

YUCCA VALLEY

GENERAL PLAN IMPLEMENTATION STRATEGIES



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.

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.



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

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 1 st 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

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				
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
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

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

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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:

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.



Yucca Valley’s annual summer music festival.

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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 1 st 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

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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: <ul style="list-style-type: none"> • 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

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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

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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 fund 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: <ul style="list-style-type: none"> 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

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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	<p>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:</p> <ul style="list-style-type: none"> 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	<p>Develop a Hillside Ordinance that establishes standards and regulations which implement measures in the following areas, at a minimum:</p> <ul style="list-style-type: none"> 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 31 percent 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 OSC8-2	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

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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 , NO _x , SO _x , 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 5	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

IMPLEMENTATION

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.	S4-5	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

IMPLEMENTATION

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: <ul style="list-style-type: none"> 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 85 th 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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



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