

TOWN OF YUCCA VALLEY

SPECIAL JOINT MEETING OF THE TOWN COUNCIL AND
PLANNING COMMISSION



*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
NOVEMBER 19, 2013
6:00 p.m.

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

* * * *

TOWN COUNCIL MEMBERS

Merl Abel, Mayor
Robert Lombardo, Mayor Pro Tem
George Huntington, Council Member
Robert Leone, Council Member
Dawn Rowe, Council Member

PLANNING COMMISSION MEMBERS

Tim Humphreville, Chairman
Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Warren Lavender, Commissioner
Steve Whitten, Commissioner

AGENDA

**SPECIAL JOINT MEETING OF THE
TOWN OF YUCCA VALLEY TOWN COUNCIL
AND PLANNING COMMISSION
6:00 P.M., TUESDAY, NOVEMBER 19, 2013**

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.

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 Town Clerk. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

CALL TO ORDER:

ROLL CALL: George Huntington, Council Member
Robert Leone, Council Member
Robert Lombardo, Mayor Pro Tem
Dawn Rowe, Council Member
Merl Abel, Mayor

Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Warren Lavender, Commissioner
Steve Whitten, Commissioner
Tim Humphreville, Chairman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by _____ 2nd by _____ Voice Vote _____.

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Yucca Valley Town Council and 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 Yucca Valley Town Council and Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

PUBLIC HEARINGS:

1. Town of Yucca Valley General Plan Update and Draft Environmental Impact Report

The Town of Yucca Valley has been in the process of updating the General Plan including background information, goals, policies, actions plans, the land use diagram, circulation plan and various figures. The General Plan Update is a broad policy document that would apply town-wide. Topics addressed with the General Plan include, Land Use, Circulation, Open Space and Conservation, Safety, Noise and Housing. The General Plan Update will replace the existing General Plan which was adopted in 1995. The General Plan Update will serve as the blueprint for the Town of Yucca Valley and will establish goals and policies for the long-term physical development in the community. The General Plan update will include a land use designation map that replaces the land use designation map associated with the 1995 General Plan

RECOMMENDATION:

That the Town Council & Planning Commission receives the report, opens the public hearing, takes public testimony, closes the public hearing and provides direction to staff as necessary

Action: Moved by _____ 2nd by _____ Voice Vote _____

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 Yucca Valley Town Council, 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 Town Clerk before the consent agenda is called.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COUNCIL AND COMMISSIONER REPORTS AND REQUESTS:

Council Member Huntington
Council Member Robert Leone
Council Member Rowe, Council Member
Mayor Pro Tem Lombardo
Mayor Abel

Commissioner Drozd
Commissioner Lavender
Commissioner Whitten
Vice Chairman Bridenstine
Chairman Humphreville

ANNOUNCEMENTS

ADJOURN

TOWN COUNCIL/PLANNING COMMISSION STAFF REPORT

To: Honorable Mayor & Town Council
Chairman & Planning Commission
From: Shane R. Stueckle, Deputy Town manager
Date: November 13, 2013
For November 19, 2013
Council/Commission Meeting:
Subject: General Plan Update
Public Hearing

Prior Council Review: There has been no prior review of this matter.

Recommendation: That the Town Council & Planning Commission receives the report, opens the public hearing, takes public testimony closes the public hearing and provides direction to staff as necessary.

Executive Summary: The Town initiated the General Plan Update process in 2011. The Town Council appointed a General Plan Advisory Committee to assist in the development of goals, policies and implementation actions for the Update. The General Plan Update process included significant public outreach and communication efforts.

Following this public hearing, staff will return to a joint meeting of the Town Council and Planning Commission scheduled for December 17, 2013.

Order of Procedure:

- Request Staff Report
- Open the Public Hearing
- Request Public Comment
- Close the Public Hearing
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Voice Vote)

Discussion: Attached to this staff report are the PowerPoint presentations on each element of the Draft General Plan provided to the General Plan Advisory Committee. These presentations provide a high level of detail and data in summary format, including

Reviewed By:

Town Manager

Town Attorney

Mgmt Services

Dept Head

Department Report

Ordinance Action

Resolution Action

Public Hearing

Consent

Minute Action

Receive and File

Study Session

the review of goals and policies.

The Planning Center staff will provide a comprehensive presentation at the joint Town Council/Planning Commission meeting.

Following public testimony and Planning Commission and Town Council discussion, the Town Council should provide direction to staff as to desired modifications, if any.

Alternatives: Provide direction to staff as deemed necessary.

Fiscal impact: The Town Council appropriated approximately \$995,000.00 for the General Plan Update project. This hearing is included in the project budget.

Attachments: Element PowerPoints
 Public Review General Plan



TOWN OF YUCCA VALLEY GENERAL PLAN

PLANNING COMMISSION & TOWN COUNCIL JOINT STUDY SESSION

General Plan Land Use
Plan

Yucca Valley Community Center

June 28, 2012

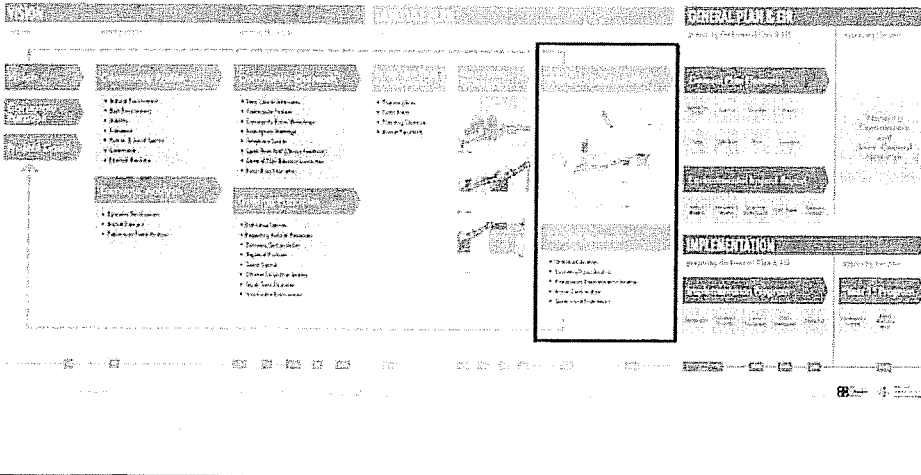
PURPOSE OF WORKSHOP



- Receive input from Planning Commission & Town Council regarding proposed Land Use Plan
- Confirmation of findings and identify assumptions needed to initiate GP elements & recommend studies associated with them

WHERE WE ARE IN THE PROCESS

YUCCA VALLEY GENERAL PLAN PROCESS



PLANNING FOR THE FUTURE - Public Outreach



- Community Workshops
- Statistical Well-Being Telephone Surveys
- Neighborhood Surveys
- Online and Print Website
- Public Meetings
- Developer Roundtable
- Town Council & Planning Commission Meetings

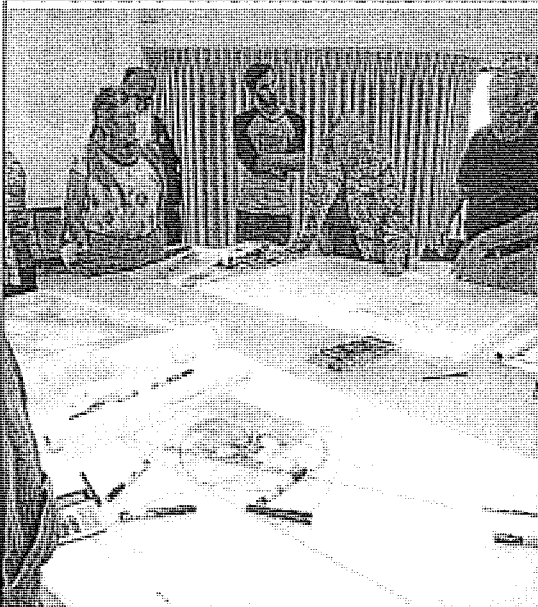
PUBLIC WORKSHOPS: What we heard



What people like about the location of the Valley:

- Small town atmosphere
- Great food and nice views
- Great job of roads
- Open green space
- Development that respects the natural setting
- Pleasant views of the trees and natural park
- Location is not too close to the main street
- Affordable rental housing and living

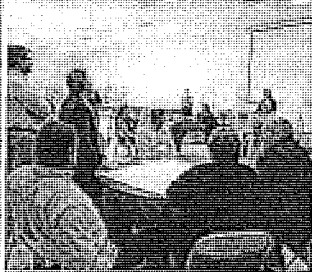
PUBLIC WORKSHOPS: What we heard



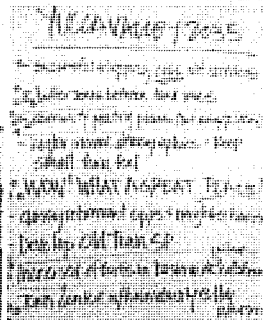
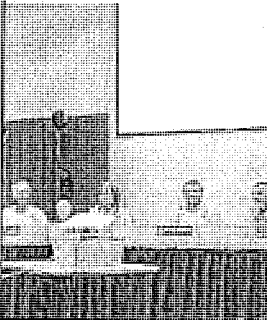
What people did not like about the location:

- Lack of views/natural area
- Lack of trees
- Not being close to the main street and other services
- No central location in the place or street view
- Have a road view that is not very attractive and unappealing

COMMUNITY VALUES *Way from Longhorn Mission*



- Small town atmosphere
- Diverse range of community services
- Efficient and cost-effective
- Strong economy
- Safe and essential services and facilities
- Local sustainability
- Diverse range of community services
- Efficient and cost-effective
- Strong economy
- Safe and essential services and facilities
- Local sustainability
- Diverse range of community services
- Efficient and cost-effective
- Strong economy
- Safe and essential services and facilities
- Local sustainability



GENERAL PLAN VISION *Yucca Valley 2035*

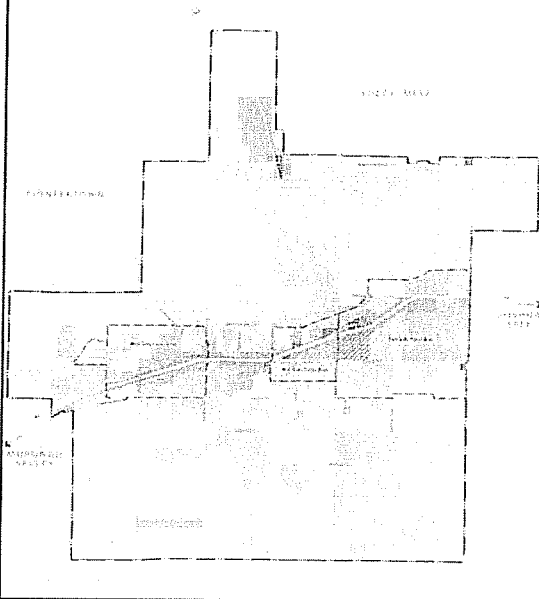
While maintaining our small town atmosphere, the town of Yucca Valley is a vibrant, desirable place to live, the premier hub of the Mojave Basin, and a sought-after place to visit.

As a destination, Yucca Valley is drawn to our clean, vibrant parks and cultural recreation, night-w, night skies, active open space, and shopping and hospital opportunities.

Delivering community services and facilities, efficient infrastructure, and a high quality of life, Yucca Valley is a vibrant, desirable place to live, the premier hub of the Mojave Basin, and a sought-after place to visit.

Our commitment to balanced growth, environmental stewardship, fiscal sustainability, and vibrant participation, and our pride in being a community that is a sought-after place to visit.

FOCUS AREAS: *Where to change*



- Outreach efforts identified three focus areas:

West Side

(including Old Town and Blue Skies Golf Course)

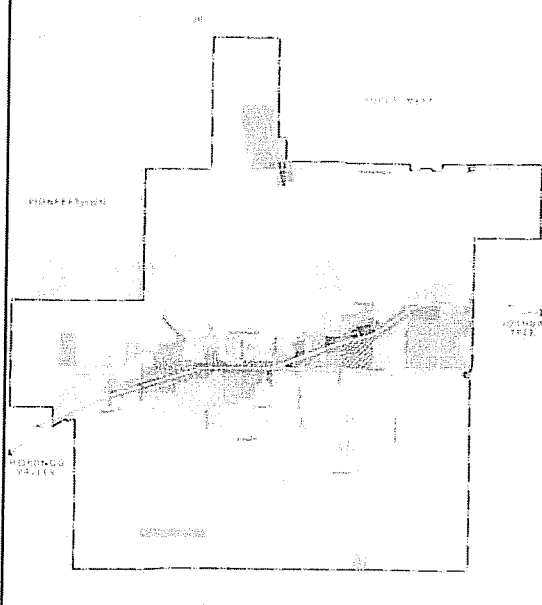
Mid-Town

(SR 62 between Warren Vista and Palm Avenues)

East Side

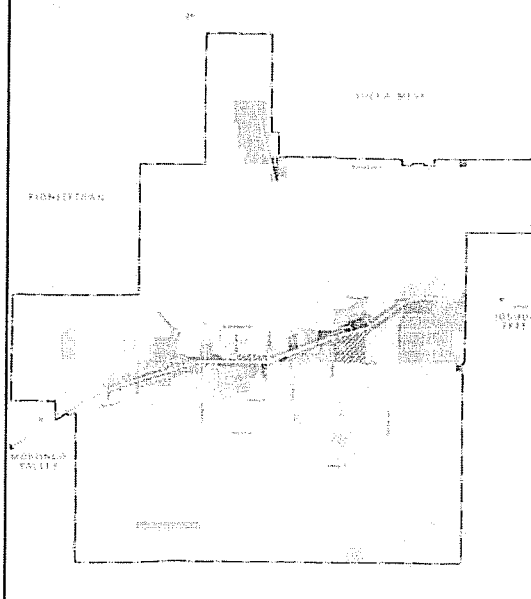
(SR 62 between Yucca Mesa Road and Warren Vista Avenue)

OVERVIEW OF CHANGES: *Administrative*



- Current Parcel Data from County in GIS
- Mapping Corrections to reflect established uses on the ground
 - Public/Quasi Public Uses
 - Flood control
 - Residential Densities

OVERVIEW OF CHANGES: Land Use Categories



- Established New Land Use Categories
- Current categories closely mirrored those from the County
- New categories more broad and inclusive, leaves detail to implement in Zoning Code
- Streamlines GP, making it easier to implement (from 32 to 23 categories)

LAND USE CATEGORIES: Revisions & New Terms

Rural Residential (RR-0.5 du/acre)

- Revisions to design and density in the character
- Minimum lot size of 3 acres
- Almost 50 percent

Low density Residential (LD)

- Current Residential categories between 2 acres and 1/2 acre as well as RR-0.5 du/acre
- From RR-0.5 du/acre
- Traditional suburban style of development

LAND USE CATEGORIES: Revisions & New Terms

Medium Density Residential (MDR)

- Current: SDRS DU/AC
- Proposed: SDRS DU/AC

Medium High Density Residential (MHDR)

- Current: R-W-10 and R-W-4
- Proposed: S-1 and S-4 DU/AC

LAND USE CATEGORIES: Revisions & New Terms

Commercial (C)

- Current: Commercial Designations: C-1, C-2, C-3, C-4 & C-5
- New: Re-designated with Commercial Designation: SR-62 and TR-08 in two remaining areas (Burr Mountain)

Mixed Use Town Center Mall (MUTC)

- Assumes 80% retail and 20% office (MUTC-AB)
- Requires specific Plan

Mixed Use Civic Center (MUC)

- Assumes 60% Retail, 20% Office (MUC-AB) and 20% residential (residence)

LAND USE CATEGORIES - *Remnants & New Terms*

Open Space Recreation (OS-R)

- All Wetland Spaces

Open Space Conservation (OS-C)

- Areas that should be used for passive recreation and preservation of natural resources

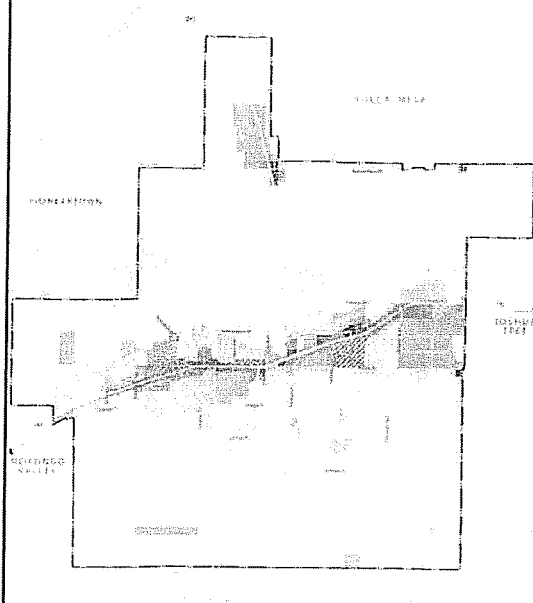
Allyway (AP)

- Separated from public streets/public
- AP is focused on alleyways and alleyway-related uses

Special Policy Areas

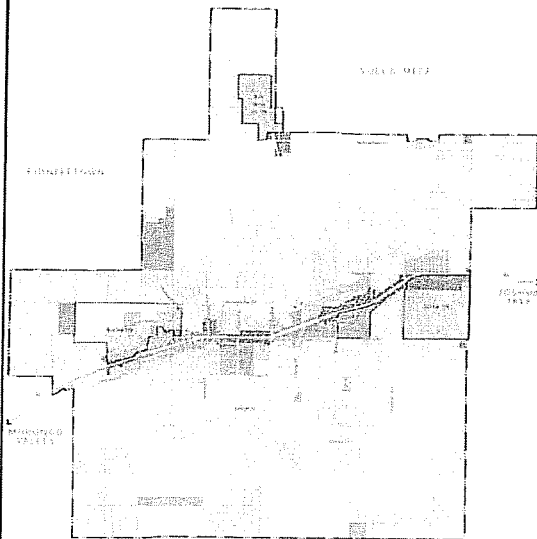
Center Residential Overlay

EXISTING GENERAL PLAN



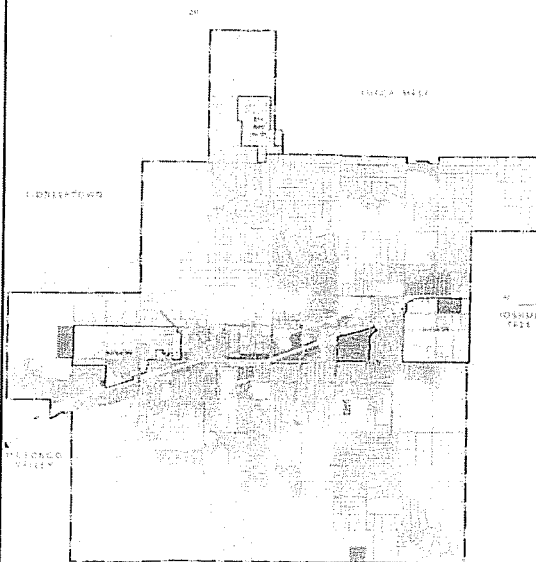
- Total acres: 24,916
- Residential: 22,027 acres
 - Units: 24,401
 - Buildout Population: 62,223
- Commercial: 1,133 acres
- Industrial: 860 acres
- Public Services & Facilities: 896 acres

PROPOSED GENERAL PLAN



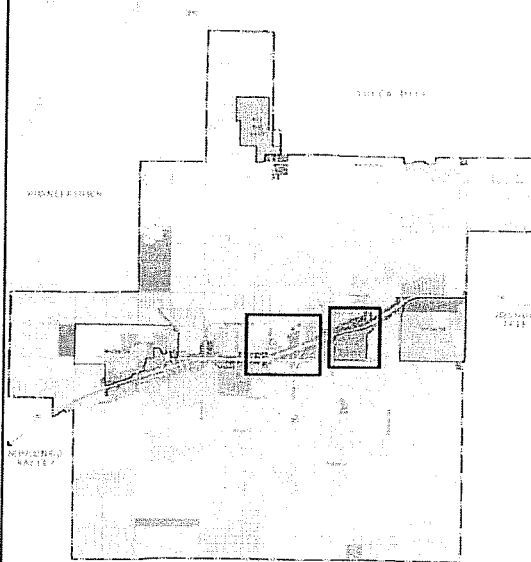
- Total acres: 25,492
- Residential: 21,403 acres
 - Units: 26,556
 - Buildout Population: 62,966
- Commercial and Mixed Use: 748 acres
- Industrial: 805 acres
- Public Services & Facilities: 381 acres
- Open Space: 504 acres
- Rights of way: 1,471 acres

PROPOSED GENERAL PLAN: *Changes only*



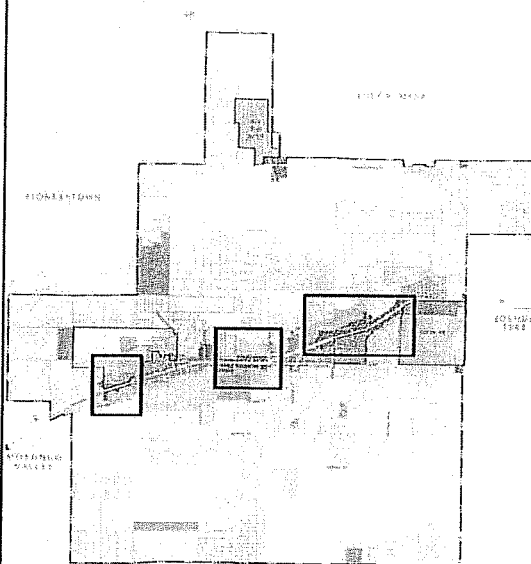
- Total acres changed: 3,264
- 13% of total acres in town
- Changes reflect community's input to preserve desert character and maintain Town as economic hub of Morongo Basin

MIXED USE



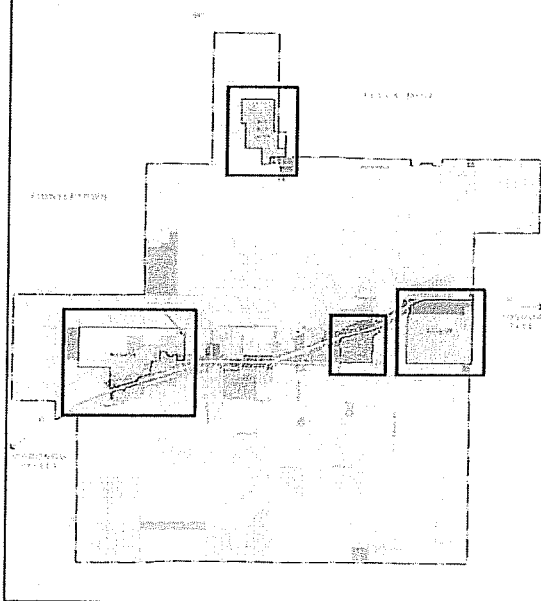
- Mixed Use Civic Center
- Mixed Use: Town Center Mall

CORRIDOR RESIDENTIAL OVERLAY



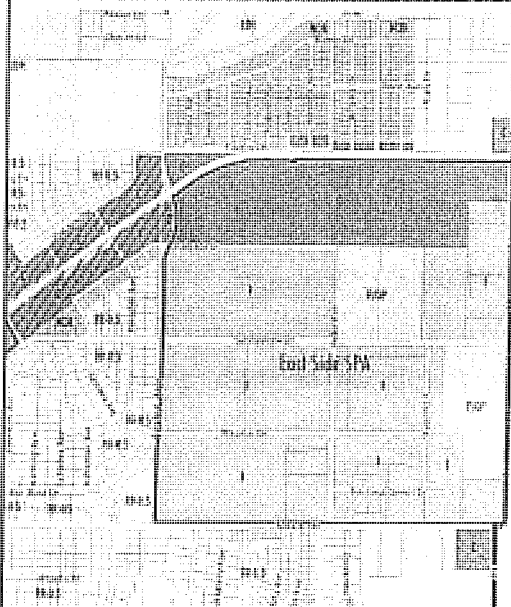
- 244 Commercial acres
- Three "transition" areas between Mixed Use or Special Policy Area Nodes on SR-62
 - West of Kickapoo (before OTSP)
 - Between Palm and Sage Aves.
 - Between Airway and Avalon Aves.
- Provides added flexibility
 - Allows development of Commercial or Residential uses up to 25 du/ac

