm Drainage

In 1999, the Town of Yucca Valley Master Plan of Drainage was completed to provide for the future development of adequate drainage facilities. At the time, there were limited drainage facilities to mitigate flooding. Within the Specific Plan area, the main existing stormwater collector is Yucca Wash, an earthen trapezoidal flood control channel. Currently, a large portion of the Specific Plan area is located within the 100-year flood plain. The Town of Yucca Valley Public Works Department is to update as information becomes available.

### 2.5.4 Electricity

Southern California Edison (SCE) provides electricity in the Old Town Yucca Valley Specific Plan area. The primary transmission line is located along SR-62, converging with the Devers Substation near Desert Hot Springs to the west and with the Hi-Desert Substation in Twentynine Palms to the east.

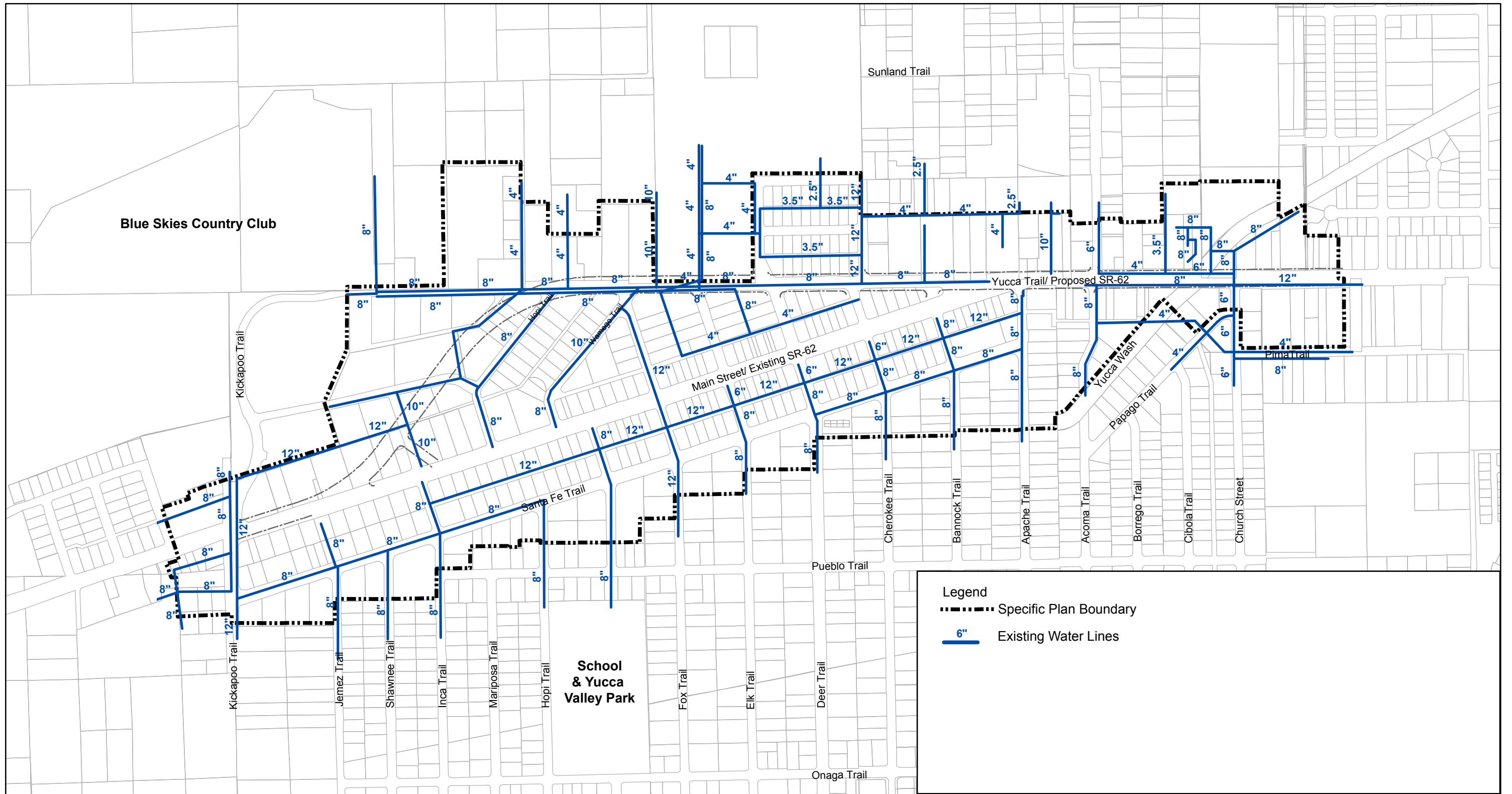
### 2.5.5 Natural Gas

The Southern California Gas Company provides natural gas service to the Old Town Yucca Valley Specific Plan area. Two-, four-, and six-inch transmission and distribution lines run throughout Yucca Valley. Currently, there is a six-inch gas line running under SR-62.

### 2.5.6 Communication Systems

GTE California provides business and residential telephone service to Yucca Valley and other Morongo Basin communities. Century Communication provides cable television.





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### 2.5.7 Solid Waste

Hi-Desert Disposal provides solid waste disposal services for both commercial and residential customers. The collected trash is disposed of at the Landers and Morongo Valley Landfills. Recycling is provided by Hi-Desert Recycling.

## 2.6 Seismic

The Town of Yucca Valley is located within a fault-controlled basin that extends westward through Morongo Valley and eastward beyond Twentynine Palms. The Town lies within intensity zone VIII, as defined by the Modified Mercalli Intensity Scale. Four major faults are within the Town of Yucca Valley, one of which, the Pinto Mountain Fault, is located within the Old Town Yucca Valley Specific Plan area. The Pinto Mountain Fault is a major east-west fault extending through the center of Yucca Valley from the base of the Sawtooth Mountains eastward along SR-62. The fault is estimated to be capable of producing a maximum earthquake of magnitude 7.4.

## 2.7 Environmental Resources

### 2.7.1 Biological Resources

There are many biological resources within the Town of Yucca Valley. The area of the Old Town Yucca Valley Specific Plan area is low in biological resources, but does border high-value biological resources to the north. Throughout the Town, Joshua trees and the desert tortoise are considered rare species. In or near the Specific Plan area, the vermilion flycatcher, summer tanager, and yellow-billed cuckoo birds are sensitive species.

### 2.7.2 Cultural Resources

The Town has many cultural resources of archeological or historical importance, and has many resources that need to be surveyed. Currently, the Old Yucca Elementary School, known as the "Scout House," has been recognized by the town as having local historic significance and is located within the Old Town Yucca Valley Specific Plan area.

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