

APPENDIX C



# APPENDIX - C

## GENERAL PLAN CONSISTENCY

### Consistency with the Yucca Valley General Plan

California law requires a Specific Plan be consistent with the General Plan of the adopting locality. To this end, existing General Plan goals and policies were reviewed to ensure consistency between the Old Town Yucca Valley Specific Plan and the Yucca Valley General Plan (1995). The Yucca Valley General Plan provides a supportive foundation for the Specific Plan and reinforces the goals and policies for the Old Town area, as evident in the highlighted General Plan goals and policies that follow.

#### ◆ Land Use Element

The following land use goals support the Old Town Yucca Valley Specific Plan:

- Goal- A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.
- Goal- A well rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.

The following land use policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy (Commercial)- Enhance the character and viability of commercial areas by providing an integrated mix of commercial areas by providing an integrated mix of commercial, office and residential uses.
- ◆ Policy (Residential)- Encourage in-fill development on subdivided lands located adjacent to existing residential areas.
- ◆ Policy (Industrial)- Encourage redevelopment of existing older or marginal industrial lands.

#### Response:

The Specific Plan aims to promote new compatible development in Old Town Yucca Valley that integrates a variety of compatible of land uses including commercial, residential, and light industrial. It seeks to allow a mix of uses including residential within the core area. The development regulations and design guidelines contained within the Specific Plan reinforce the policies of the General Plan, which promote quality design, compatible in-fill development, and a mix of uses.

#### ◆ Circulation Element

The following circulation goal support the Old Town Yucca Valley Specific Plan:

- Goal- A circulation network that efficiently, safely and economically moves people, vehicles and goods using transportation facilities that meet the current demands and

projected needs of the Town, while maintaining and protecting its rural residential character.

The following circulation policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Coordinate and cooperate with CalTrans to assure preservation of capacity and maximized efficiency along State Highway 62.
- ◆ Policy- Create new alternative, east/west arterials and smaller capacity routes to enhance intra-town circulation and relieve congestion on Highway 62.
- ◆ Policy- Encourage expansion of ridership and the mass transit systems operated within the Town and greater Morongo Basin.
- ◆ Policy- Facilitate the design and installation of a community locations/directional signage program to efficiently direct traffic.

Response:

The Specific Plan sets regulations and design guidelines that are compatible with different circulation systems within Old Town Yucca Valley creating a pedestrian oriented environment along the major commercial corridor. To maximize the efficiency of SR-62 and enhance intra-town circulation, new route alternatives were taken into account when developing the Specific Plan. Gateway and wayfinding signage was sited throughout Old Town to increase awareness and guide visitors and residents.

◆ Housing Element

The following housing goals support the Old Town Yucca Valley Specific Plan:

- Goal- The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.
- Goal- The development of affordable housing projects in the Town of Yucca Valley for very low, low and moderate income households to meet the community's need.
- Goal- The maintenance and rehabilitation of the Town's core neighborhoods.

The following housing policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.
- ◆ Policy- Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.
- ◆ Policy- Encourage the preservation of hometown and rural atmosphere through design standards.

Response:

The Specific Plan allows for new market-rate and affordable housing opportunities within the downtown through new mixed-use and live work development. The development regulations and design guidelines ensure that the development is compatible with the rural environment.

◆ Parks, Recreation, and Trails Element

The following parks, recreation, and trails goals support the Old Town Yucca Valley Specific Plan:

- o Goal- A multi-use, quality system of parks, and recreational areas that support a broad range of activities, as well as cultural, and passive open space enjoyment opportunities for current and future residents.
- o Goal- An enhanced and expanded park and recreational system designed to provide opportunities for healthful active, passive and cultural enjoyment throughout the Town and to all segments of the population.
- o Goal- An optimally utilized community system of multi-use equestrian, bicycling, and pedestrian trails, with rest areas and other amenities, which conveniently link existing and proposed open space and recreational areas within the Town of Yucca Valley.