SPECIAL POLICY AREAS



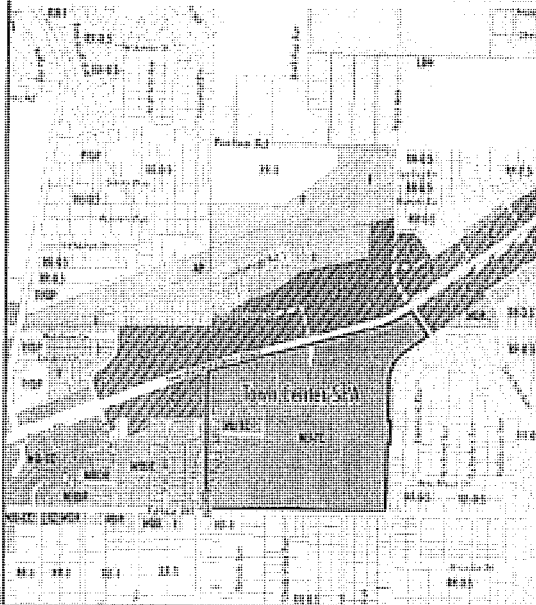
- Resulted in SPA designation in four areas
- Provides specialized policy guidance in addition to proposed land use designation
- Underlying land uses remain in place

SPECIAL POLICY AREAS: East Side



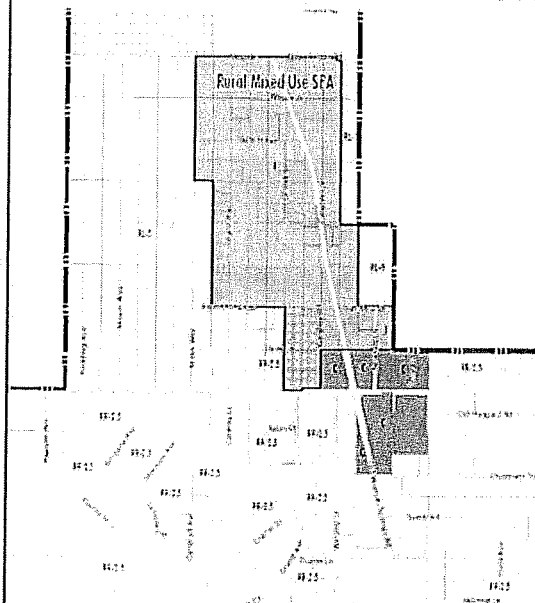
- Envisioned to be a commercial center and industrial jobs area for the town
- Requires special plan
- Transitions in between residential and industrial uses (e.g. utilities/sewer)

SPECIAL POLICY AREA: *Town Center/Mid*



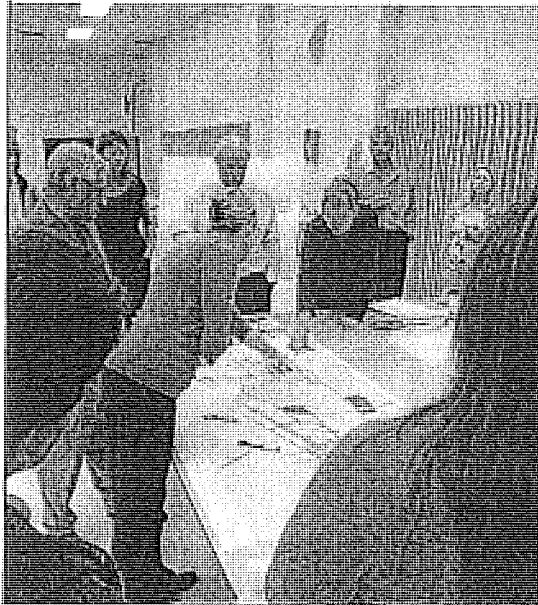
- Envisioned to be a regional commercial destination
- Requires a Specific Plan
- Transitions in between different uses (residential and commercial)

SPECIAL POLICY AREA: *Rural Mixed Use*



- Industrial land north of Skyline Ranch Road
- Business park uses required adjacent to Rancho Mesa neighborhood (enclosed businesses only—no outdoor storage)
- Properties adjacent to Skyline Ranch Road
- Areas north of business park area encourage home-based businesses

DEVELOPER INTERVIEWS: Blue Skies Country Club



• Create a budget for every year from now
• Who are you going to pay for what?

• Spanish language version of the
• construction

• Golf course that is 18 holes

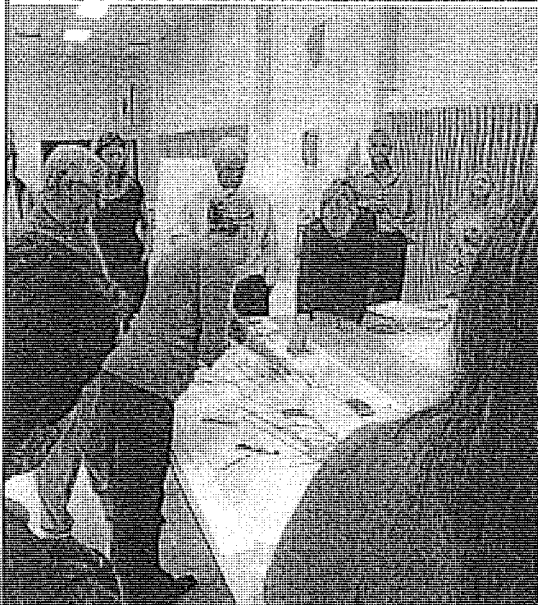
• Golf course should not be more
than 18 holes

• Residents should not be should be
• 18 holes and allow a variety of
• of size

• It is the golf course that will
• be the key

• Create a budget for every year from now
• Who are you going to pay for what?

DEVELOPER INTERVIEWS: Blue Skies Country Club



• Create a budget for every year from now
• Who are you going to pay for what?

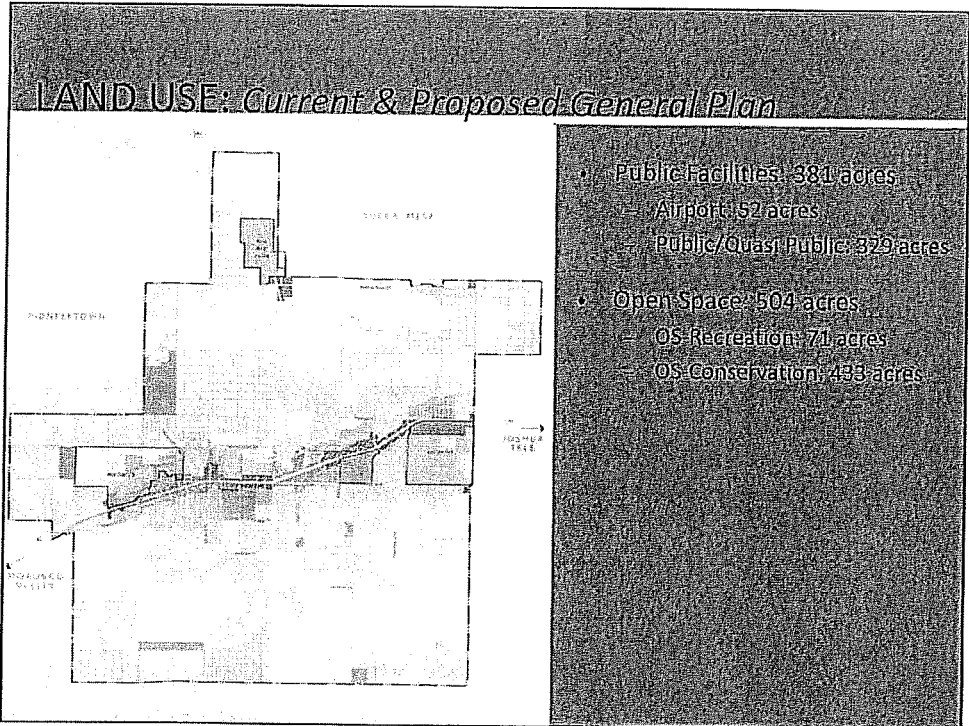
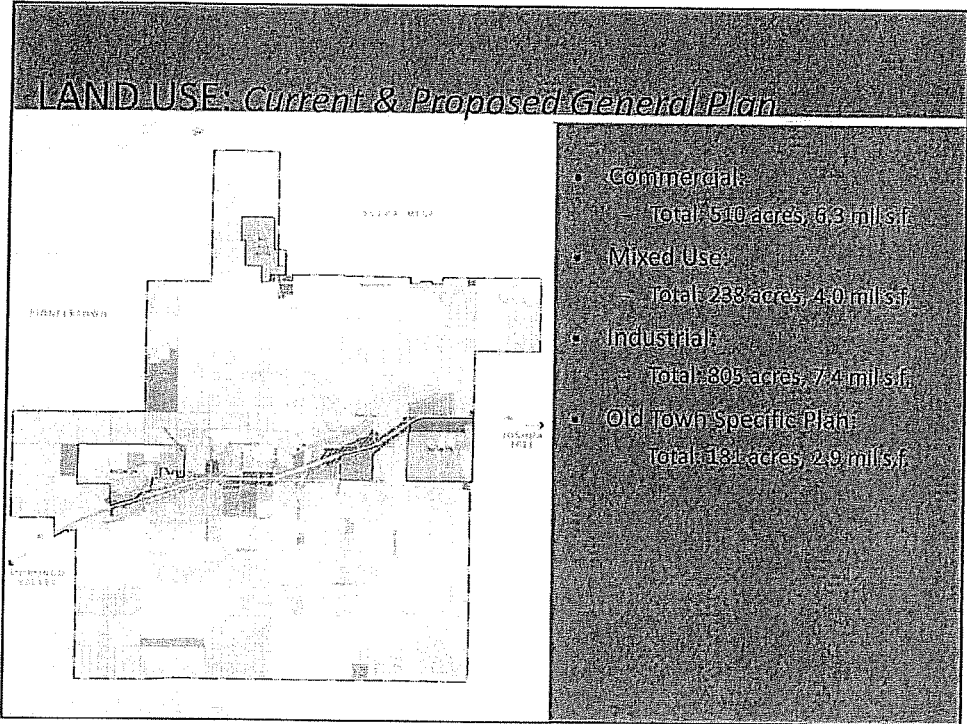
• Marketing is made - what is
• the price point? How many
• units of volume?

• How much time is required to
• build the project?

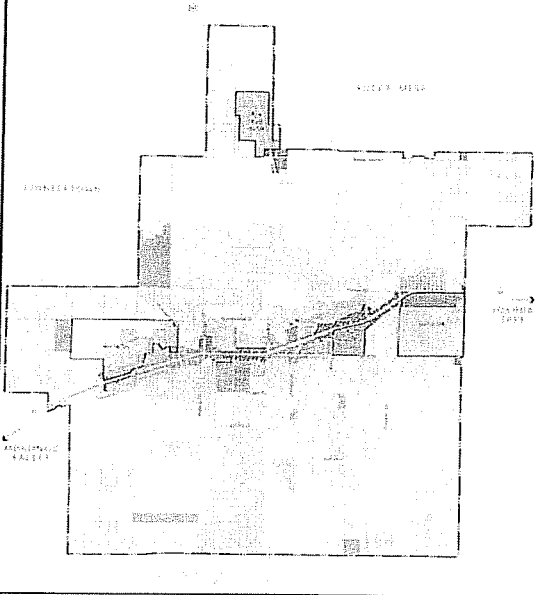
• Who are you going to pay for what?
• Who are you going to pay for what?

• Create a budget for every year from now
• Who are you going to pay for what?

• Create a budget for every year from now
• Who are you going to pay for what?



LAND USE: Current & Proposed General Plan



PROPOSED GENERAL PLAN

- Units: 26,556
- Population: 62,966

1995 GENERAL PLAN

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

DIFFERENCE FROM PRIOR PLAN

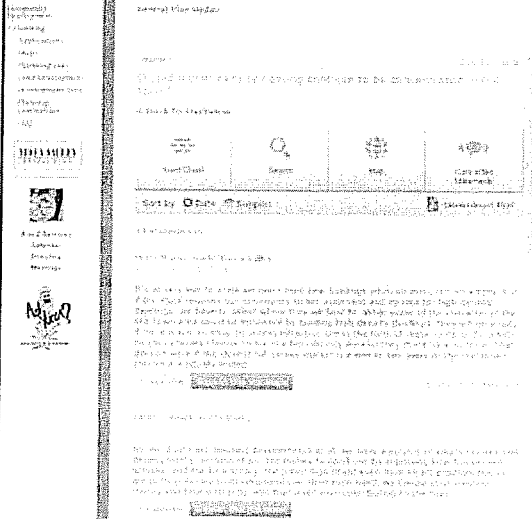
- Units: 2,155
- Population: 743

NEXT STEPS



- July 2012 - January 2013
 - Review Staff and Public
 - Draft General Plan
 - Update and Review
- September 2012
 - Public Participation Review
- January - March 2013
 - Public Participation Review
- Spring 2013
 - Staff and Public Review

STAY CONNECTED



Online:
www.yucca-valley.org

or
 Text 'subscribe' to:
 (760) 904-0259

or
 Use your cell phone to
 scan the QR code!



TOWN OF YUCCA VALLEY GENERAL PLAN

PLANNING COMMISSION & TOWN COUNCIL JOINT STUDY SESSION

Yucca Valley Community Center
 June 26, 2013

RESIDENTIAL

	PROPOSED GP				CURRENT GP		COMPARISON	
	Percent	Acres	Units	Pop	Percent	Acres	AC Difference	% Difference
Residential								
Hillside Residential (HR)	17%	4,342	217	516	18%	4,349	(7)	0%
Rural Living 10 (RL-10)	1%	132	13	31	1%	132	(0)	0%
Rural Living 5 (RL-5)	19%	4,849	970	2,302	19%	4,653	196	-4%
Rural Residential 2.5 (RR-2.5)	18%	4,509	1,799	4,272	21%	5,153	(644)	-12%
Rural Residential 1 (RR-1)	7%	1,801	1,789	4,248	9%	2,113	(312)	-15%
Rural Residential 0.5 (RR-0.5)	14%	3,647	7,289	17,310	14%	3,295	352	11%
Low Density Residential (LDR)	6%	1,453	5,087	12,082	5%	1,251	202	16%
Medium Density Residential (MDR)	1%	279	1,659	3,940	0%	52	227	436%
Medium High Density Residential (MHDR)	2%	392	3,918	9,305	2%	368	24	6%
Subtotal	84%	21,403	22,740	54,007	89%	21,366	37	0%

COMMERCIAL, MIXED USE & INDUSTRIAL

	PROPOSED GP				CURRENT GP		COMPARISON	
	Percent	Acres	Units	Pop	Percent	Acres	AC Difference	% Difference
Commercial, Mixed Use and Industrial								
Commercial (C)	2%	510	1,756	4,171	3%	605	(95)	-16%
Mixed Use (MU-TC)	1%	142	510	1,210	1%	195	43	22%
Mixed Use (MU-CC)	0%	96	412	876				
Industrial (I)	3%	805	22	51	4%	897	(92)	-10%
Subtotal	6%	1,553	2,700	6,309	7%	1,697	(144)	-9%
Old Town Specific Plan								
Old Town Commercial/Residential (OTCR)	0%	57	413	981	0%	57	0	0%
Old Town Highway Commercial (OTHIC)	0%	56			0%	57	-1	-2%
Old Town Industrial/Commercial (OTIC)	0%	39	238	565	0%	39	0	0%
Old Town Mixed Use (OTMU)	0%	29	465	1,104	0%	29	0	0%
Subtotal	1%	181	1,116	2,651	1%	182	-1	-1%

MISCELLANEOUS & TOTALS

	PROPOSED GP				CURRENT GP		COMPARISON	
	Percent	Acres	Units	Pop	Percent	Acres	AC Difference	% Difference
Miscellaneous								
Open Space - Conservation (OSC)	2%	433			2%	363	70	19%
Open Space - Recreation (OSR)	0%	71			1%	141	(70)	-50%
Public/Quasi-Public (P/QP)	1%	329			1%	238	91	38%
Airport (AP)	0%	52			0%	50	2	3%
ROW	6%	1,471			0%	75	1,396	1861%
Subtotal	9%	2,356			4%	867	1,489	172%
Town Wide								
TOTAL	100%	25,492	26,556	62,966				
Current GP		24,112	24,401	62,223	99%	24,112	1,380	6%
Difference		1,380	2,155	743				



TOWN OF YUCCA VALLEY
GENERAL PLAN

GENERAL PLAN ADVISORY
COMMITTEE

*General Plan 101 and
Safety Element*

Yucca Valley Community Center
November 14, 2012

INTRODUCTIONS



Welcome

Agenda Overview

Staff & Consultant Team

- Community Designers
- Traffic Engineers
- Biologists
- Noise & Air Quality Experts
- Environmental Planners
- Hazards Experts
- Geologists
- Housing Specialists

General Plan Advisory
Committee Introductions

ROLES & RESPONSIBILITIES



Advisory to Staff, Planning Commission & Town Council

Assist in preparation of GP Elements

- Review of goals, policies and implementation actions

Encourage broader community participation

- Ongoing feedback to community groups
- Must represent perspectives of constituents

Welcome Packets

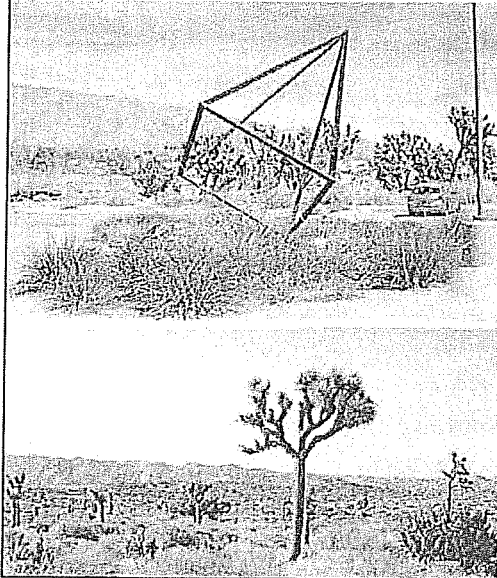
Do your homework (please)

THE BROWN ACT



- Meetings are open to the public
- 7 members for a quorum
- Public comment and participation
- Agenda and minutes

PROJECT OVERVIEW



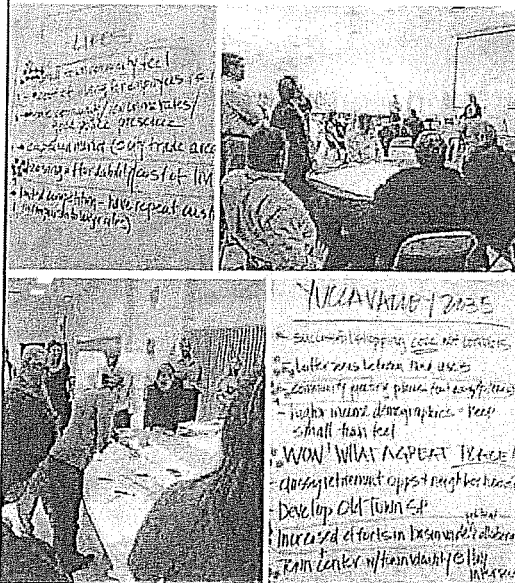
What is a General Plan?

A guiding document that represents the community's vision for its future.

It is...

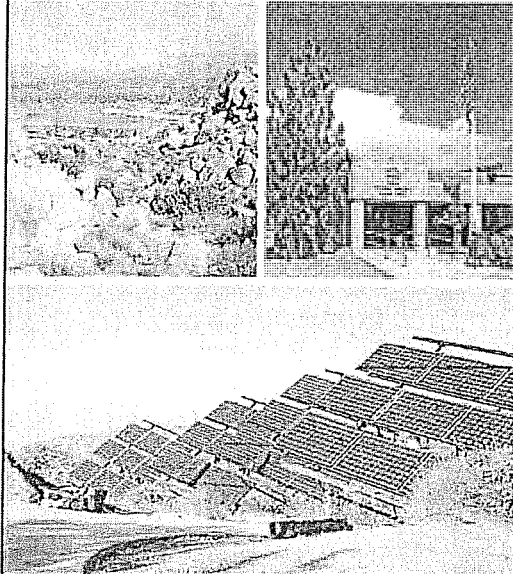
- A blueprint for the Town's growth
- Constitution for future development
- A guiding document for administrative & legislative functions

GENERAL PLAN COMPONENTS



- General Plan
 - Vision
 - Elements (Goals and Policies)
 - Implementation
- Environmental Analysis
 - Analyze project impacts
 - Develop mitigation measures
 - Consider environmental implications of land use decisions
- Fiscal Analysis
 - Create a fiscally sustainable plan
 - Maintain and grow economic value
 - Create a self-sustaining cycle of reinvestment and prosperity

MANDATORY ELEMENTS



- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise

GOALS, POLICIES & IMPLEMENTATION

GOALS

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

POLICIES

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

IMPLEMENTATION ACTIONS

Individual steps taken to implement one or more policies.

GENERAL PLAN VISION: *Yucca Valley 2035*

While maintaining our small town atmosphere, the Town of Yucca Valley is a unique, desirable place to live, the economic hub of the Morongo Basin, and a sought after place to visit.

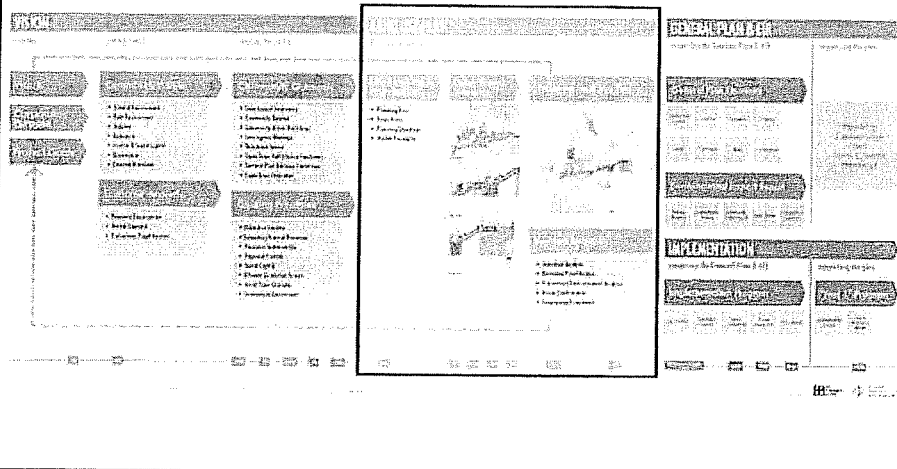
As a destination, visitors are drawn to our desert environment, arts and culture, recreation, history, night skies, active open space, and shopping and hospitality opportunities.

Our range of community services and facilities, efficient infrastructure, safe and established neighborhoods, unique character, and diversity define our community and quality of life.

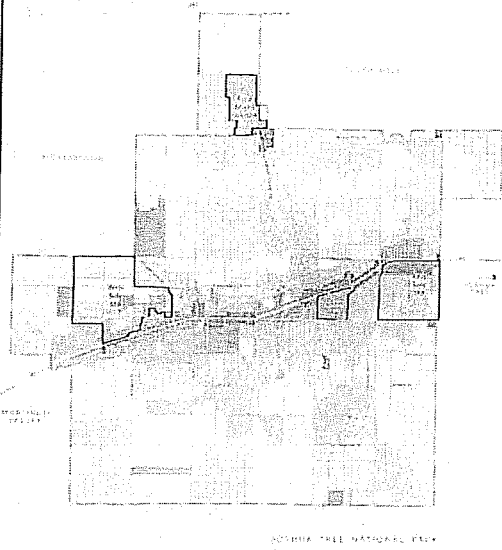
Our commitment to balanced growth, environmental stewardship, fiscal sustainability, active citizen participation, and property rights are the cornerstones of our community.

WHERE WE ARE IN THE PROCESS

YUCCA VALLEY GENERAL PLAN PROCESS

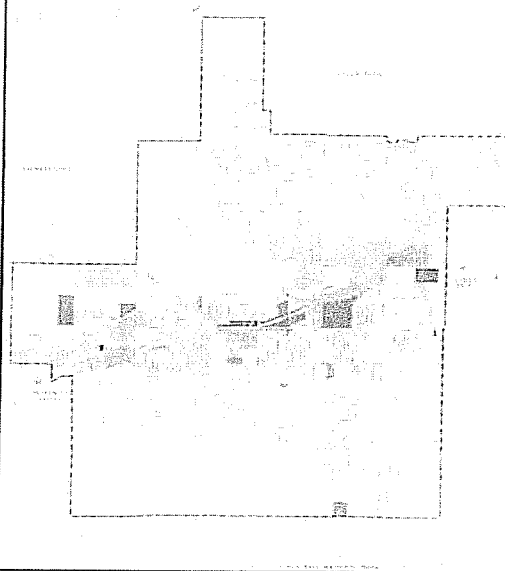


REVISED LAND USE MAP



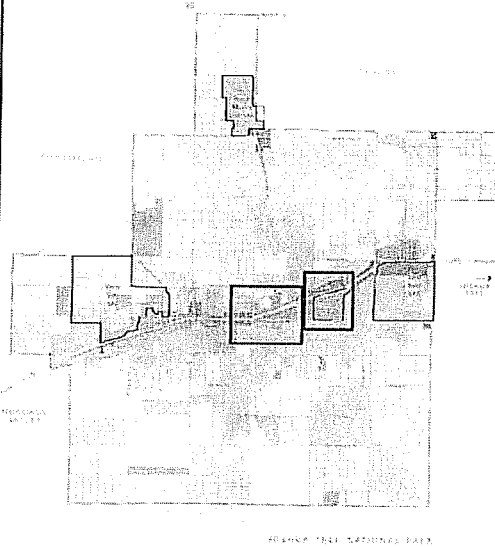
- Mapping Corrections to reflect established uses on the ground
 - Public/Quasi Public Uses
 - Flood control
 - Residential Densities
- Established New Land Use Categories
 - Streamlines GP, making it easier to implement (from 32 to 23 categories)
 - New categories more broad and inclusive; leaves detail to implement in Zoning Code
- Conceptually approved by Town Council on July 17, 2012

PROPOSED GENERAL PLAN: *Changes only*



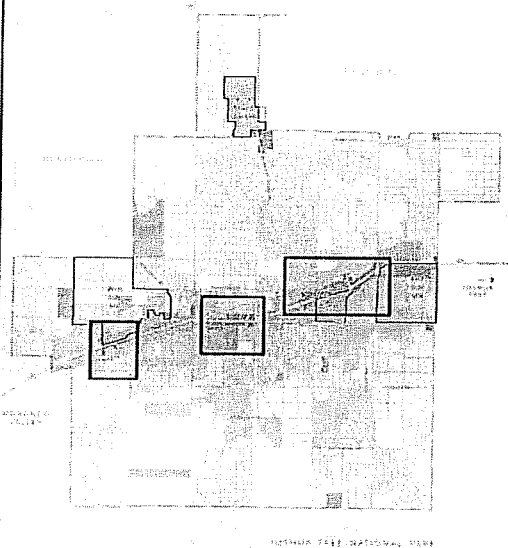
- Total acres changed: 3,308
- 13% of total acres in town
- Changes reflect community's input to preserve desert character and maintain Town as economic hub of Morongo Basin

PROPOSED GENERAL PLAN: *New Mixed Use*



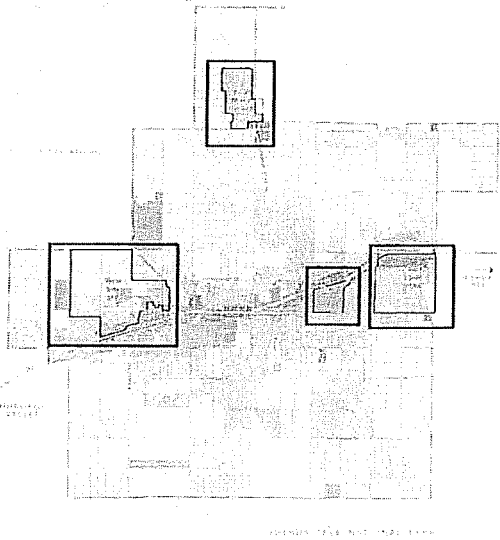
- Mixed Use: Civic Center
 - Assumes 80% retail and 20% office mix (0.50 FAR)
 - Requires Specific Plan
- Mixed Use: Town Center Mall
 - Assumes 60% retail, 20% office (0.50 FAR) and 20% residential (18 du/ac)

PROPOSED GENERAL PLAN: *Corridor Res. Overlay*



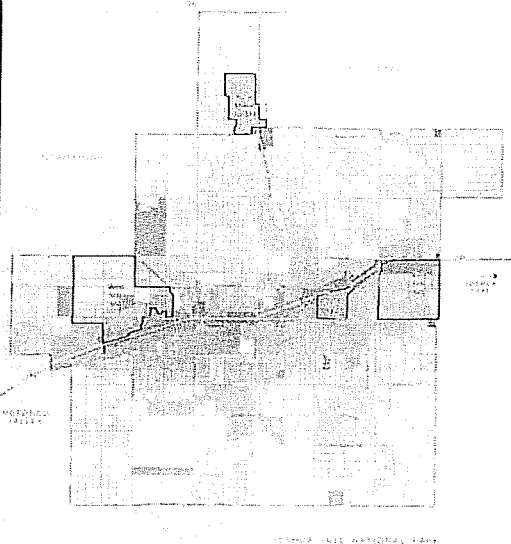
- 244 Commercial acres
- Three "transition" areas between Mixed Use or Special Policy Area Nodes on SR-62
 - West of Kickapoo (before OTSP)
 - Between Palm and Sage Aves.
 - Between Airway and Avalon Aves.
- Provides added flexibility:
 - Allows development of Commercial or Residential uses up to 25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

PROPOSED GENERAL PLAN: *Special Policy Areas*



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

LAND USE: *Current & Proposed General Plan*



PROPOSED GENERAL PLAN:

- Units: 27,219
- Population: 64,543

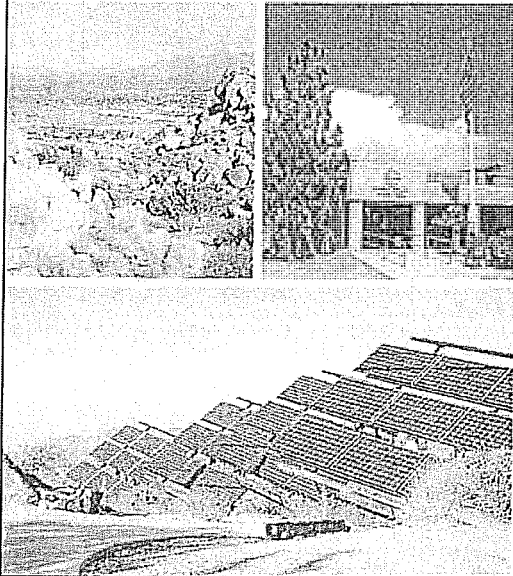
1995 GENERAL PLAN:

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

DIFFERENCE FROM PRIOR PLAN

- Units: 2,818
- Population: 2,320

REVIEW OF THE SAFETY ELEMENT



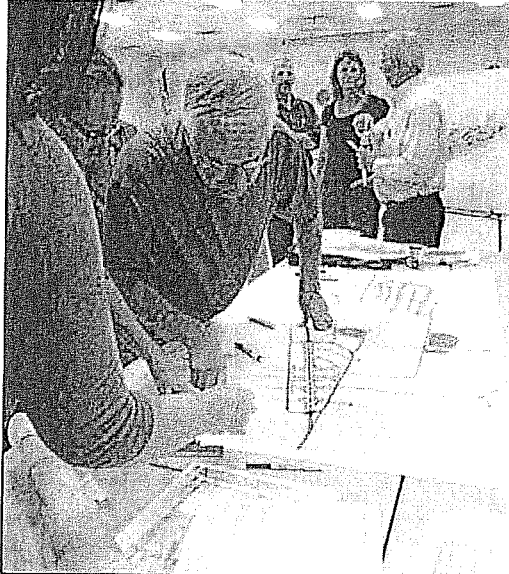
- Documents that inform the Element
- Goals and Policies
- Implementation Actions
- Holding Bin

NEXT STEPS



- September 2012-March 2013
 - Prepare Elements: Goals & Policies
 - Establish GPAC (Element Review)
 - Initiate Technical Studies
 - Environmental analysis
- March 2013-July 2013
 - Preparation of Technical Studies
 - Preparation of EIR
 - Mandatory 45 day review period
- Fall 2013
 - Adoption of General Plan
 - Study session/public hearings

GPAC MEETING SCHEDULE



DECEMBER 12, 2012
- Housing

JANUARY 9, 2013
- Open Space and Conservation

FEBRUARY 13, 2013
- Land Use

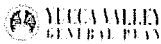
MARCH 5
- Circulation
- Noise

STAY CONNECTED

 OPEN TOWN HALL

Open Town Hall Forum updates:

For more information, visit our website at www.yucca-valley.org or call (760) 904-0259. We are currently accepting comments on the proposed Yucca Valley Community Center and Yucca Valley Palms Day.



General Plans Advisory Committee Meeting:

Wednesday, November 14th
7:00 - 7:30 PM
Yucca Valley Community Center
52000 Twentynine Palms Day
Yucca Valley, CA 92284

For more information, visit our website at www.yucca-valley.org or call (760) 904-0259. We are currently accepting comments on the proposed Yucca Valley Community Center and Yucca Valley Palms Day.

Ignite the Valley:

Ignite the Valley is a series of events designed to bring the community together to discuss and share ideas on how to improve the quality of life in Yucca Valley. The first event will be held on November 14th at the Yucca Valley Community Center.



Support the Valley's Economic Development:

For more information, visit our website at www.yucca-valley.org or call (760) 904-0259.



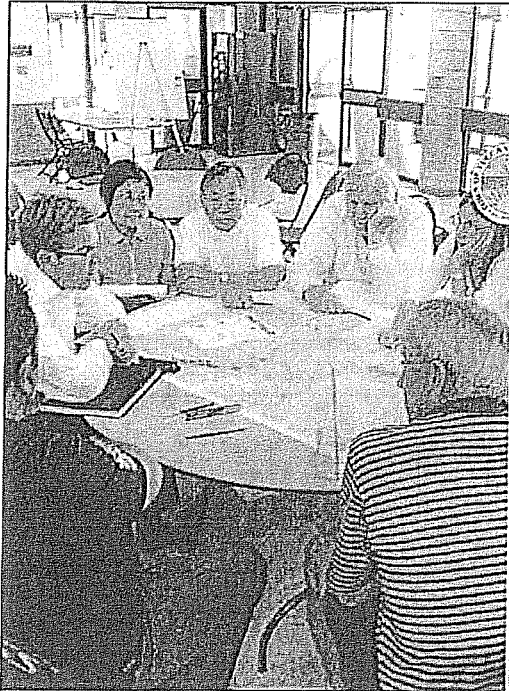
Support the Valley's Economic Development:

Please subscribe online for future meeting announcements:

www.yucca-valley.org

or

Text 'subscribe' to:
(760) 904-0259



TOWN OF YUCCA VALLEY
GENERAL PLAN

GENERAL PLAN ADVISORY
COMMITTEE

*General Plan 101 and
Safety Element*

Yucca Valley Community Center
November 14, 2012



TOWN OF YUCCA VALLEY
GENERAL PLAN UPDATE

GENERAL PLAN ADVISORY
COMMITTEE

Draft Land Use Element

Yucca Valley Community Center
March 13, 2012

AGENDA



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

SUMMARY OF GPAC CHANGES

Open Space and Conservation

- Amended Water Goal OSC 5: Removed "of all segments"
- Revised Policy OSC 6-5: "Preserve and enhance all watercourses..."
- Reordered policies and implementation to group related items
- Corrected Figure 2 Open Space and Recreation labeling
- Table 5-1: Removed "undeveloped" acreage from the Community Center (removed 2.27 acre Senior Affordable Housing project classified as MU)
- Clarified parks requirement at build out on (Pg. 13)
- Strengthened Policy OSC 11-2 "*Encourage new development to take advantage of the desert climate through solar orientation, shading patterns, and other green building practices and technologies.*"

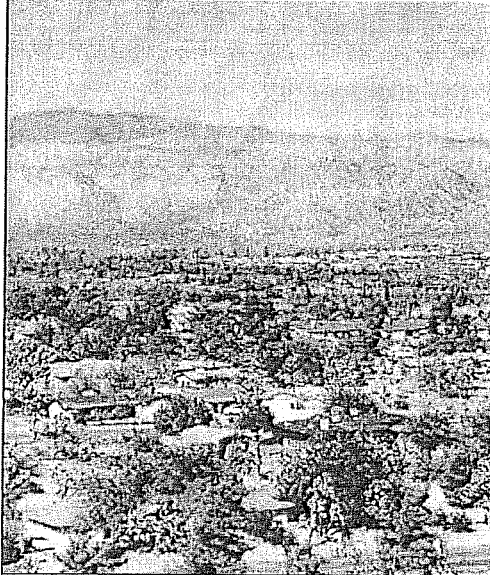


SUMMARY OF GPAC CHANGES

Open Space and Conservation

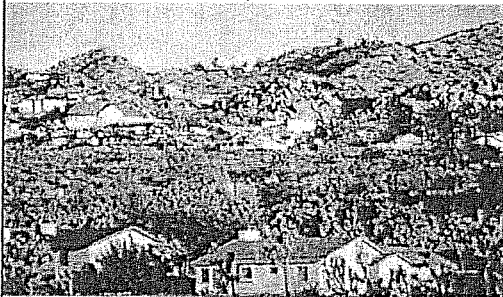
- Updated Implementation OSC 2: Includes evaluation and prioritization of accessibility to passive park areas such as North Park
- Revised Implementation OSC 20 (now OSC 19) to "encourage the retention and use of existing native and approved non-native ..."
- Added Implementation OSC 34 to establish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

REVIEW OF THE DRAFT LAND USE ELEMENT



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

MANDATES, PROGRAMS & RESOURCES



Mandates and Programs:

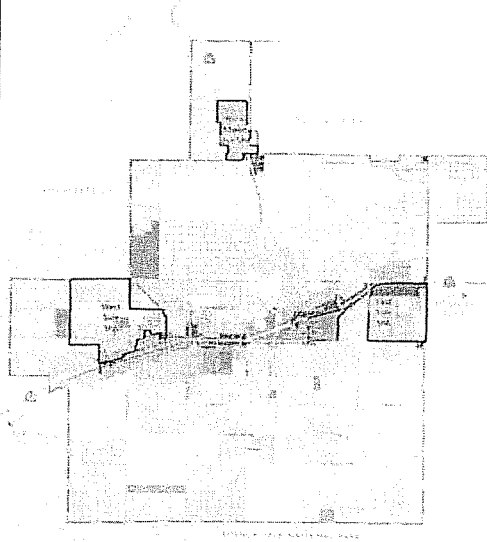
- Development Code
- Subdivision Map Act (State)
- Development Agreements

Technical Documents and Existing Plans:

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



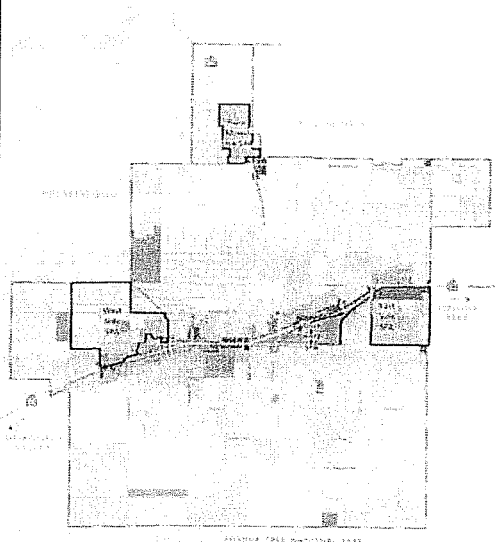
PROPOSED LAND USE: *Dwelling Units*



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

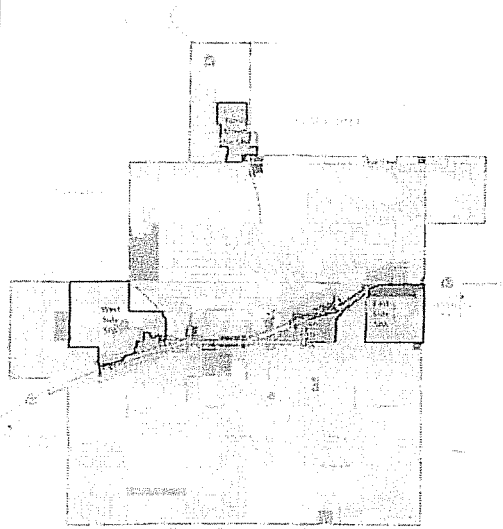
Total: 27,229 units

PROPOSED LAND USE: *Non-Residential Uses*



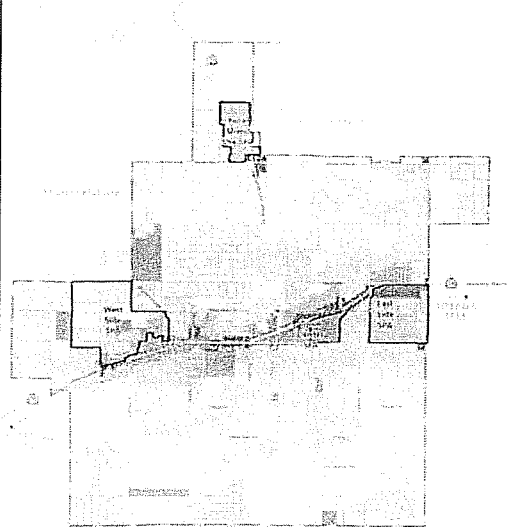
- Commercial:
 - Total: 491 acres, 6.0 mil s.f.
- Mixed Use:
 - Total: 238 acres, 4.0 mil s.f.
- Industrial:
 - Total: 752 acres, 7.0 mil s.f.
- Old Town Specific Plan (OTHC & OTIC):
 - Total: 95 acres, 1.4 mil s.f.
- West Side Special Policy Area
 - Commercial Total: 42 acres, 346k s.f.
 - Industrial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

PROPOSED LAND USE: *Non-Residential Uses*



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

LAND USE: *Current & Proposed General Plan*



PROPOSED GENERAL PLAN:

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

1995 GENERAL PLAN:

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

DIFFERENCE FROM PRIOR PLAN

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

LAND USE: *Current & Proposed General Plan*

Current General Plan

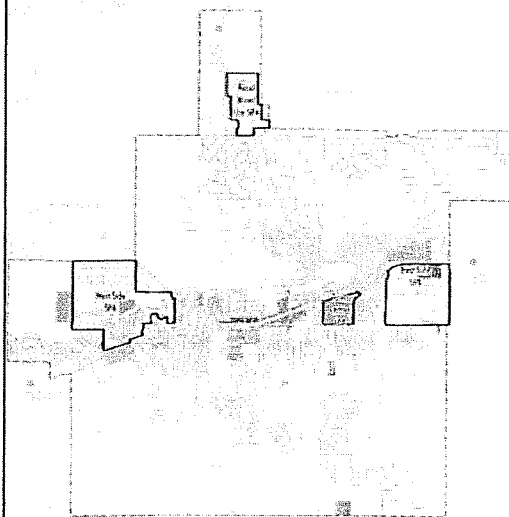
- Total acres: 24,916
- Total Units: 24,401
- Residential: 21,366 acres
 - Buildout Population: 62,223
- Commercial: 605 acres
- Mixed Use: 195 acres
- Old Town SP: 181 acres
- Industrial: 897 acres
- Public Services & Facilities: 288 acres
- Open Space: 504 acres
- Rights of Way: 75 acres

Proposed General Plan

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

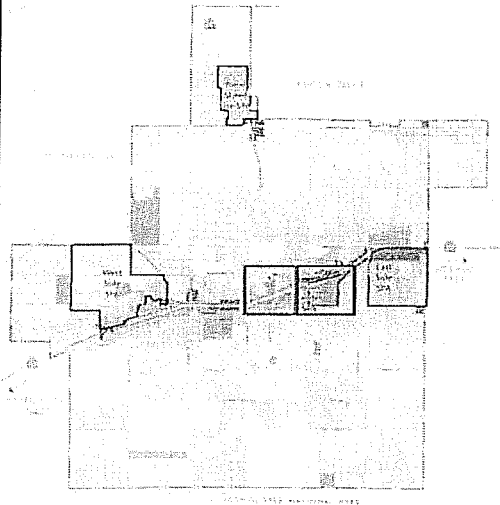
Note: The acre totals identified will be used for evaluation purposes in the EIR and other Technical Studies. Parcels typically do not build out at their maximum densities or intensities, which was factored into the buildout assumptions for the General Plan.

PROPOSED GENERAL PLAN: *Changes only*



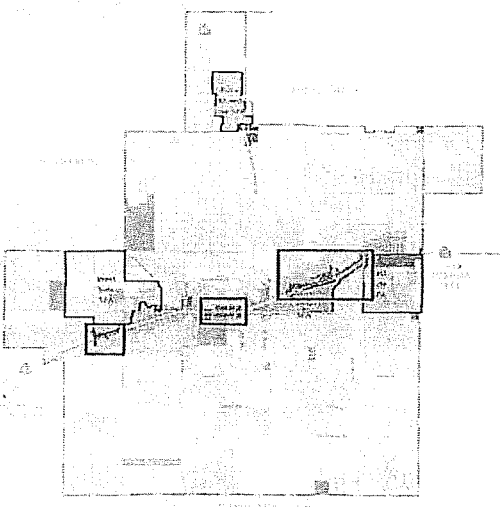
- Total acres changed: 3,306
- 13% of total acres in town
- Changes reflect community's input to preserve desert character and maintain Town as economic hub of Morongo Basin

PROPOSED GENERAL PLAN: *New Mixed Use*



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

PROPOSED GENERAL PLAN: *Corridor Res. Overlay*



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

GOALS, POLICIES & IMPLEMENTATION

GOAL

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

POLICIES

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

IMPLEMENTATION ACTIONS

Individual steps taken to implement one or more policies.