The following parks, recreation, and trails policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Parklands development promoting water conservation and the preservation of the Town’s natural resources.
- ◆ Review new development for their potential to incorporate appropriate pedestrians, equestrian, and bicycle trail connections to the Town-wide recreational system.

Response:

The Specific Plan integrates parks and trails within Old Town that create opportunities for resident and visitor enjoyment while incorporating compatible desert landscaping. The new trails and are linked to the Town-wide system.

◆ Community Design Element

The following community design goal support the Old Town Yucca Valley Specific Plan:

- o Goal- An integrated, coherent and flexible set of principles that direct community judgment on land use, environmental, ecological, economic, aesthetic, and spiritual values and aspirations of the Town of Yucca Valley.

The following community design policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Design standards consistent with its character as a low density, rural residential community that also provides regional commercial and professional services.
- ◆ Policy- Design parameters for future development which protect the community’s scenic viewsheds, provide community cohesion, and enhance the image.
- ◆ Policy- Use specific plans to implement the “Mixed Use” land use designation.

Response:

The Specific Plan contains development regulations and design guidelines that promote quality design, ensure compatible development, and protect the viewsheds and character of Old Town. Through public involvement, the vision for Old Town was developed, incorporating the values of the residents and stakeholders of the Town.

◆ Economic Development Element

The following economic development goals support the Old Town Yucca Valley Specific Plan:

- o Goal- A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.
- o Goal- Continued growth which assures the maintenance of a revenue base adequate to support present and future public services and facilities needs.

The following economic development policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Strengthen Town's role as a commercial center.
- ◆ Policy- Encourage the development of the tourist/traveler commercial potential of the State Highway 62 corridor.
- ◆ Policy- Encourage and enhance quality development and renovation in the downtown area, along Highway 62.

Response:

The Specific Plan provides opportunities for a mix of uses and retail types in Old Town with districts that provide both visitors and residents different commercial, office, and housing options. The design guidelines promote high quality design and improvements to rear facades.

◆ Public Services Element

The following public services goals support the Old Town Yucca Valley Specific Plan:

- Goal- To assure the compatible and aesthetic integration of public buildings and facilities in order to provide existing and future residents with adequate public services.
- Goal- A full range of public utilities and related services in the Town of Yucca Valley that provide for the immediate and long term needs of the entire community.

The following public services policies support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Encourage the development of public services and facilities in a manner that assures adequate levels of service, while remaining compatible with existing and future land uses.
- ◆ Policy- Develop public buildings and facilities, which house Town government activities in a functional, aesthetically pleasing, and convenient place for residents and Town officials to conduct business. Public Art should be encouraged in the development of public facilities.
- ◆ Policy- Confer and cooperate with the Hi-Desert Water District to assure an adequate water system for existing and future development and maintain an adequate reserve of water in storage facilities.

Response:

The Specific Plan supports the public services policies within the General Plan. A water study was completed and make suggestions to meet future demand. The Vision Plan depicts a new Town Square in Old Town where new civic and public facilities could be located as the need for new facilities arise.

◆ Environmental Resources Element

The following environmental resources goals support the Old Town Yucca Valley Specific Plan:

- Goal- Conservation, management, and designation of open space areas to protect environmental resources, guard against environmental hazards, and provide enhanced recreational opportunities and aesthetic character for the Town.
- Goal (Biological Resources)- Protect and preserve the Town's biological resources and a functional, harmonious relationship and balance between nature and human development.

- o Goal (Archaeological and Historic Resources)- Preservation, maintenance, continuity and enhancement of cultural heritage and resources in the Town of Yucca Valley.

The following environmental resources policy support the Old Town Yucca Valley Specific Plan:

- ◆ Policy- Identify lands suitable and appropriate for preservation as open spaces.

Response:

The Specific Plan highlights the need for a historic and archaeological survey to identify important local resources. The plan also recommends the use of native, drought tolerant landscaping that is compatible the existing natural environment and conserves water.

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