BALANCED LAND USES

GOAL LU 1

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

General Policies:

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

BALANCED LAND USES

Residential Policies:

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

BALANCED LAND USES

Residential Policies (cont.):

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

BALANCED LAND USES

Commercial and Industrial Policies:

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

BALANCED LAND USES

Commercial and Industrial Policies (continued):

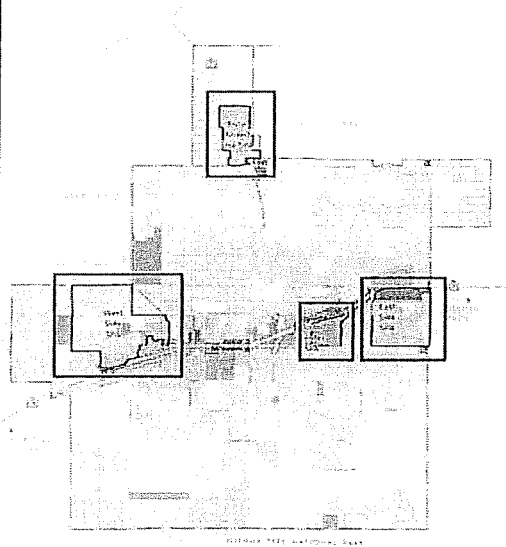
- LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.
- LU 1-20 Focus commercial development along SR-62...
- LU 1-21 Facilitate lot consolidation...
- LU 1-22 Attract and retain non-polluting, clean industrial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

BALANCED LAND USES

Public/Quasi Public Policies:

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

PROPOSED GENERAL PLAN: *Special Policy Areas*



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

SPECIAL POLICY AREAS

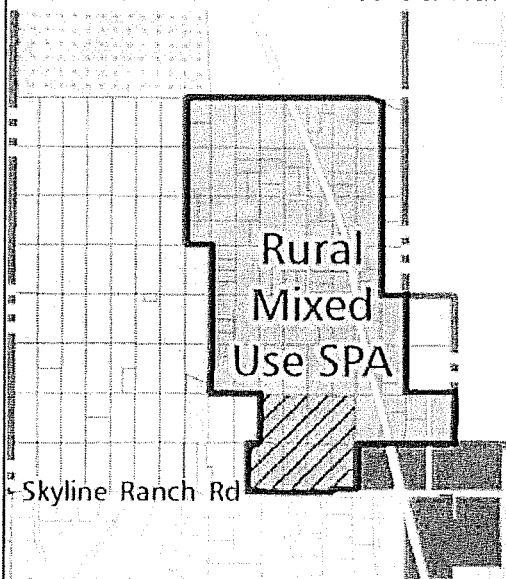
GOAL LU 2

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

General Policies:

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

SPECIAL POLICY AREA: *Rural Mixed Use*



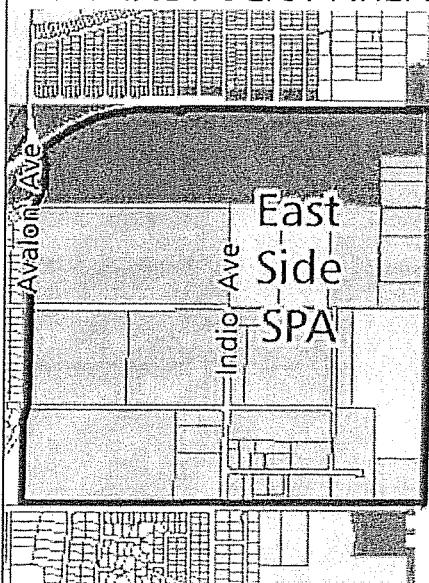
- Industrial land north of Skyline Ranch Road
- Surrounded by very low density residential parcels
- Business park uses required adjacent to Rancho Mesa neighborhood (enclosed businesses only--no outdoor storage)
- Areas north of business park area encourage home based businesses
- Aesthetic balance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

SPECIAL POLICY AREA: *Rural Mixed Use*

Rural Mixed Use Policies:

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

SPECIAL POLICY AREA: *East Side*



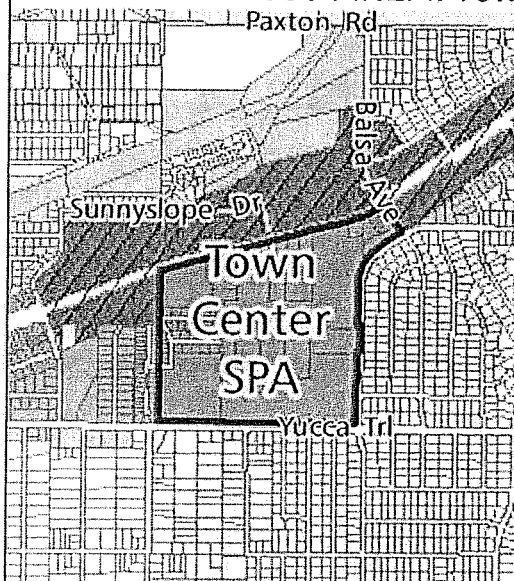
- Envisioned to be Eastern Gateway
- Primary industrial employment center
- Requires a Specific Plan
- Transitions in between residential and industrial uses (i.e. landscaping buffers/setbacks, as implementation action)
- Large scale retail envisioned along the SR-62 corridor

SPECIAL POLICY AREA: *East Side*

East Side SPA Policies:

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

SPECIAL POLICY AREA: *Town Center Mall*



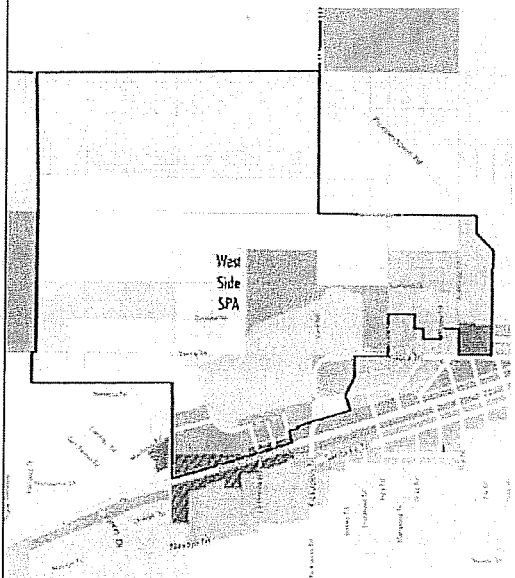
- Envisioned to be an employment generating retail hub with integrated public spaces and residential projects
- Transitions in between differing uses (residential and commercial)
- Requires a Conceptual Master Plan (all property owners)
- Implemented by Specific Plan or Development Code

SPECIAL POLICY AREA: *Town Center*

Town Center SPA Policies:

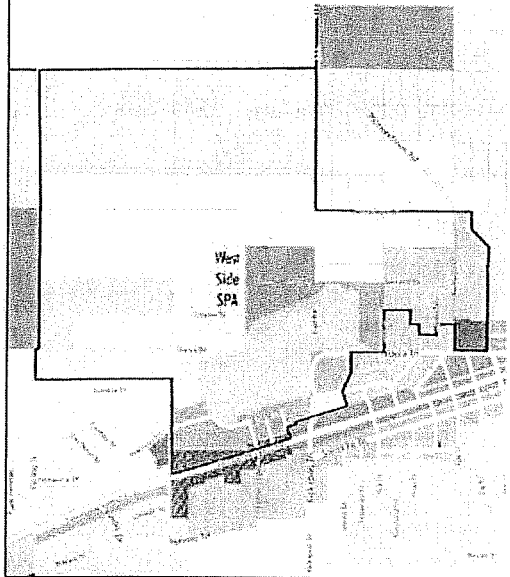
- LU 2-13 Facilitate development vertical or horizontal mixed uses including commercial, office or residential.
- LU 2-14 Integrate gathering spaces into future development project and link them through pedestrian pathways or other connections.

SPECIAL POLICY AREA: *West Side*



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

SPECIAL POLICY AREA: *West Side*



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

SPECIAL POLICY AREA: *West Side*

West Side SPA Policies:

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

YUCCA VALLEY AIRPORT

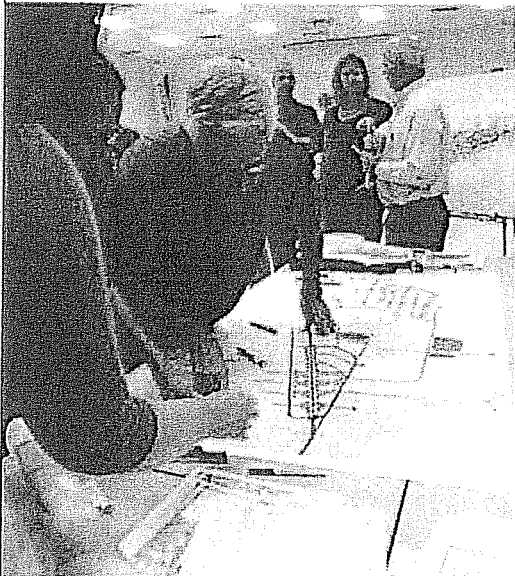
GOAL LU 3

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

Policies:

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

NEXT STEPS



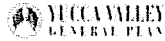
- March- April 2013
 - Element Review: Goals & Policies
 - Circulation & Noise
- March 2013-July 2013
 - Finalize Technical Studies
 - Preparation of EIR
 - Mandatory 45 day review period
- Fall 2013
 - Adoption of General Plan
 - Certify EIR
 - Study session/public hearings

STAY CONNECTED

OPEN TOWN HALL

Open Town Hall Forum Update

Open Town Hall Forum Update
The Open Town Hall Forum Update
is available on the Yucca Valley
General Plan website.



General Plan Advisory Committee Meeting

Wednesday, November 14th
3:00 - 7:00
Yucca Valley Community Center
57000 Escondido Palm Way
Yucca Valley, CA 92284

Meeting agenda: 1. Welcome
2. Review of the General Plan
3. Draft Land Use Element
4. Public Comments

Spread the Word

Spread the Word
The Open Town Hall Forum Update
is available on the Yucca Valley
General Plan website.



Open Town Hall Forum Update
is available on the Yucca Valley
General Plan website.

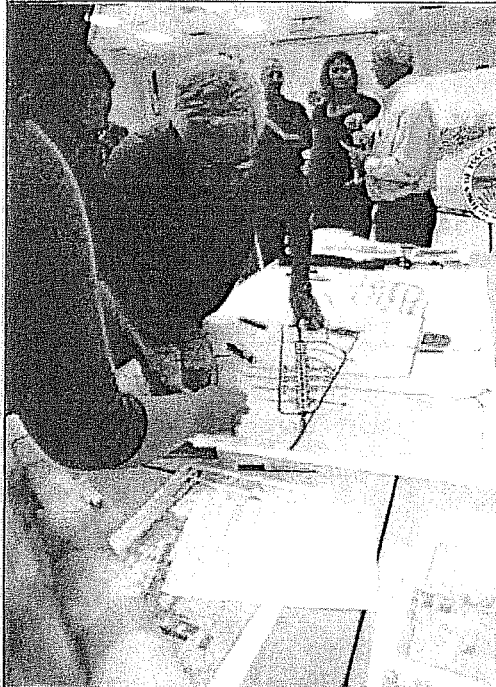
www.yucca-valley.org

Please subscribe online
for future meeting
announcements:

www.yucca-valley.org

or

Text 'subscribe' to:
(760) 904-0259



TOWN OF YUCCA VALLEY
GENERAL PLAN UPDATE

GENERAL PLAN ADVISORY
COMMITTEE

Draft Land Use Element

Yucca Valley Community Center
March 13, 2012

PROPOSED GENERAL PLAN

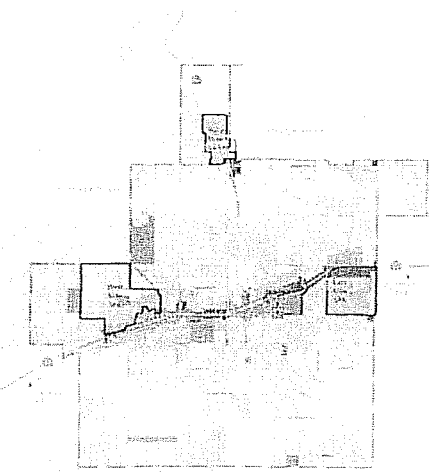


Figure 18.7
GENERAL PLAN LAND USE

- GENERAL PLAN DESIGNATION**
- AG-1 Agricultural (200,000 sq ft)
 - AG-2 Agricultural (50,000 sq ft)
 - AG-3 Agricultural (10,000 sq ft)
 - AG-4 Agricultural (5,000 sq ft)
 - AG-5 Agricultural (2,500 sq ft)
 - AG-6 Agricultural (1,250 sq ft)
 - AG-7 Agricultural (625 sq ft)
 - AG-8 Agricultural (312 sq ft)
 - AG-9 Agricultural (156 sq ft)
 - AG-10 Agricultural (78 sq ft)
 - AG-11 Agricultural (39 sq ft)
 - AG-12 Agricultural (19.5 sq ft)
 - AG-13 Agricultural (9.75 sq ft)
 - AG-14 Agricultural (4.875 sq ft)
 - AG-15 Agricultural (2.4375 sq ft)
 - AG-16 Agricultural (1.21875 sq ft)
 - AG-17 Agricultural (0.609375 sq ft)
 - AG-18 Agricultural (0.3046875 sq ft)
 - AG-19 Agricultural (0.15234375 sq ft)
 - AG-20 Agricultural (0.076171875 sq ft)
 - AG-21 Agricultural (0.0380859375 sq ft)
 - AG-22 Agricultural (0.01904296875 sq ft)
 - AG-23 Agricultural (0.009521484375 sq ft)
 - AG-24 Agricultural (0.0047607421875 sq ft)
 - AG-25 Agricultural (0.00238037109375 sq ft)
 - AG-26 Agricultural (0.001190185546875 sq ft)
 - AG-27 Agricultural (0.0005950927734375 sq ft)
 - AG-28 Agricultural (0.00029754638671875 sq ft)
 - AG-29 Agricultural (0.000148773193359375 sq ft)
 - AG-30 Agricultural (0.0000743865966796875 sq ft)
 - AG-31 Agricultural (0.00003719329833984375 sq ft)
 - AG-32 Agricultural (0.000018596649169921875 sq ft)
 - AG-33 Agricultural (0.0000092983245849509375 sq ft)
 - AG-34 Agricultural (0.00000464916229247546875 sq ft)
 - AG-35 Agricultural (0.000002324581146237734375 sq ft)
 - AG-36 Agricultural (0.0000011622905731188671875 sq ft)
 - AG-37 Agricultural (0.0000005811452865594296875 sq ft)
 - AG-38 Agricultural (0.00000029057264327971484375 sq ft)
 - AG-39 Agricultural (0.000000145286321639857421875 sq ft)
 - AG-40 Agricultural (0.0000000726431608199287109375 sq ft)
 - AG-41 Agricultural (0.00000003632158040996435546875 sq ft)
 - AG-42 Agricultural (0.000000018160790204982177734375 sq ft)
 - AG-43 Agricultural (0.0000000090803951024910888671875 sq ft)
 - AG-44 Agricultural (0.00000000454019755124554443359375 sq ft)
 - AG-45 Agricultural (0.000000002270098775622772216796875 sq ft)
 - AG-46 Agricultural (0.0000000011350493878113861088434375 sq ft)
 - AG-47 Agricultural (0.00000000056752469390569305442171875 sq ft)
 - AG-48 Agricultural (0.000000000283762346952846527210884375 sq ft)
 - AG-49 Agricultural (0.000000000141881173476423263605442171875 sq ft)
 - AG-50 Agricultural (0.0000000000709405867382116318027210884375 sq ft)
 - AG-51 Agricultural (0.0000000000354702933691058159013605442171875 sq ft)
 - AG-52 Agricultural (0.00000000001773514668455290795068027210884375 sq ft)
 - AG-53 Agricultural (0.00000000000886757334227645397534013605442171875 sq ft)
 - AG-54 Agricultural (0.00000000000443378667113822676987517027210884375 sq ft)
 - AG-55 Agricultural (0.00000000000221689333556913849393758534013605442171875 sq ft)
 - AG-56 Agricultural (0.0000000000011084466677845691924696926717027210884375 sq ft)
 - AG-57 Agricultural (0.000000000000554223333892284596234846335534013605442171875 sq ft)
 - AG-58 Agricultural (0.000000000000277111666946142298117317027210884375 sq ft)
 - AG-59 Agricultural (0.0000000000001385558334730711465851517027210884375 sq ft)
 - AG-60 Agricultural (0.000000000000069277916736535573292575851517027210884375 sq ft)
 - AG-61 Agricultural (0.0000000000000346389583682677865827892575851517027210884375 sq ft)
 - AG-62 Agricultural (0.00000000000001731947918413389329129462892575851517027210884375 sq ft)
 - AG-63 Agricultural (0.0000000000000086597395920666965825892575851517027210884375 sq ft)
 - AG-64 Agricultural (0.00000000000000432986979603334829129462892575851517027210884375 sq ft)
 - AG-65 Agricultural (0.00000000000000216493489801667414617317027210884375 sq ft)
 - AG-66 Agricultural (0.000000000000001082467449008337073085851517027210884375 sq ft)
 - AG-67 Agricultural (0.000000000000000541233724504168536542892575851517027210884375 sq ft)
 - AG-68 Agricultural (0.0000000000000002706168622520842682714617317027210884375 sq ft)
 - AG-69 Agricultural (0.000000000000000135308431126042134135851517027210884375 sq ft)
 - AG-70 Agricultural (0.0000000000000000676542155630210670692575851517027210884375 sq ft)
 - AG-71 Agricultural (0.00000000000000003382710778151035353462892575851517027210884375 sq ft)
 - AG-72 Agricultural (0.000000000000000016913553890755176767314617317027210884375 sq ft)
 - AG-73 Agricultural (0.0000000000000000084567769453775883836542892575851517027210884375 sq ft)
 - AG-74 Agricultural (0.000000000000000004228388472688794192714617317027210884375 sq ft)
 - AG-75 Agricultural (0.00000000000000000211419423634439709635851517027210884375 sq ft)
 - AG-76 Agricultural (0.0000000000000000010570971181721985481782714617317027210884375 sq ft)
 - AG-77 Agricultural (0.0000000000000000005285485590860992740892575851517027210884375 sq ft)
 - AG-78 Agricultural (0.00000000000000000026427427954304963704462892575851517027210884375 sq ft)
 - AG-79 Agricultural (0.000000000000000000132137139771524818522314617317027210884375 sq ft)
 - AG-80 Agricultural (0.0000000000000000000660685698857624092617317027210884375 sq ft)
 - AG-81 Agricultural (0.000000000000000000033034284942881204630851517027210884375 sq ft)
 - AG-82 Agricultural (0.000000000000000000016517142471440602315851517027210884375 sq ft)
 - AG-83 Agricultural (0.00000000000000000000825857123572030115851517027210884375 sq ft)
 - AG-84 Agricultural (0.00000000000000000000412928561786015057892575851517027210884375 sq ft)
 - AG-85 Agricultural (0.0000000000000000000020646428089300252892575851517027210884375 sq ft)
 - AG-86 Agricultural (0.00000000000000000000103232140446501264462892575851517027210884375 sq ft)
 - AG-87 Agricultural (0.000000000000000000000516160702232506322314617317027210884375 sq ft)
 - AG-88 Agricultural (0.00000000000000000000025808035111625316117317027210884375 sq ft)
 - AG-89 Agricultural (0.0000000000000000000001290401755581265805851517027210884375 sq ft)
 - AG-90 Agricultural (0.0000000000000000000000645200877790632902892575851517027210884375 sq ft)
 - AG-91 Agricultural (0.00000000000000000000003226004388953164514617317027210884375 sq ft)
 - AG-92 Agricultural (0.00000000000000000000001613002194476582257314617317027210884375 sq ft)
 - AG-93 Agricultural (0.000000000000000000000008065010972382911286542892575851517027210884375 sq ft)
 - AG-94 Agricultural (0.00000000000000000000000403250548619145562714617317027210884375 sq ft)
 - AG-95 Agricultural (0.0000000000000000000000020162527430957277814617317027210884375 sq ft)
 - AG-96 Agricultural (0.000000000000000000000001008126371547863892575851517027210884375 sq ft)
 - AG-97 Agricultural (0.0000000000000000000000005040631857736944462892575851517027210884375 sq ft)
 - AG-98 Agricultural (0.00000000000000000000000025203159288684722314617317027210884375 sq ft)
 - AG-99 Agricultural (0.0000000000000000000000001260157964434411115851517027210884375 sq ft)
 - AG-100 Agricultural (0.0000000000000000000000000630078982217205557892575851517027210884375 sq ft)



CURRENT GENERAL PLAN

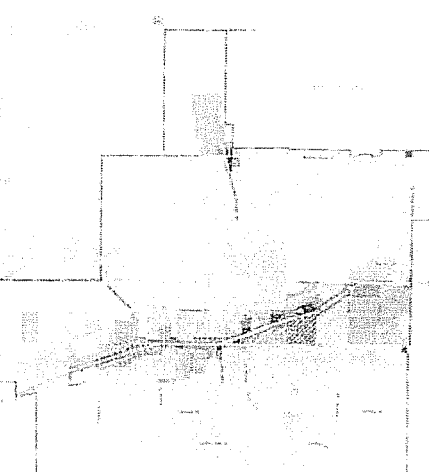
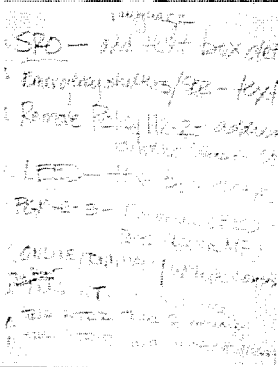
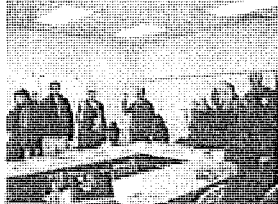
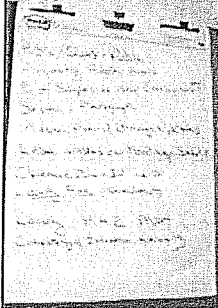


Figure 18.8
CURRENT GENERAL PLAN

- GENERAL PLAN DESIGNATION**
- AG-1 Agricultural (200,000 sq ft)
 - AG-2 Agricultural (50,000 sq ft)
 - AG-3 Agricultural (10,000 sq ft)
 - AG-4 Agricultural (5,000 sq ft)
 - AG-5 Agricultural (2,500 sq ft)
 - AG-6 Agricultural (1,250 sq ft)
 - AG-7 Agricultural (625 sq ft)
 - AG-8 Agricultural (312 sq ft)
 - AG-9 Agricultural (156 sq ft)
 - AG-10 Agricultural (78 sq ft)
 - AG-11 Agricultural (39 sq ft)
 - AG-12 Agricultural (19.5 sq ft)
 - AG-13 Agricultural (9.75 sq ft)
 - AG-14 Agricultural (4.875 sq ft)
 - AG-15 Agricultural (2.4375 sq ft)
 - AG-16 Agricultural (1.21875 sq ft)
 - AG-17 Agricultural (0.609375 sq ft)
 - AG-18 Agricultural (0.3046875 sq ft)
 - AG-19 Agricultural (0.15234375 sq ft)
 - AG-20 Agricultural (0.076171875 sq ft)
 - AG-21 Agricultural (0.0380859375 sq ft)
 - AG-22 Agricultural (0.01904296875 sq ft)
 - AG-23 Agricultural (0.009521484375 sq ft)
 - AG-24 Agricultural (0.0047607421875 sq ft)
 - AG-25 Agricultural (0.00238037109375 sq ft)
 - AG-26 Agricultural (0.001190185546875 sq ft)
 - AG-27 Agricultural (0.0005950927734375 sq ft)
 - AG-28 Agricultural (0.00029754638671875 sq ft)
 - AG-29 Agricultural (0.000148773193359375 sq ft)
 - AG-30 Agricultural (0.0000743865966796875 sq ft)
 - AG-31 Agricultural (0.00003719329833984375 sq ft)
 - AG-32 Agricultural (0.000018596649169921875 sq ft)
 - AG-33 Agricultural (0.0000092983245849509375 sq ft)
 - AG-34 Agricultural (0.00000464916229247546875 sq ft)
 - AG-35 Agricultural (0.000002324581146237734375 sq ft)
 - AG-36 Agricultural (0.0000011622905731188671875 sq ft)
 - AG-37 Agricultural (0.0000005811452865594296875 sq ft)
 - AG-38 Agricultural (0.00000029057264327971484375 sq ft)
 - AG-39 Agricultural (0.000000145286321639857421875 sq ft)
 - AG-40 Agricultural (0.0000000726431608199287109375 sq ft)
 - AG-41 Agricultural (0.00000003632158040996435546875 sq ft)
 - AG-42 Agricultural (0.000000018160790204982177734375 sq ft)
 - AG-43 Agricultural (0.0000000090803951024910888671875 sq ft)
 - AG-44 Agricultural (0.00000000454019755124554443359375 sq ft)
 - AG-45 Agricultural (0.000000002270098775622772216796875 sq ft)
 - AG-46 Agricultural (0.0000000011350493878113861088434375 sq ft)
 - AG-47 Agricultural (0.00000000056752469390569305442171875 sq ft)
 - AG-48 Agricultural (0.000000000283762346952846527210884375 sq ft)
 - AG-49 Agricultural (0.000000000141881173476423263605442171875 sq ft)
 - AG-50 Agricultural (0.0000000000709405867382116318027210884375 sq ft)
 - AG-51 Agricultural (0.0000000000354702933691058159013605442171875 sq ft)
 - AG-52 Agricultural (0.00000000001773514668455290795068027210884375 sq ft)
 - AG-53 Agricultural (0.00000000000886757334227645397534013605442171875 sq ft)
 - AG-54 Agricultural (0.00000000000443378667113822676987517027210884375 sq ft)
 - AG-55 Agricultural (0.00000000000221689333556913849393758534013605442171875 sq ft)
 - AG-56 Agricultural (0.0000000000011084466677845691924696926717027210884375 sq ft)
 - AG-57 Agricultural (0.000000000000554223333892284596234846335534013605442171875 sq ft)
 - AG-58 Agricultural (0.000000000000277111666946142298117317027210884375 sq ft)
 - AG-59 Agricultural (0.0000000000001385558334730711465825892575851517027210884375 sq ft)
 - AG-60 Agricultural (0.000000000000069277916736535573292575851517027210884375 sq ft)
 - AG-61 Agricultural (0.0000000000000346389583682677865827892575851517027210884375 sq ft)
 - AG-62 Agricultural (0.00000000000001731947918413389329129462892575851517027210884375 sq ft)
 - AG-63 Agricultural (0.0000000000000086597395920666965825892575851517027210884375 sq ft)
 - AG-64 Agricultural (0.00000000000000432986979603334829129462892575851517027210884375 sq ft)
 - AG-65 Agricultural (0.00000000000000216493489801667414617317027210884375 sq ft)
 - AG-66 Agricultural (0.0000000000000010824674490083370730851517027210884375 sq ft)
 - AG-67 Agricultural (0.000000000000000541233724504168536542892575851517027210884375 sq ft)
 - AG-68 Agricultural (0.0000000000000002706168622520842682714617317027210884375 sq ft)
 - AG-69 Agricultural (0.000000000000000135308431126042134135851517027210884375 sq ft)
 - AG-70 Agricultural (0.0000000000000000676542155630210670692575851517027210884375 sq ft)
 - AG-71 Agricultural (0.00000000000000003382710778151035353462892575851517027210884375 sq ft)
 - AG-72 Agricultural (0.000000000000000016913553890755176767314617317027210884375 sq ft)
 - AG-73 Agricultural (0.0000000000000000084567769453775883836542892575851517027210884375 sq ft)
 - AG-74 Agricultural (0.000000000000000004228388472688794192714617317027210884375 sq ft)
 - AG-75 Agricultural (0.00000000000000000211419423634439709635851517027210884375 sq ft)
 - AG-76 Agricultural (0.0000000000000000010570971181721985481782714617317027210884375 sq ft)
 - AG-77 Agricultural (0.0000000000000000005285485590860992740892575851517027210884375 sq ft)
 - AG-78 Agricultural (0.00000000000000000026427427954304963704462892575851517027210884375 sq ft)
 - AG-79 Agricultural (0.000000000000000000132137139771524818522314617317027210884375 sq ft)
 - AG-80 Agricultural (0.0000000000000000000660685698857624092617317027210884375 sq ft)
 - AG-81 Agricultural (0.000000000000000000033034284942881204630851517027210884375 sq ft)
 - AG-82 Agricultural (0.000000000000000000016517142471440602315851517027210884375 sq ft)
 - AG-83 Agricultural (0.00000000000000000000825857123572030115851517027210884375 sq ft)
 - AG-84 Agricultural (0.00000000000000000000412928561786015057892575851517027210884375 sq ft)
 - AG-85 Agricultural (0.000000000000000000002064642808953164514617317027210884375 sq ft)
 - AG-86 Agricultural (0.000000000000000000001032321404476582257314617317027210884375 sq ft)
 - AG-87 Agricultural (0.000000000000000000000516160702232506322314617317027210884375 sq ft)
 - AG-88 Agricultural (0.00000000000000000000025808035111625316117317027210884375 sq ft)
 - AG-89 Agricultural (0.0000000000000000000001290401755581265805851517027210884375 sq ft)
 - AG-90 Agricultural (0.0000000000000000000000645200877790632902892575851517027210884375 sq ft)
 - AG-91 Agricultural (0.00000000000000000000003226004388953164514617317027210884375 sq ft)
 - AG-92 Agricultural (0.00000000000000000000001613002194476582257314617317027210884375 sq ft)
 - AG-93 Agricultural (0.000000000000000000000008065010972382911286542892575851517027210884375 sq ft)
 - AG-94 Agricultural (0.00000000000000000000000403250548619145562714617317027210884375 sq ft)
 - AG-95 Agricultural (0.0000000000000000000000020162527430957277814617317027210884375 sq ft)
 - AG-96 Agricultural (0.000000000000000000000001008126371547863892575851517027210884375 sq ft)
 - AG-97 Agricultural (0.0000000000000000000000005040631857736944462892575851517027210884375 sq ft)
 - AG-98 Agricultural (0.00000000000000000000000025203159288684722314617317027210884375 sq ft)
 - AG-99 Agricultural (0.000000000000000000000000126015796443441115851517027210884375 sq ft)
 - AG-100 Agricultural (0.0000000000000000000000000630078982217205557892575851517027210884375 sq ft)



MEETING MINUTES



GPAC Meeting 02/13/12

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



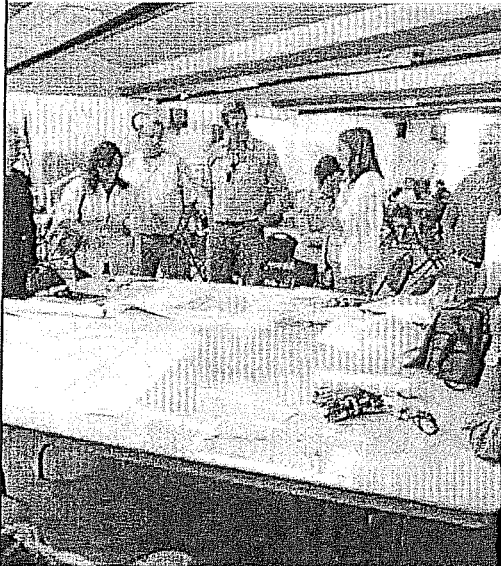
TOWN OF YUCCA VALLEY
GENERAL PLAN UPDATE

GENERAL PLAN
ADVISORY
COMMITTEE

*Draft Introduction, Noise
and Circulation Elements*

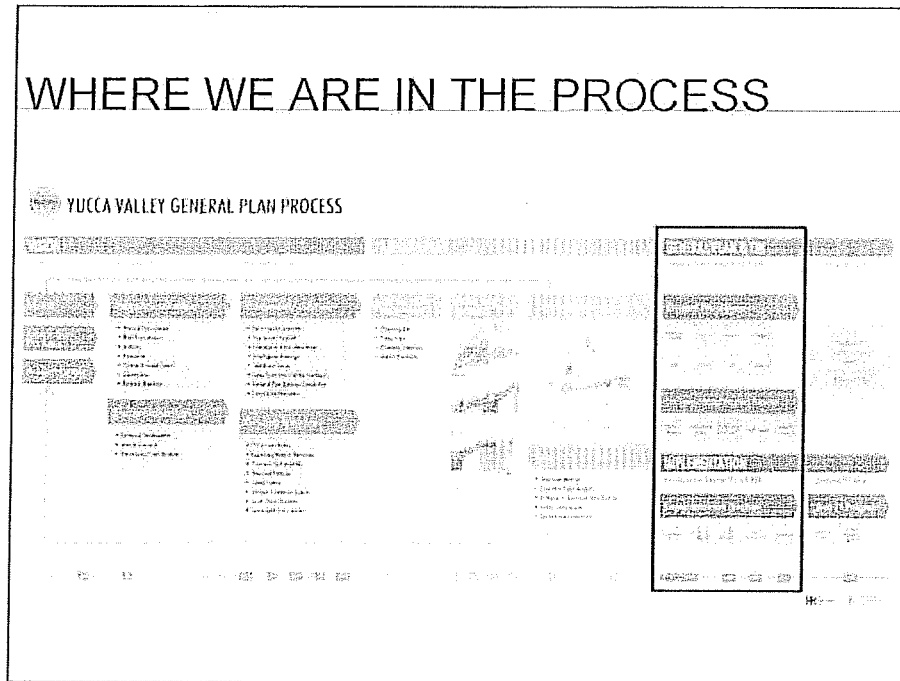
Yucca Valley Community Center
July 17, 2013

AGENDA



1. Update re: Land Use GPAC Changes (last mtg)
2. Review of Draft Introduction & Administration
3. Review of Draft Circulation Element
4. Review of Draft Noise Element
5. Public comments
6. Adjourn

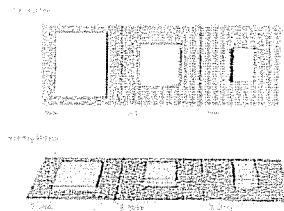
WHERE WE ARE IN THE PROCESS



SUMMARY OF GPAC CHANGES

Land Use

- Updated FAR image on page 7
- Provided a definition of Leap-Frog Development
- Updated LU 1-10 to include *"payment of necessary fees to construct"* roadways and infrastructure to serve new development.
- Updated LU 1-14 to discourage mass grading *"Mass grading of properties designated Rural Residential (1 unit per 2.5 acres) or less intense, is discouraged, and cross lot drainage easements should be aligned with the existing natural topography to the greatest extent feasible."*
- Refined Rural Mixed Use Special Policy Area description to include *"monitoring of noise and traffic to prevent conflict between industrial and residential uses."*
- Updated implementation LU8 to clarify that communication is with the Community Plan Liaison for the Marine Base, not the City of Twentynine Palms



Leap-Frog Development:
 Development that occurs well beyond the limits of existing development and necessary services and facilities such as utilities, roads, parks, schools, etc.

GOALS, POLICIES, & IMPLEMENTATION

GOAL

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

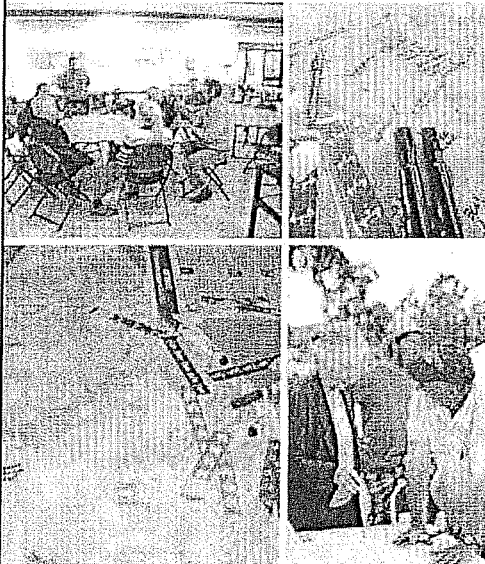
POLICIES

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

IMPLEMENTATION ACTIONS

Individual steps taken to implement one or more policies.

INTRODUCTION & ADMINISTRATION



- Introduction to the document and Town history
- State requirements
 - Consistency
 - Implementation
 - Amendments
- Draft goals, policies, and implementation actions
- Holding Bin

TOWN OF YUCCA VALLEY
GENERAL PLAN VISION AND VALUES

VISION 2035

Wherever you look, you will see a town that is a model of...
 The town will be a model of...
 The town will be a model of...
 The town will be a model of...
 The town will be a model of...

COMMUNITY VALUES

- High quality of life
- Safe and secure
- High quality of life
- High quality of life
- High quality of life
- High quality of life
- High quality of life
- High quality of life
- High quality of life
- High quality of life

General Plan Update
 Vision and Values
 call for a balance of
 conservation of
 desert character,
 culture, recreation,
 night skies and active
 open space with
 private property
 owner rights.

ADMINISTRATION



GOAL 1.1

Informed decision making
 for the Town's future
 growth guided by the
 General Plan and related
 documents.

ADMINISTRATION

Policies:

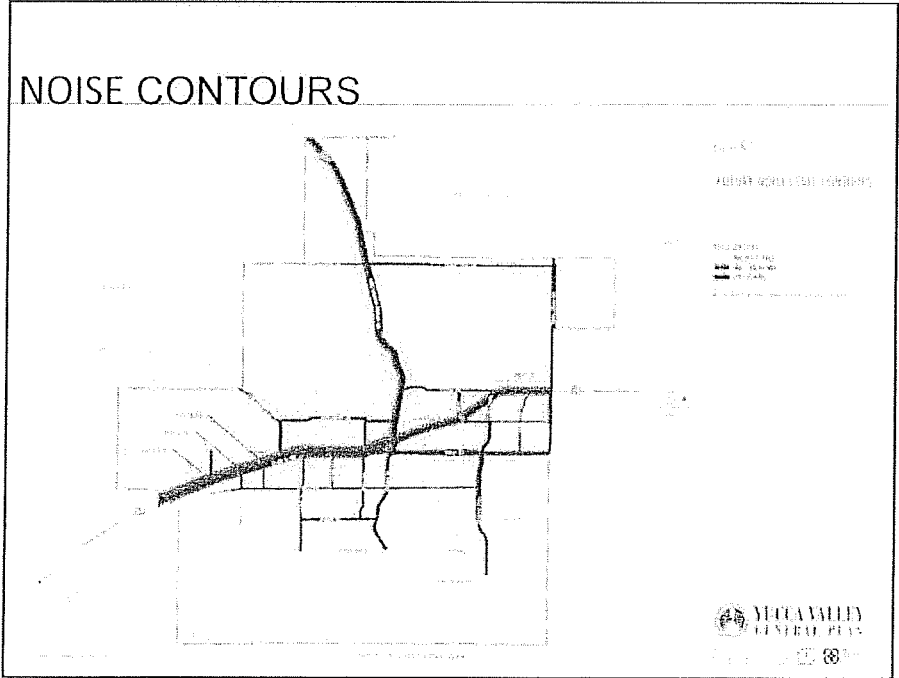
- I1-1 Maintain the General Plan as a relevant, "living document" that provides a framework for informed decision making for the Town.
- I1-2 Participate in all relevant local and regional planning efforts.
- I1-3 Establish regular lines of communication with local, regional, state, and federal agencies whose planning programs may affect the Town.

ADMINISTRATION

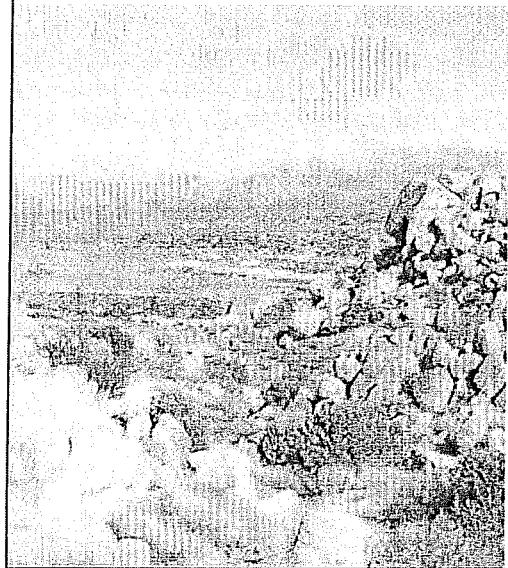
Strategies:

- Review the General Plan and provide an annual report to Town Council and the State (Office of Planning and Research & Department of Housing and Community Development).
- Annually review the Town's capital improvements program.
- Investigate and make recommendations to the Town Council for prioritizing and implementing the General Plan when associated with spending public funds.
- 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.
- Review and revise the Zoning Code to maintain consistency with the General Plan.
- Communicate with local and regional agencies regarding programs that may affect the Town of Yucca Valley.

NOISE CONTOURS



NOISE



GOAL N 1

A peaceful noise environment where excessive noise from stationary, transportation-related, and temporary sources of noise are appropriately managed.

NOISE: *Sensitive Land Uses*

Policies:

- N1-1 Separate excessive noise-generating uses from residential uses and other sensitive receptors through building design and noise-minimizing buffers such as landscaping, berms, and setbacks. (See LU 1-23)
- N1-2 Require noise-reducing site design and building construction in residential and mixed-use projects in areas with outdoor CNEL levels in excess of 65 dBA.
- N1-3 Require daytime only truck deliveries to commercial and industrial uses adjacent to residential uses and other sensitive receptors unless there is no feasible alternative.

NOISE: *Sensitive Land Uses*

Strategies:

- 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.

NOISE: *Transportation Related*

Policies:

- N1-4 Encourage the use of alternative transportation such as busing, bicycling, and walking to reduce peak traffic volumes and therefore transportation-related sources of noise (See also C1-8).
- N1-5 Encourage traffic-calming road construction and design and engineering methods, where appropriate, to decrease excessive motor vehicle noise (See also C1-19).
- N1-6 Encourage noise-compatible land uses and thoughtful site planning and building design adjacent to highways and airports.
- N1-7 Support Caltrans efforts to use attractive and effective landscaping and other buffers and materials to reduce highway traffic noise.

NOISE: *Transportation Related (cont.)*

Policies:

- N1-8 Support the efforts of CalTrans and other agencies in developing and funding roadway noise-mitigation programs.
- N1-9 Encourage the use of landscaping, berms, setbacks and architecture rather than conventional walls to reduce motor vehicle noise in an aesthetically pleasing manner.
- N1-10 Encourage all law enforcement agencies operating within the Town to enforce the State Vehicle Code noise standards.
- N1-11 Encourage civilian airport operators to monitor aircraft noise and implement noise-reducing operation measures.
- N1-12 Consider limiting the development of heliports and helipads to areas where noise impacts on adjacent uses can be properly mitigated and where helicopter access has a demonstrated Townwide benefit and noise will not adversely affect adjacent uses.

NOISE: *Transportation Related*

Strategies:

- 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.
- 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.
- Communicate with CalTrans to:
 - Review and comment on any noise mitigating plans for SR-62 or SR-247.
 - Support efforts to reduce highway traffic noise in Yucca Valley.
 - Stay aware of funding opportunities for roadway noise mitigation in Town.

NOISE: *Transportation Related*

Strategies (cont.):

- Discuss opportunities to address exposure to motor vehicle noise through project design during the preapplication process.
- Annually communicate with all law enforcement agencies operating within the Town to specifically encourage the enforcement of the State Vehicle Code noise standards.
- Periodically communicate with the Yucca Valley Airport District to encourage the enforcement of aircraft noise monitoring and land use compatibility.
- Consider updating the Development Code to limit the development of heliports and helipads to projects where helicopter access has a Townwide benefit.

NOISE: *Non-Transportation Related*

Policies:

- N1-13 Enforce Town noise standards and monitor compliance with noise standards.
- N1-14 Seek public and grant funding for noise mitigation programs for Town facilities and Town projects.
- N1-15 Require the design and construction of industrial and commercial development to minimize excessive offsite noise impacts to surrounding properties.
- N1-16 Encourage existing and proposed industrial uses to use operation methods that minimize excessive noise.

NOISE: *Non-Transportation Related (cont.)*

Policies (cont.):

- N1-17 Consider potential noise impacts before purchasing large or heavy equipment for Town facilities and encourage selection of equipment that generates the least noise.
- N1-18 Enforce standards on the hours of operation for nonemergency construction.
- N1-19 Enforce limits on the hours of refuse collection, street and parking lot sweeping, and other property maintenance operations.
- N1-20 Encourage special events to be planned to minimize the potential effects of noise on adjacent properties to the degree feasible.

NOISE: *Non-Transportation Related*

Strategies:

- Establish a measurable program to monitor noise from stationary sources when complaints or service requests are received.
- Apply for noise mitigation grants and programs when appropriate.
- 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
- Establish criteria to be considered when purchasing large or heavy equipment for Town facilities, including noise impacts to onsite and adjacent users.

NOISE: *Twentynine Palms Base*

Policies:

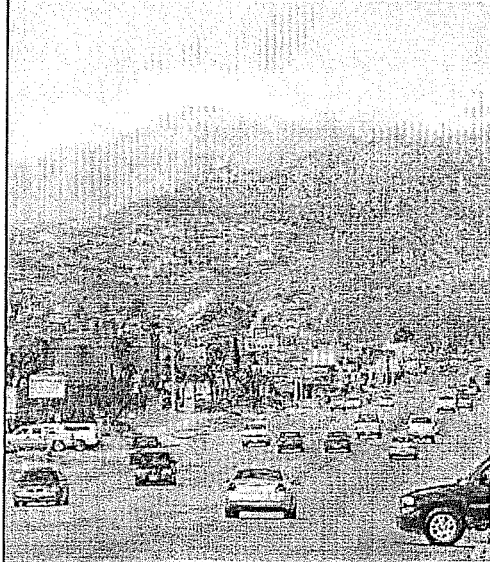
- N1-21 Encourage military aviation operators, to the extent possible, to monitor aircraft noise and implement noise-reducing measures, especially in areas under military flight paths.
- N1-22 Consult with Marine Corps Air Ground Combat Center Twentynine Palms officials on base operations that could adversely affect the noise environment in Yucca Valley.
- N1-23 Notify Yucca Valley residents of periodic base operations that will temporarily increase noise and vibration in the community.

NOISE: *Twentynine Palms Base*

Strategies:

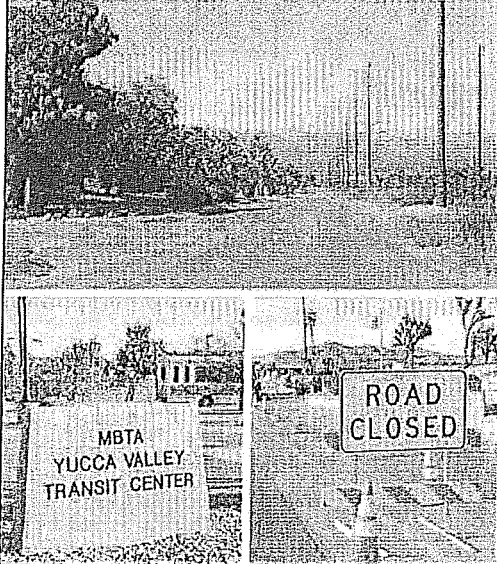
- Periodically communicate with Twentynine Palms Base about intermittent or stationary sources of noise that have the potential to impact people and property in Yucca Valley.
- Provide adequate notice of scheduled noise-generating military operations to Yucca Valley residents and businesses through press releases and other appropriate means.

CIRCULATION ELEMENT



- Requirements of the Circulation Element
- Draft goals, policies, and implementation actions
- Maps
- Holding Bin

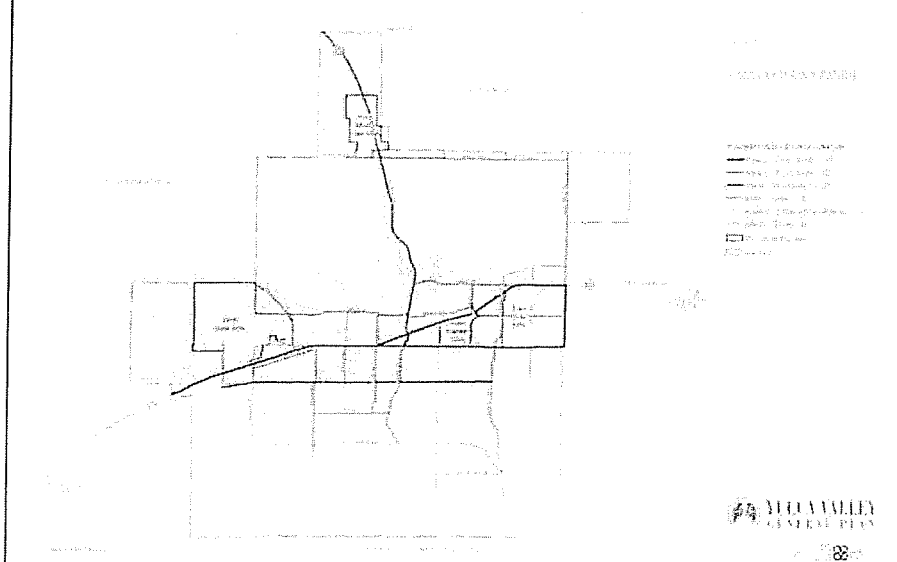
CIRCULATION: Resources



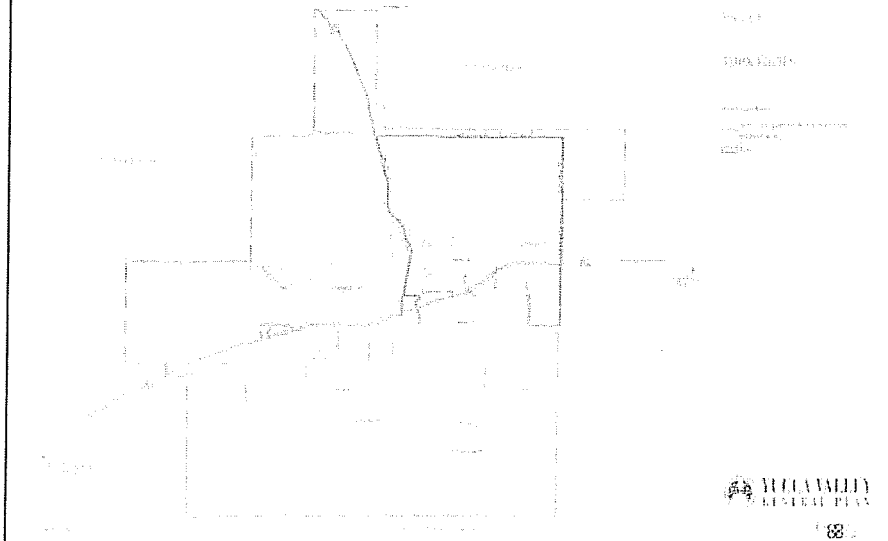
Technical Documents and Existing Plans:

- Complete Streets Requirements
- Transportation Study: Recommendations and Impact Assessment (Fehr & Peers, 2013)
- Southern California Association of Governments Regional Transportation Plan and Sustainable Communities Strategy (SCAG RTP & SCS)
- San Bernardino County Congestion Management Program (CMP)
- San Bernardino County Non-Motorized Plan
- Airport Comprehensive Land Use Plan

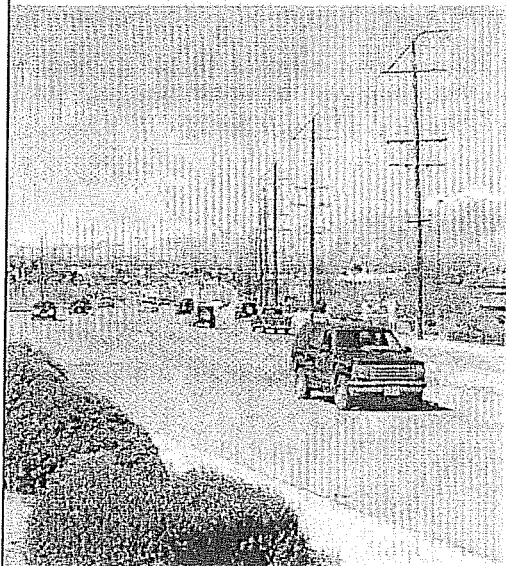
ROADWAY CLASSIFICATIONS



TRUCK ROUTES



CIRCULATION



GOAL C 1

A constraints-based circulation system that balances the needs of goods movement, non-automotive use, and complete streets.

CIRCULATION: *Roadway Classification*

Policies:

- C1-1 Utilize a constraints based planning process to evaluate future transportation improvements.
- C1-2 Pursue funding to assist in implementing the transportation system by expanding its roadway capacity, pedestrian sidewalk facilities, bicycle facilities, and trail facilities.
- C1-3 Strive to maintain vehicle level of service (LOS) D on local roadways and LOS E on Highways and Major arterials. Utilize the roadway capacities, as identified in Table 4-1, to evaluate roadway operations.
- C1-4 Maintain protected intersections and roadways where vehicle capacity will remain less than the service goal as outlined in Table 4-1.

CIRCULATION: *Roadway Classification*

(cont.)

Policies (cont.):

- C1-5 Prioritize low-cost transportation enhancements, such as signal timing improvements, that maximize the Town's return on infrastructure investment related to the efficiency of the transportation system.
- C1-6 Protect right-of-ways for SR-62 and SR-247, major arterials, collectors, residential streets, and for all other planned infrastructure as shown on the figures above.
- C1-7 Encourage development designs that integrate multiple modes of access including pedestrian, bicycle, and public transportation.

CIRCULATION: *Roadway Classification*

Strategies:

- 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.
- Review and revise the street and traffic impact mitigation fee program.
- 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; and/or
 - Other physical or fiscal factors limit the implementation of the proposed mitigation measure.
- Apply for regional, state, and federal grant funding to improve the Town's circulation infrastructure.

CIRCULATION: *Complete Streets*

Policies:

- C 1-8 Apply complete street strategies that accommodate pedestrian, bicycle, transit modes whenever practicable and feasible.
- C 1-9 Require sidewalk improvements concurrent with new development where commercial and school uses are planned and where residential densities exceed two units per acre, or as required by the Planning Commission.
- C 1-10 Encourage MBTA to provide enhanced bus service to employment areas outside of the Town, such as the Coachella Valley or other nearby areas in the County of San Bernardino.
- C 1-11 Encourage MBTA to work with area religious facilities to consider opportunities for implementing park-and-ride facilities.

CIRCULATION: *Complete Streets (cont.)*

Policies (cont.):

- C1-12 Encourage MBTA to implement regional transportation solutions that reduce vehicle miles traveled and greenhouse gas emissions.
- C1-13 Work with new development to implement MBTA's *Transit Guidelines in Project Development* (MBTA, 2005) as appropriate.
- C1-14 Encourage employers to support Transportation Demand Management techniques, such as bus transit passes or other measures that reduce the reliance of the single occupant vehicle.

CIRCULATION: *Complete Streets*

Strategies:

- 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.
- 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).
- 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.
- Apply for funding opportunities to improve pedestrian facilities near schools (such as Safe-Routes-To-School (SR2S) funding).
- Work with MBTA to plan and provide enhanced bus service to employment areas outside of the Town.

CIRCULATION: *Complete Streets (cont.)*

Strategies (cont.):

- Coordinate with MBTA and religious facilities to discuss expanding opportunities for implementing park-and-ride facilities.
- Consult with MBTA for bus stop placement and design.
- Consult with MBTA on street design to ensure the street accommodates access for a variety of transit options.
- Work with MBTA to create a program to expand ridership in Yucca Valley.
- Establish right-of-way landscaping, signage, and lighting requirements and guidelines to provide an attractive, user-friendly, and safe environment for all users.

CIRCULATION: *Efficient Goods & Services Movement*

Policies:

- C1-15 Design designated truck routes such that the pavement, roadway width, and curb return radii support anticipated heavy vehicle use.
- C1-16 Support and work with Caltrans to coordinate signals along SR-62 and SR-247 in Town.
- C1-17 Ensure funding is available to implement and maintain signal coordination.
- C1-18 Maintain truck route designations to support heavy vehicle use and connections to the Yucca Valley Airport as noted on Figure C-4.

CIRCULATION: *Efficient Goods & Services*

Movement

Strategies:

- Update the Truck Routes Map as needed.
- Work with Marine Corps Air Ground Combat Center Twentynine Palms to notify residents of traffic impacts due to Marine caravans.
- Coordinate with the Yucca Valley Airport District to provide appropriate level of supporting transportation infrastructure connecting to the Yucca Valley Airport.

CIRCULATION: *Traffic Management*

Policies:

- C1-19 Require traffic calming techniques in residential neighborhoods and in Special Policy Areas to slow and manage traffic volumes and speeds as deemed appropriate by the Town Engineer.
- C1-20 Require future development to pave roadways that will serve 500 or more daily trips as noted in Table 4-1 unless paving of that facility is considered infeasible by the Town, there is no funding for the improvement, or when the majority of the residents on that facility desire it to be unpaved.
- C1-21 Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips unless paving of that facility is infeasible or when the majority of the residents on that facility desire it to be unpaved.

CIRCULATION: *Traffic Management*

Policies:

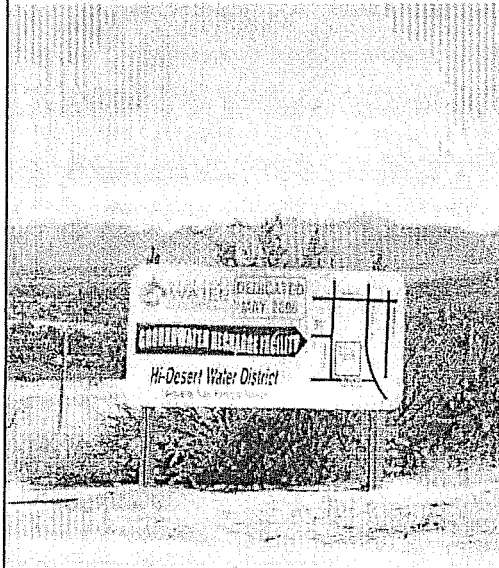
- C1-22 Minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips.
- C1-23 Work with future development between Yucca Trail, Palomar Avenue, La Contenta Road and Juarez Drive to implement appropriate roadway, bicycle, and pedestrian connectivity based on the proposed land uses.
- C1-24 Maintain truck routes through town for efficient freight transportation service to businesses and industry while limiting impacts to residents and visitors.

CIRCULATION: *Traffic Management*

Strategies:

- Work with CalTrans to pursue funding for and implement low-cost transportation improvements such as traffic signal coordination where applicable.
- Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips.
- Update the development code to require the application of non-toxic 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.
- Establish a timeframe and parameters for paving unpaved roadways, consistent with implementation action C 19.
- Reevaluate traffic volumes through the annual Traffic Census Program.

CIRCULATION: *Utilities*



GOAL C 2

A full range of public utilities and related services that provide for the immediate and long-term needs of the community.

CIRCULATION: *Utilities*

Policies:

- C2-1 Work with utility providers in the planning, designing and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.
- C2-2 Work with utility providers to increase service capacity as demand increases.
- C2-3 Coordinate public infrastructure improvements through the Town's Capital Improvement Program.
- C2-4 Encourage the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Town.
- C2-5 Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.

IMPLEMENTATION: *Utilities*

Strategies:

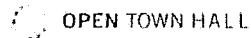
- Amend the development code to require that all new maintenance areas and utility substations and similar facilities are integrated with surrounding land uses, appropriately buffered, and aesthetically pleasing through the use of design and landscaping.
- Coordinate with utility providers such as Southern California Edison to identify and estimate future demand and corresponding facilities required to serve projected local and regional growth.
- Evaluate and prioritize public infrastructure improvements for inclusion in the Town's Capital Improvement Program.

SCHEDULE



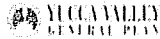
- End of July
 - Compile Hearing Draft GP
 - Preparation of EIR
- August
 - Finish drafting EIR
- September
 - Initiate mandatory 45 day public review period for EIR
- Mid October
 - Initiate preparation of the FEIR
- November
 - Finalize FEIR
 - Mandatory 10 day review
- December
 - Study session/public hearings
 - Adoption of General Plan
 - Certify EIR

STAY CONNECTED



Open Town Hall Accepts Details

Open Town Hall Accepts Details



General Plan Advisory Committee Update

General Plan Advisory Committee Update

Wednesday, November 14th
5:00 - 7:00 PM
Yucca Valley Community Center
2000 Verdugo Palms Way
Yucca Valley, CA 92284

General Plan Update

General Plan Update



For more information, contact:

For more information, contact:



For more information, contact:

Please subscribe online
for future meeting
announcements:

www.yucca-valley.org

or

Text 'subscribe' to:
(760) 904-0259



TOWN OF YUCCA VALLEY
GENERAL PLAN UPDATE

GENERAL PLAN
ADVISORY
COMMITTEE

*Draft Noise Element,
Circulation Element, and
Introduction*

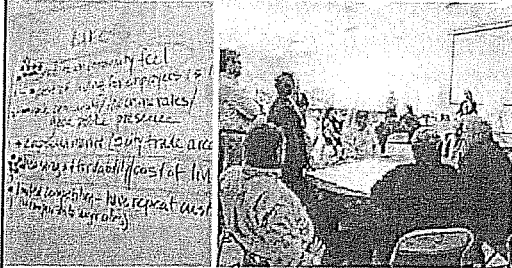
Yucca Valley Community Center
July 17, 2013

SUMMARY OF GPAC CHANGES

Safety Element

- Added a definition for Public/Quasi Public
- Added implementation strategy S 17 to cover Frequently Flooded Areas
- Removed the Seismic section photo (Landers Earthquake Yucca Bowl)
- Updated implementation strategy S 10 and text within the Flood Hazards section to improve the Master Plan of Drainage
- Labeled washes on the Flood Map
- Labeled major streets on Maps 1 to 4
- Clarified the Clearance Zone of 30' vs. 100' for defensible space in the definition box and in the text
- Clarified the County Fire and Hazardous Materials Standards in the text
- Cleared up implementation strategies to be shared on the Town's website and at Town Hall

MEETING MINUTES

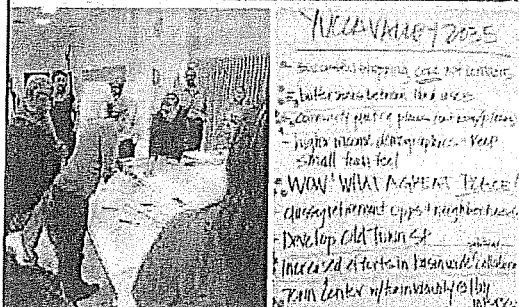


GPAC Meeting 11/14/12

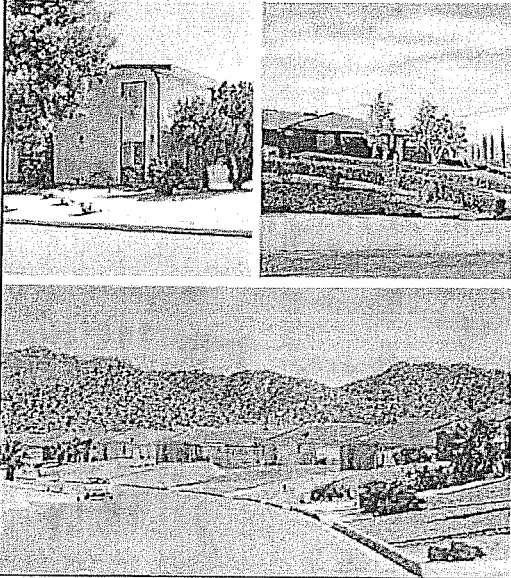
- GP 101
- Safety Element

Changes to the minutes?

Vote to approve

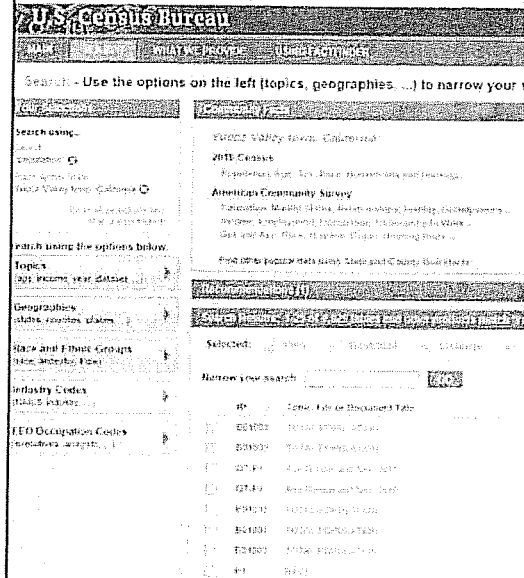


REVIEW OF THE DRAFT HOUSING ELEMENT



- Information sources
- Housing Element basics
- Draft goals, policies, and programs
- Meeting the RHNA
- Holding Bin

WHAT INFORMS THE ELEMENT?



Housing Technical Report

- Southern California Association of Governments (SCAG)
- CA Department of Housing and Community Development (HCD)
- CA Department of Finance
- U.S. Census
- American Community Survey
- Town of Yucca Valley Zoning Code
- Town of Yucca Valley Draft Land Use Plan
- DataQuick
- Trulia

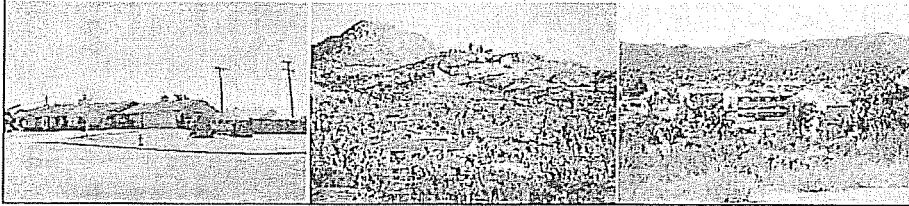
WHAT IS A HOUSING ELEMENT?

One element of the Town's General Plan

- Unique set of laws govern content
- Must be updated every 8 years
- Reviewed and certified by HCD

Key Required Components

- Housing strategy including goals, policies and programs
- Housing needs assessment
- Housing development constraints analysis
- Residential land inventory to meet the RHNA



WHAT IS THE RHNA?



Regional Housing Needs Assessment

- Share of the regional housing need
- Calculated by SCAG
 - Local incomes and housing needs
 - Local growth projections
 - Regional growth projections
- Development potential for 930 new homes
 - 2014 to 2021
 - Land availability, not construction

HOUSING STRATEGY

HCD Required Topics

- Provide adequate sites
 - Meet the RHNA
 - Accommodate all income levels
 - Encourage a variety of housing types
- Assist in the development of affordable housing
 - Federal, state and local funds
 - Regulatory concessions and incentives
- Address governmental constraints
 - Land use controls, building codes, site improvements
 - Fees and exactions
 - Permit procedures
 - Reasonable accommodation
- Improve the condition of the affordable housing stock
- Promote equal housing opportunities
- Preserve affordable units at-risk of conversion

HOUSING DIVERSITY

GOAL H1: High quality housing with a variety of development types, sizes, and affordability levels to accommodate the diverse needs of current and future residents.

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

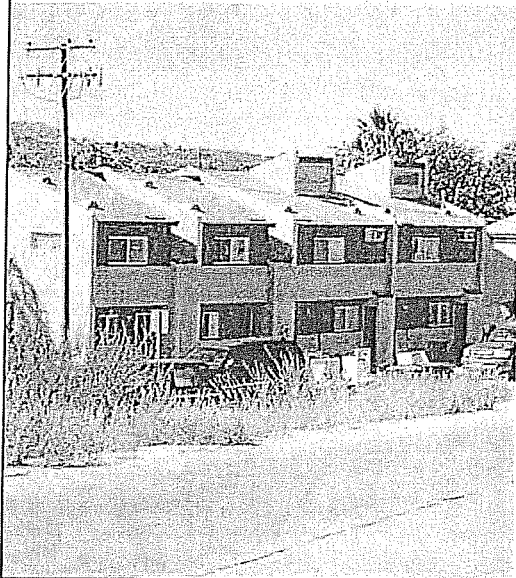
Program H1-1: Track vacant residential land development to maintain capacity to meet the RHNA

Program H1-2: Adopt the General Plan land use changes approved by Town Council (Corridor Residential Overlay and Mixed Use)

Program H1-3: Track residential development in OTSP to maintain capacity to meet the RHNA

Program H1-4: Permit second units and SROs per state law

HOUSING DIVERSITY



Programs (cont'd)

Program H1-5: Permit emergency shelters, transitional housing and permanent supportive housing per state law.

Program H1-6: Assist OTSP property owners requesting lot consolidation

Program H1-7: Encourage condo and apartment developers to include some units with two or more bedrooms

Program H1-8: Require on-site apartment managers per state law (Government Code Section 65582.2)

NEIGHBORHOOD QUALITY

GOAL H2: Stable, sustainable neighborhoods served by parks, infrastructure, and other public services and amenities.

Policies

Policy H2-1: Revitalize community core with infill housing.

Policy H2-2: Reduce disturbances to natural systems during construction, rehabilitation, and habitation.

Policy H2-3: Encourage energy-saving design.

Programs

Program H2-1: Locate higher density uses near transit, public facilities, and sewer

Program H2-2: Encourage developers of senior housing to coordinate with MBTA

Program H2-3: Require new housing projects to have adequate public improvements

Program H2-4: Share the Housing Element with water and sewer providers

Program H2-5: Encourage apartment developers to use LEED design principles

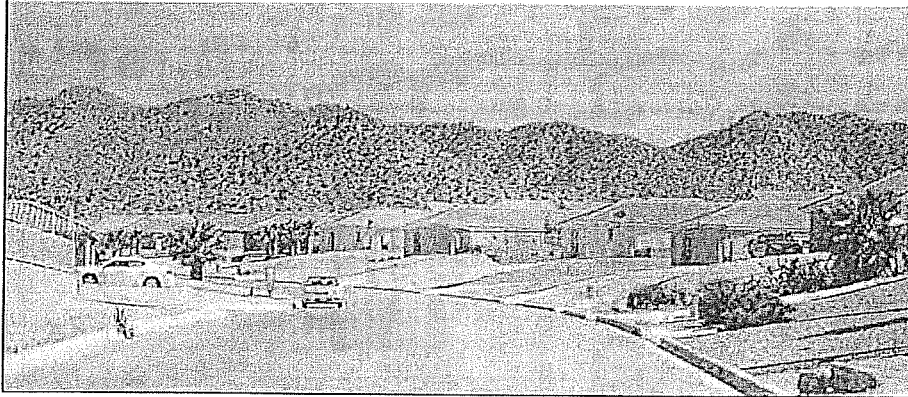
NEIGHBORHOOD QUALITY

Programs (cont'd)

Program H2-6: Maintain the Planning Residential Development permit

Program H2-7: Enforce Town Codes on property development and maintenance

Program H2-8: Encourage formation of neighborhood watch programs



ASSISTED HOUSING

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

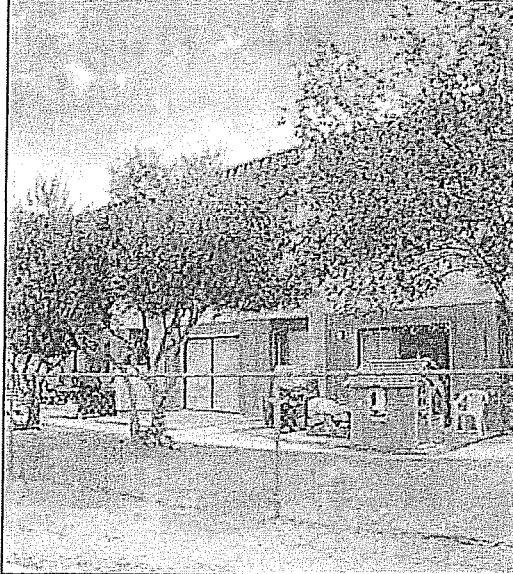
Program H3-1: Continue to seek financial resources for affordable housing

Program H3-2: Update Density Bonus Ordinance when required by the state

Program H3-3: Maintain membership in the San Bernardino County Urban County Consortium to qualify for federal funds

Program H3-4: Coordinate with San Bernardino County Housing Authority on Section 8 housing voucher program

ASSISTED HOUSING



Programs (cont'd)

Program H3-5: Assist qualified developers with applications for affordable housing grants in Yucca Valley

Program H3-6: Distribute lower and moderate income housing program information at Town Hall and online

HOUSING CONSERVATION & PRESERVATION

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 housing types such as mobile homes.

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

Programs

Program H4-1: Notify qualified entities of any at-risk units

Program H4-2: Distribute low and moderate income housing information for developers at Town Hall and online

Program H4-3: Continue to regulate mobile home park conversions per state law

Program H4-4: Seek funding to continue the Home Rehabilitation Program for seniors and lower income households

FAIR HOUSING

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

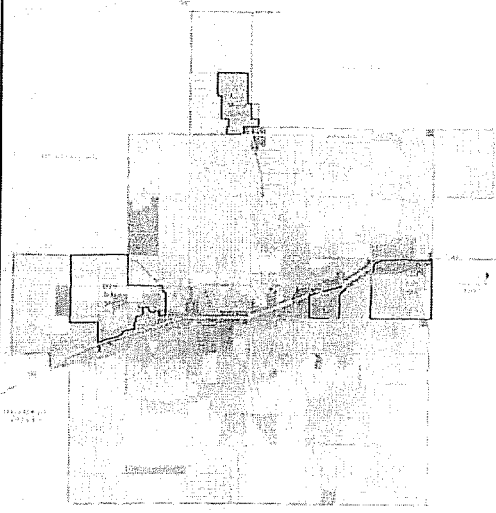
Program H5-1: Refer fair housing complaints to the Inland Fair Housing Mediation Board

Program H5-2: Continue to distribute fair housing information

Program H5-3: Establish a reasonable accommodation ordinance per state law

Program H5-4: Continue to enforce the Fair Housing Act

MEETING THE RHNA



Regional Housing Needs Assessment 2014-2021

- Vacant land availability, not construction
- First phase of sewer service
- 930 units total
 - 358 lower income
 - 172 moderate income
 - 400 above moderate income

WHAT DOES AFFORDABLE MEAN?

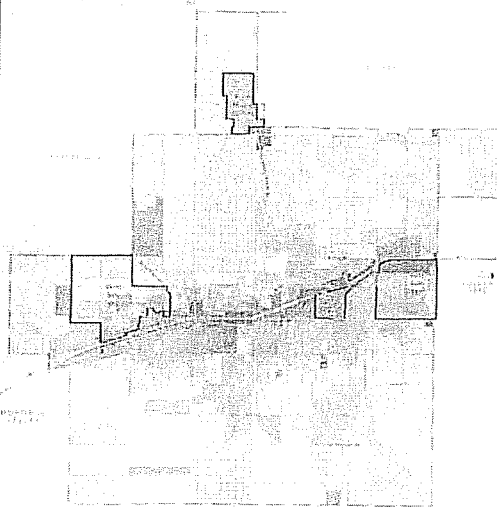
San Bernardino County			
Income Category	Maximum Annual Income ¹	Maximum Affordable Rent ²	Maximum Affordable Price ³
Two-Person Household			
Extremely Low	\$16,100	\$380	\$58,434
Very Low	\$26,800	\$633	\$108,742
Low	\$42,900	\$1,013	\$184,203
Moderate	\$60,750	\$1,520	\$284,817
Above Moderate	N/A	>\$1,520	>\$284,817
Four-Person Household			
Extremely Low	\$20,100	\$475	\$77,281
Very Low	\$33,500	\$791	\$140,153
Low	\$53,600	\$1,266	\$234,460
Moderate	\$75,950	\$1,899	\$360,204
Above Moderate	N/A	>\$1,899	>\$360,204

1: State of California Income limits for San Bernardino County, February 2012.

2: Calculated as 30% of income.

3: Calculated as 35% of income and assumes 10% down payment, 5% interest rate, 1.25% property tax rate, and homeowner's insurance costs.

MEETING THE RHNA



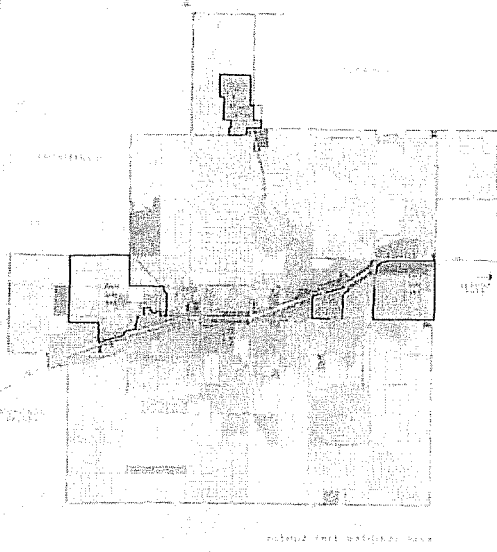
Lower Income RHNA

- OTSP provides flexible development standards that could support:
 - Condominiums
 - Townhomes
 - Apartments

Moderate Income RHNA

- Medium High Density
- Mixed Use
- Corridor Residential Overlay
 - Condominiums
 - Townhomes
 - Small lot single-family

MEETING THE RHNA



Above Moderate Income RHNA

- Rural Residential
- Low Density Residential
- Medium Density Residential
 - Estates and ranches
 - Single-family homes
- Medium High Density Residential
- Mixed Use
- Corridor Residential Overlay
 - Small-lot single-family
 - Condominiums
 - Townhomes

NEXT STEPS

Incorporate GPAC or public comments where legally possible

Present the draft Housing Element to the Planning Commission/Town Council

Get feedback from HCD

Incorporate HCD's comments

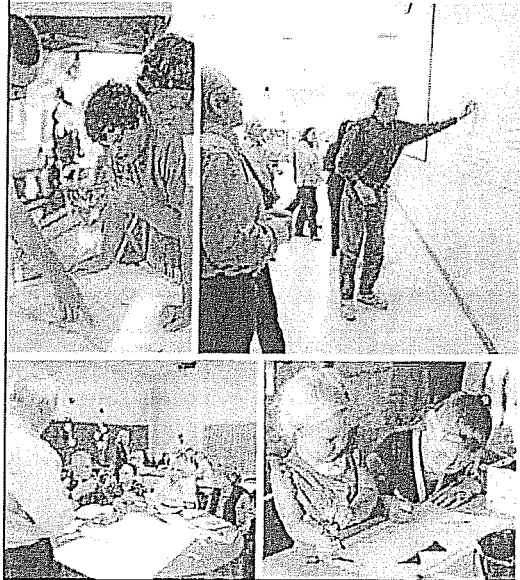
Adopt Housing Element as part of consolidated General Plan in 2013

Receive certification letter from HCD

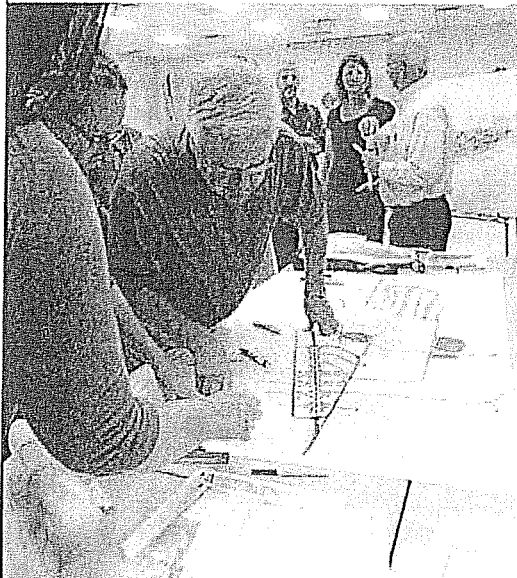
Implement the Housing Element

Do it all over again in 2021!

PUBLIC COMMENTS



GPAC MEETING SCHEDULE



JANUARY 9, 2013

- Open Space and Conservation

FEBRUARY 13, 2013

- Land Use

MARCH 13, 2013

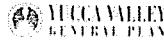
- Circulation
- Noise

STAY CONNECTED

OPEN TOWN HALL

Open Town Hall Community Update

The Town of Yucca Valley is currently in the process of updating the General Plan. The update will address the future of the community and will be a key document in the planning process.



General Plan Advisory Committee Meeting

Wednesday, November 14th
5:00 - 7:00
Yucca Valley Community Center
3200 Turquoise Palms Hwy
Yucca Valley, CA 92284

Wednesday, November 14th
5:00 - 7:00
Yucca Valley Community Center
3200 Turquoise Palms Hwy
Yucca Valley, CA 92284

Meeting agenda will be available on the website. The agenda will include a presentation on the current status of the General Plan update, a discussion of the Draft Housing Element, and a public comment period.

Spread the Word

Please invite your neighbors and friends to attend the meeting. We want to hear from everyone in the community.



For more information, please contact the Planning Department at (760) 904-0259 or visit our website at www.yucca-valley.org.

Please subscribe online for future meeting announcements:

www.yucca-valley.org

or

Text 'subscribe' to:
(760) 904-0259

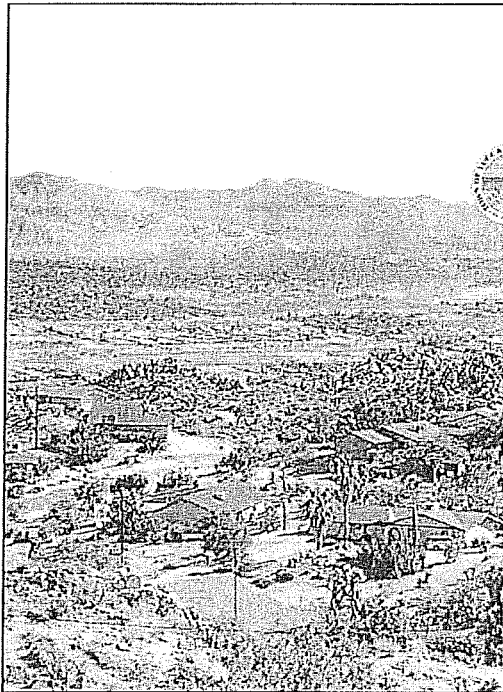


TOWN OF YUCCA VALLEY GENERAL PLAN

GENERAL PLAN ADVISORY COMMITTEE

Draft Housing Element

Yucca Valley Community Center
December 12, 2012



TOWN OF YUCCA VALLEY
GENERAL PLAN UPDATE

GENERAL PLAN ADVISORY
COMMITTEE

*Draft Open Space and
Conservation Element*

Yucca Valley Community Center
February 13, 2012

AGENDA



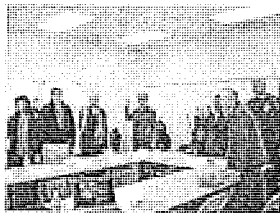
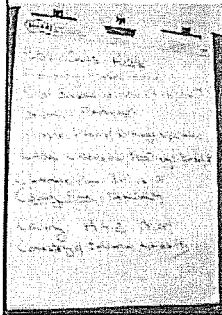
1. Update re: Housing Element
2. Previous meeting minutes
3. Draft Open Space and Conservation Element
4. Public comments
5. Adjourn

SUMMARY OF GPAC CHANGES

Housing Element

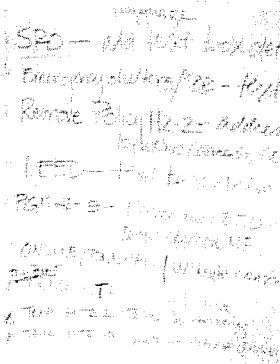
- Added life stages and life styles to the housing stock goal (Goal 1)
- Added definitions for Single Room Occupancy, Emergency Shelter, Transitional Housing, Permanent Supportive Housing, and Leadership in Energy and Environmental Design
- Made references to the Town's website consistent
- Removed policy H2-2 because environmental resources are dealt with in the OSC Element and the EIR
- Minor updates to three tables in the Technical Report (typo, missing % sign)
- Preliminary feedback from HCD Reviewer extremely positive

MEETING MINUTES

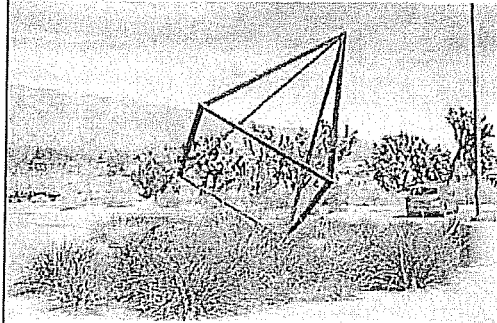


GPAC Meeting 12/02/12

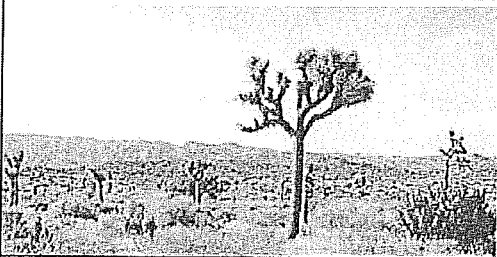
- Housing Element
- Changes to the minutes?
- Vote to approve



REVIEW OF THE DRAFT ELEMENT



- Requirements of the Open Space and Conservation Element
- Draft goals, polices, and programs
- Maps
- Holding Bin



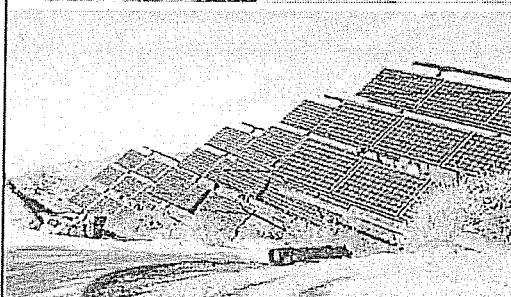
PURPOSE



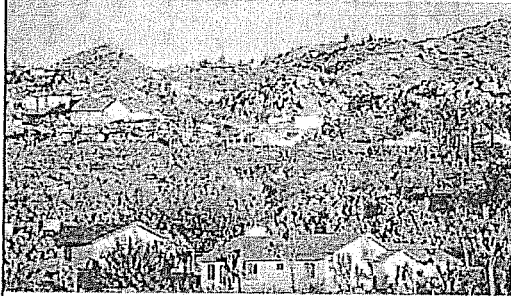
Guides the comprehensive and long-range preservation and conservation of open space land

Topics Include:

- Plants
- Animal Wildlife
- Water Bodies
- Watersheds
- Forests
- Soils & Minerals
- Air Quality
- Energy Conservation
- Cultural, Native American & Paleontological Resources
- Historic & Scenic Resources

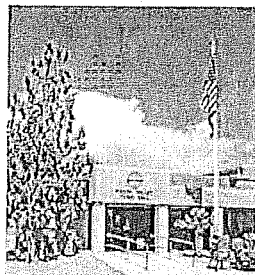


REQUIREMENTS OF THE ELEMENT

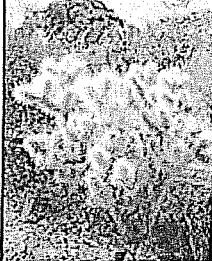


A discussion of Open Space used for:

- Protection of natural scenic and recreational resources
- Preservation and conservation of natural resources
- Outdoor recreation
- Public health and safety



MANDATES, PROGRAMS & RESOURCES



Mandates and Programs:

- Quimby Act (State)
- Endangered Species Act (Federal and State)
- Subdivision Map Act (State)

Technical Documents and Existing Plans:

- Paleontological and Cultural Resources Assessment
- Biological Technical Report
- Parks and Recreation Master Plan



GOALS, POLICIES & IMPLEMENTATION

GOALS

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

POLICIES

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

IMPLEMENTATION ACTIONS

Individual steps taken to implement one or more policies.

TOWN OF YUCCA VALLEY GENERAL PLAN VISION AND VALUES

VISION 2035

With its surrounding one-of-a-kind desert atmosphere, the Town of Yucca Valley is a unique, desirable place to live, the economy to lead the Mojave Basin, and a sought-after place to visit.

A commitment to values and ideas from the west, environment, art and culture, recreation, history, night skies, active open space, and tourism, and hospitality opportunities.

A balance of conservation, recreation and facilities, efficient and sustainable established neighborhoods, transportation and a variety of home use, community and quality of life.

The opportunity to balance growth's requirements and address the desert atmosphere, active citizen participation and property rights, and the economic and sustainability.

COMMUNITY VALUES

- Special desert atmosphere
- Balanced growth
- Safe and established neighborhoods
- Local sustainability
- Economic range of community services
- Efficient infrastructure
- Strong economy
- Desert environment and natural resources
- Arts and culture
- Community pride and participation

General Plan Update Vision and Values call for a balance of conservation of desert character, culture, recreation, night skies and active open space with private property owner rights.



MC 012249 - 01/2018

Mayor

City Manager

MC 012249 - 01/2018

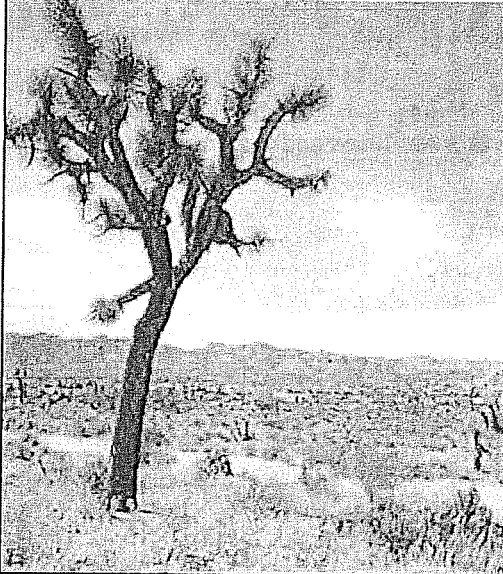
Mayor

City Manager

Yucca Valley Planning Commission

Yucca Valley Planning Commission

NATURAL OPEN SPACE



Natural Open Space:
undeveloped land primarily
left in its natural state with
recreation uses as a secondary
objective

Consists of Nature Reserves,
Nature Preserves, and
Permanently Preserved Land

NATURAL OPEN SPACE

GOAL OSC 1

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.

Policies

Policy OSC 1-1 Use flood control and utility easement areas to develop a multi-use trail system that links parks and recreational areas, commercial areas, residential areas, and other open space areas.

Policy OSC 1-2 Support regional, state, and federal efforts to evaluate, acquire, and conserve open space areas in and around Yucca Valley.

Policy OSC 1-3 Support the Mojave Desert Land Trust in their efforts to preserve open space resources within the Morongo Basin.

NATURAL OPEN SPACE

Policies (cont'd)

Policy OSC 1-4 Offer flexible development standards in exchange for providing open space and trail easements or rights-of-way.

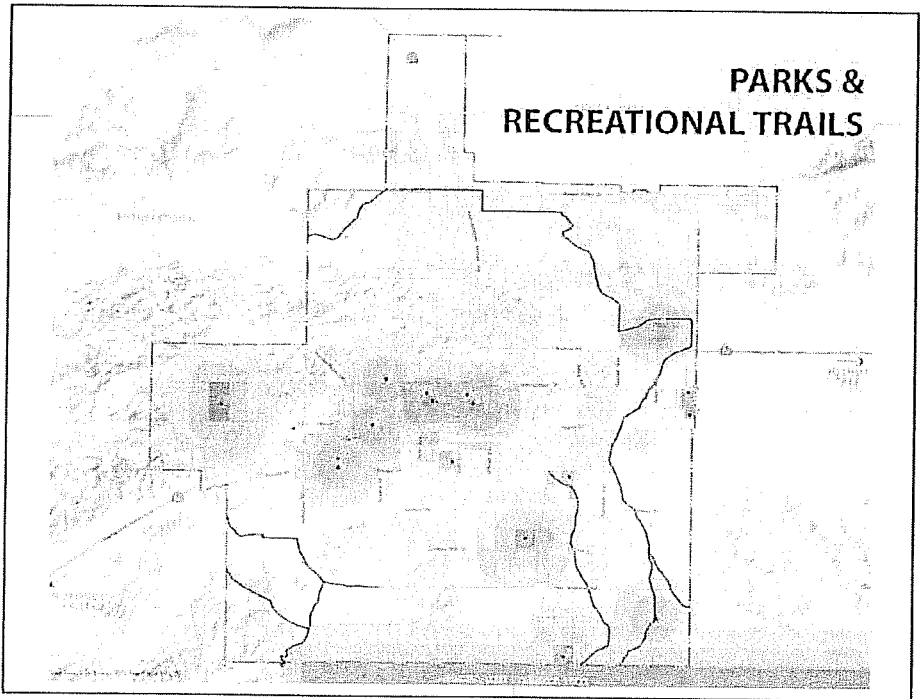
Policy OSC 1-5 Encourage new development to retain natural open space areas as part of project design to the greatest extent practicable.

Policy OSC 1-6 Encourage the preservation, integrity, function, productivity and long term viability of environmentally sensitive habitats, wildlife corridors and significant geological features within the Town.

PARKS



- Community Parks
- Neighborhood Parks
- Natural Open Space Parkland
- Special Use Areas
- Regional Parks
- Quimby Act
- Subdivision Map Act



PARKS

GOAL OSC 2

A comprehensive 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.

Policies

Policy OSC 2-1 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.

Policy OSC 2-2 Ensure that pedestrian facilities comply with Americans with Disabilities Act (ADA) requirements.

PARKS

Policies (cont'd)

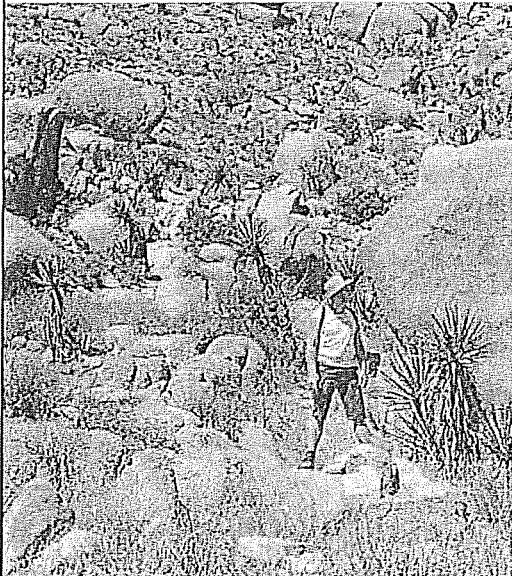
Policy OSC 2-3 Develop parklands in a manner that preserves the Town's natural resources to the greatest degree practicable.

Policy OSC 2-4 Locate new parks in or near residential areas relatively isolated from existing natural open space areas or community and neighborhood park facilities.

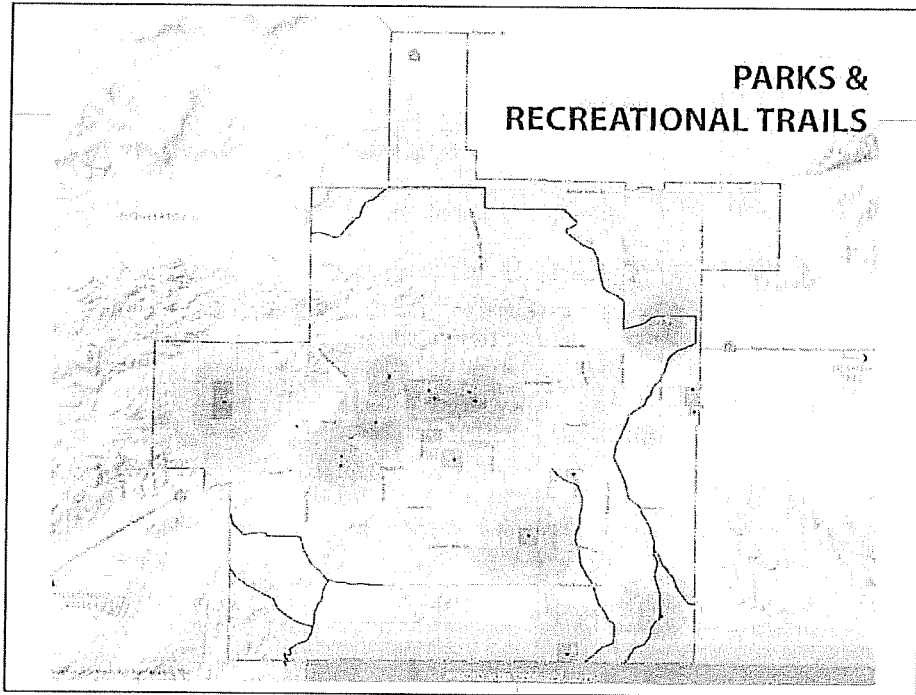
Policy OSC 2-5 Strengthen partnerships with the Morongo Unified School District for the joint use, maintenance, and development of school facilities for parks and recreational use.

Policy OSC 2-6 Site and maintain recreational facilities to meet the needs of all segments of the community including use for activities, relaxation and social interaction.

RECREATIONAL TRAILS



- Hiking & Pedestrian
- Biking
- Equestrian
- Relationship to the Circulation Element



RECREATIONAL TRAILS

GOAL OSC 3

An interconnected community system of recreational trails that link existing and proposed open space and recreational areas within the Town of Yucca Valley.

Policies

Policy OSC 3-1 Develop a recreational trail network for hiking, mountain biking and riding that links the Town's parkland, community facilities, and open space areas, and other amenities.

Policy OSC 3-2 Ensure new development provides adequate pedestrian, equestrian, and bicycle trail facilities to connect to the Town-wide recreational system.

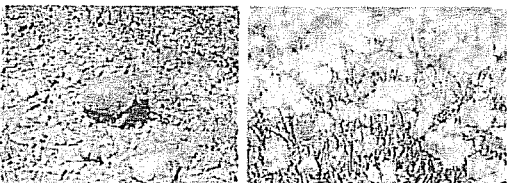
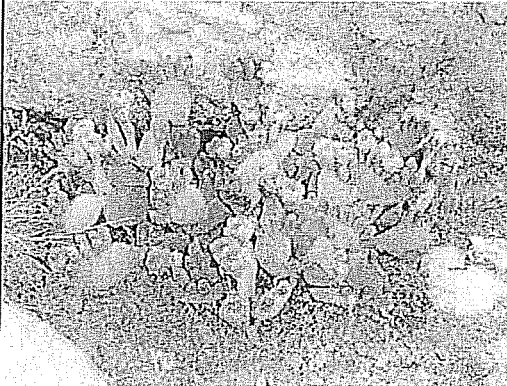
RECREATIONAL TRAILS

Policies (cont'd)

Policy OSC 3-3 Design major drainage facilities, including debris basins and flood control washes and channels, to maximize their enhancement as multi-use community open space amenities, such as hiking and equestrian trails, consistent with the functional requirements of these facilities.

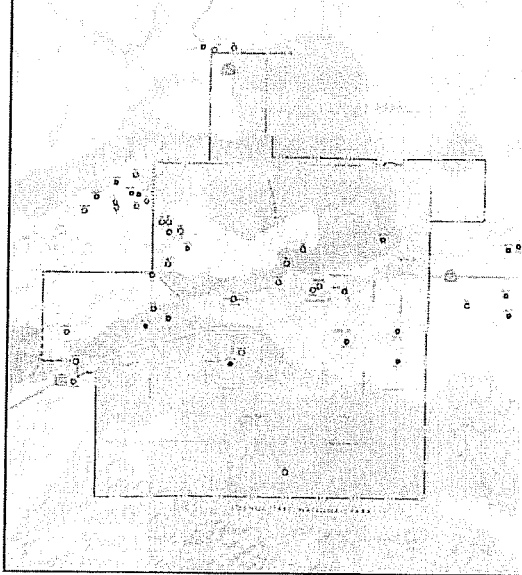
Policy OSC 3-4 Evaluate the location of existing and proposed trails and trailheads with proposed development and establish the appropriate easements to preserve those facilities.

BIOLOGICAL RESOURCES



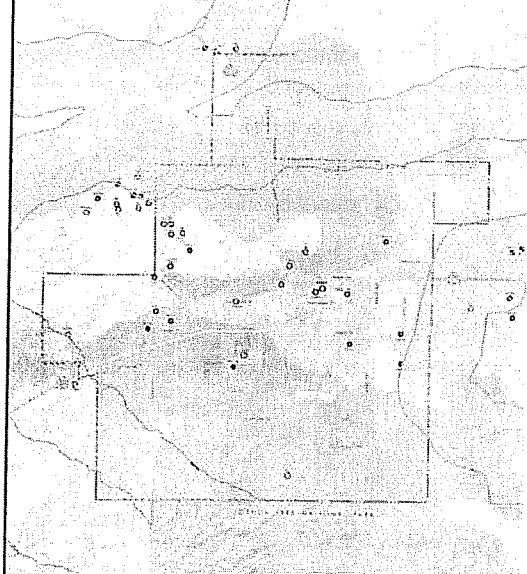
- Habitats
- Vegetation
- Flora and Fauna
- Threatened Species
- Endangered Species
- Sensitive Species
- California Desert Native Plants Act
- OSRA and WCEA

BIOLOGICAL OVERLAYS



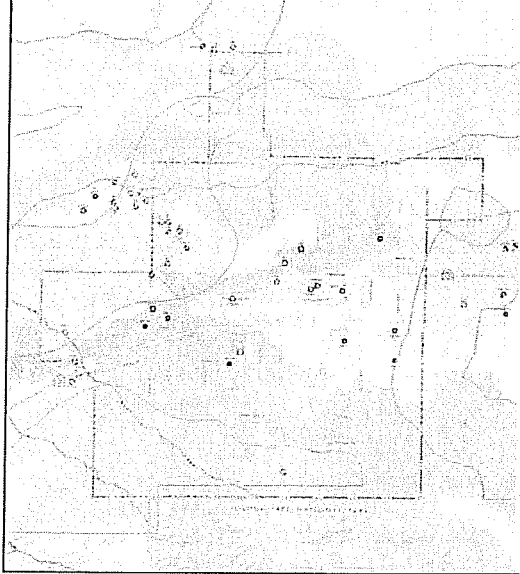
- Wildlife Corridor Evaluation Area (WCEA)
- Open Space Resource Area

BIOLOGICAL OVERLAYS



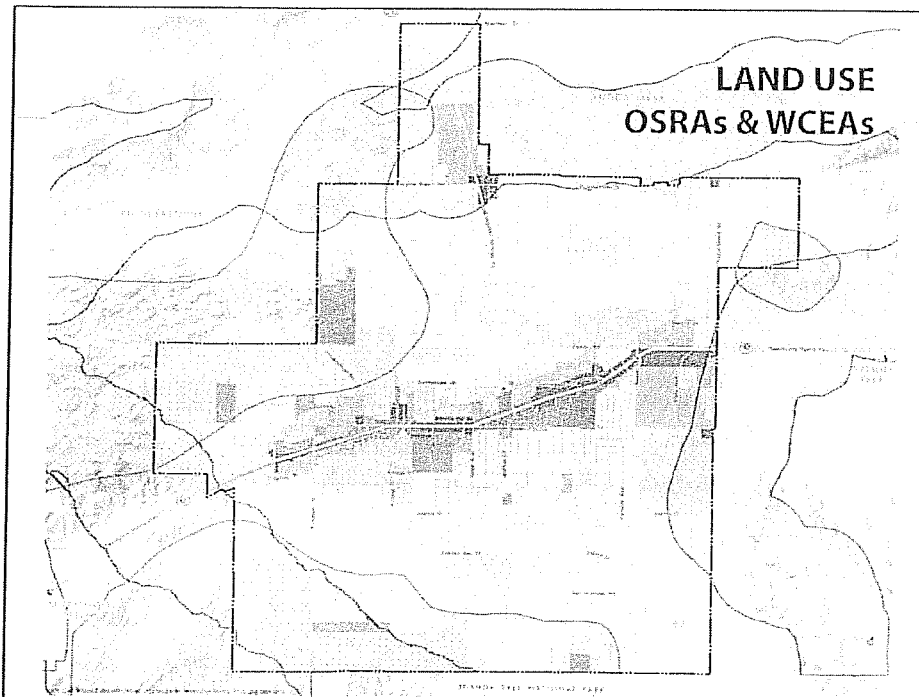
- Wildlife Corridor Evaluation Area (WCEA)

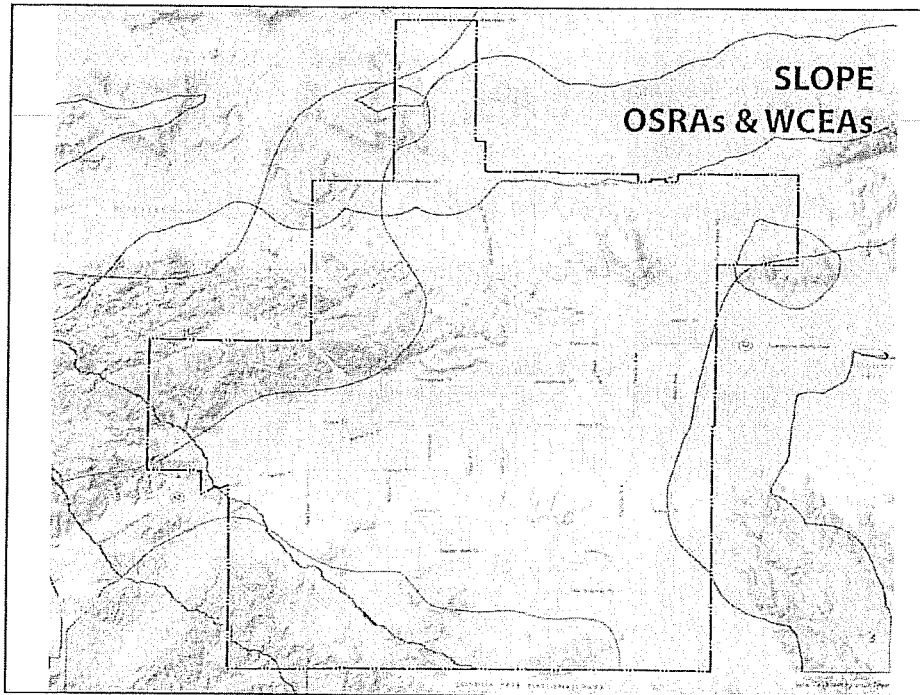
BIOLOGICAL OVERLAYS



- Wildlife Corridor Evaluation Area (WCEA)
- Open Space Resource Area (OSRA)

LAND USE OSRAs & WCEAs





BIOLOGICAL RESOURCES

GOAL OSC 4

Preservation and conservation of the Town's desert character, open space resources and native desert wildlife communities.

Policies

Policy OSC 4-1 Protect, conserve, and preserve the Town's biological resources, especially sensitive, rare, threatened or endangered species of plants and wildlife and their habitats.

Policy OSC 4-2 Support practical efforts to maintain a broad variety of habitats, with priority given to suitable habitat for rare and endangered species occurring in the Town and vicinity.

Policy OSC 4-3 Require new development proposals to minimize impacts to existing habitat and wildlife to the maximum extent practicable. Require revegetation of disturbed natural habitat areas with native or non-invasive naturalized species.

BIOLOGICAL RESOURCES

Policies (cont'd)

Policy OSC 4-4 Minimize and mitigate urban development impacts on sensitive habitat and wildlife areas.

Policy OSC 4-5 Encourage and participate in the planning and development of multi-use corridors along drainage channels and utility easements to provide wildlife corridors and public interconnection between open space areas in the community and vicinity.

Policy OSC 4-6 Require the use of native and approved, non-native, drought tolerant plant species in development projects which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the Town.

Policy OSC 4-7 Promote biodiversity by protecting natural communities with high habitat value, protecting habitat linkages to prevent further fragmentation, and encouraging an appreciation for the natural environment and biological resources.

BIOLOGICAL RESOURCES

Policies (cont'd)

Policy OSC 4-8 Require that development projects provide copies of required permits, or verifiable statements that permits are not required, from the California Department of Fish and Game and US Fish and Wildlife Service prior to receiving grading permits or other approvals.

Policy OSC 4-9 Require each future proposed development project to conduct an analysis to determine if sensitive biological resources and wildlife corridors would be impacted by the development application and adopt process and mitigation regulations for potential resource impacts.

Policy OSC 4-10 Encourage context sensitive development within OSRAs and WCEAs while preserving biological resources and wildlife movement.

BIOLOGICAL RESOURCES

Policies (cont'd)

Policy OSC 4-11 Require biological resource surveys and assessments as part of the application process for new developments within or adjacent to OSRAs and WCEAS.

Policy OSC 4-12 Coordinate with CDFW and USFWS in the review of biological resource assessments and surveys for private land development applications when applicable.

Policy OSC 4-13 Coordinate with CDFW and USFWS to ensure that state and federal protections required by the Endangered Species Act and the Migratory Bird Treaty Act are addressed during the planning process.

IMPLEMENTATION: *Biological Resources*

Strategies:

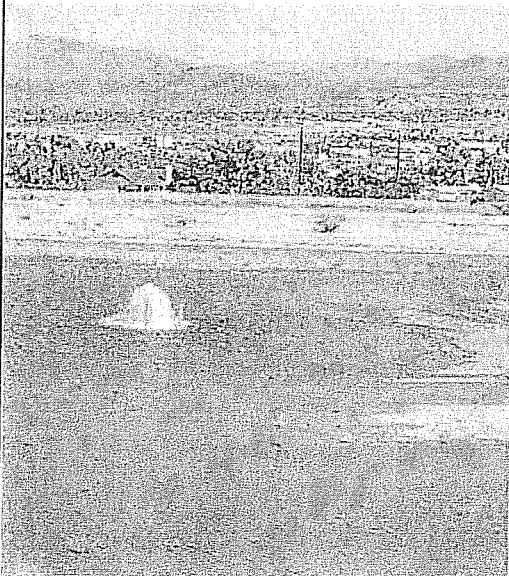
- Maintain residential land use designations with low and very low densities
- Establish standards and regulations in the Development Code that minimize impacts of new development on open space and conservation areas
- Develop flexible development guidelines, standards, and regulations that encourage the provision of open space amenities within new development
- Adopt a comprehensive grading ordinance
- Revise landscape standards and guidelines; encourage use of native and approved non-native drought tolerant plant species
- Design standards and guidelines that address wildlife corridor connectivity, limit ground disturbance, and retain native, undisturbed open space.

IMPLEMENTATION: WCEAs & OSRAs

Strategies:

- Maintain residential land use designations with low and very low densities
- Discourage conversion of low density residential uses to higher density or non-residential uses
- Design and the natural environment: Limit the amount of grading that can occur on site or identify the type of fencing that supports wildlife movement.
- Develop and implement standards and guidelines that limit the maximum disturbance of the land
- 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.

WATER RESOURCES



- Town's water comes from 3 sources:
 - Waren Valley Groundwater Basin
 - Reche/Ames/Means Valley Groundwater Basin
 - State Water Project imports via Mojave Water Agency through the Moronogo Basin Pipeline
- Wastewater is disposed of 3 ways:
 - Individual subsurface sewage disposal systems
 - Septic systems
 - On-site wastewater treatment package plants to treat dispose of domestic wastewater

WATER RESOURCES

GOAL OSC 5

A dependable supply of domestic water to meet the needs of all segments of the community.

Policies

Policy OSC 5-1 Support Hi-Desert Water District efforts to promote water conservation and efficiency in existing and new development.

Policy OSC 5-2 Protect open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas; and participate in regional transportation/flood control planning to increase groundwater recharge concurrent with flood plain management practices.

WATER RESOURCES

Policies (cont'd)

Policy OSC 5-3 Protect groundwater recharge and groundwater quality when considering new development projects.

Policy OSC 5-4 Participate in regional water planning efforts to protect groundwater resources and to assist the HDWD in implementation of its wastewater collection and treatment system.

Policy OSC 5-5 Require the inclusion of erosion control measures as components of a grading plan to assure elimination of impacts to downstream property owners.

WATER RESOURCES

GOAL OSC 6

An informed public which respects the Town's limited water resource and maximizes conservation efforts for the benefit of the community.

Policies

Policy OSC 6-1 Coordinate with the Hi-Desert Water District to share information on potential groundwater contaminating sources.

Policy OSC 6-2 Coordinate with the Hi-Desert Water District to implement the wastewater collection and treatment system.

Policy OSC 6-3 Require low water use, drought resistant landscape planting to reduce water demand.

WATER RESOURCES

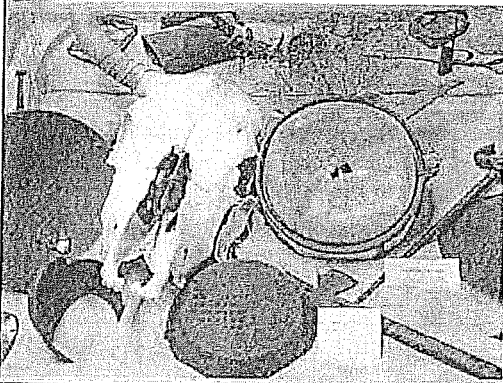
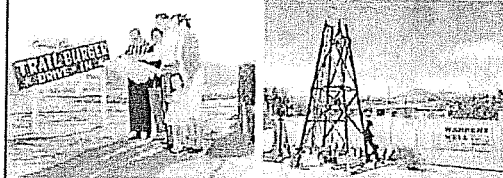
Policies (cont'd)

Policy OSC 6-4 Require new development to incorporate Best Management Practices (BMPs) for water use and efficiency and demonstrate specific water conservation measures.

Policy OSC 6-5 Preserve all watercourses and washes necessary for regional flood control, ground water recharge areas, and drainage for open space and appropriate recreational purposes.

Policy OSC 6-6 Require that development and maintenance of project specific on site stormwater retention/detention basins implement and enhance ground water recharge, complement regional flood control facilities, and addresses applicable community design policies.

CULTURAL RESOURCES



- Paleontological
- Archaeological
- Historic
- Native American Cultural Resources

CULTURAL RESOURCES

GOAL OSC 7

Preservation, maintenance, continuity and enhancement of cultural heritage and resources in the Town of Yucca Valley, including historic and prehistoric cultural artifacts, traditions and resources throughout the community.

Policies

Policy OSC 7-1 Require development proposals to locate, identify, and evaluate archaeological, historical, Native American and other cultural sites, and ensure that appropriate action is taken to protect these resources.

Policy OSC 7-2 Protect sensitive archaeological and historic resources from vandalism and illegal collection to the greatest extent possible.

Policy OSC 7-3 Require that a paleontologist be "on call" to document and recover paleontological resources discovered during excavation.

CULTURAL RESOURCES

Policies (cont'd)

Policy OSC 7-4 Require that a records search of the California Historical Resources Information System be conducted and reviewed by a cultural resources professional for proposed development areas to determine presence of known prehistoric or historic cultural resources and the potential for as-yet-undiscovered cultural resources.

Policy OSC 7-5 Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation through an accredited museum such as the San Bernardino County Museum.

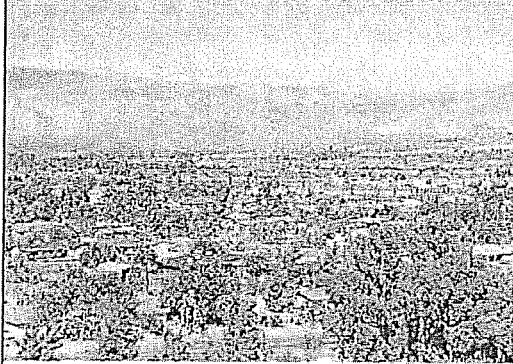
CULTURAL RESOURCES

Policies (cont'd)

Policy OSC 7-6 Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

Policy OSC 7-7 Require that any archaeological or paleontological resources as determined by a consulting archeologist on a development project site be either preserved on site or adequately documented as a condition of removal.

SCENIC RESOURCES



- Night Sky
- Hillsides & Ridgelines
 - Steep Slopes
- Scenic Highways



SCENIC RESOURCES

GOAL OSC 8

Preservation, conservation and enhancement of Yucca Valley's scenic and visual resources.

Policies

Policy OSC 8-1 Protect, preserve and enhance the Town's hillsides, mountains, canyons, and natural desert terrain.

Policy OSC 8-2 Preserve the steep slopes of the Sawtooth and Little San Bernardino Mountains and individual landmark peaks such as Burnt Mountain and Barlett Mountain as permanent open space to protect their scenic value.

Policy OSC 8-3 Preserve scenic views along primary transportation corridors, particularly SR-62, recreational trails, and from public open spaces.

SCENIC RESOURCES

Policies (cont'd)

Policy OSC 8-4 Preserve and enhance natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community's image and character.

Policy OSC 8-5 Minimize impacts to night skies by enforcing the Outdoor Lighting and Night Sky Ordinance (Ord. No.90).

Policy OSC 8-6 Encourage development that provides public views of ridgelines and desert landscaping through building siting, design and landscaping.

Policy OSC 8-7 Reduce the negative impacts of hillside development including excessive cuts and fills, unattractive slope scars, and erosion and drainage problems.

SCENIC RESOURCES

Policies (cont'd)

Policy OSC 8-8 Minimize the impact of hillside development by requiring conformance with the Town's Municipal Code, and by utilizing the following principles:

- a. Limit development of steep slopes
- b. Encourage clustered development
- c. Preserve the form of the existing topography by limiting cuts and fills, or through the requirement of natural landform grading.
- d. Evaluate the height and visibility of new development; minimize the visual impacts new buildings create on natural landforms.
- e. Promote hillside development that respects the natural landscape; encourage grading that follows natural topographic contours.
- f. Encourage higher densities as a trade-off to support preservation of natural features and slopes that maintain the Town's desert character.

IMPLEMENTATION: *Hillsides*

Develop a Hillside Ordinance that:

- Requires structures in areas with slopes ranging from 15% to less than 30% to conform to the natural topography and natural grade by using 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.
- Restricts development on slopes 31% to less than 40% to sites where it can be demonstrated that safety will be maximized while environmental and aesthetic impacts will be minimized.

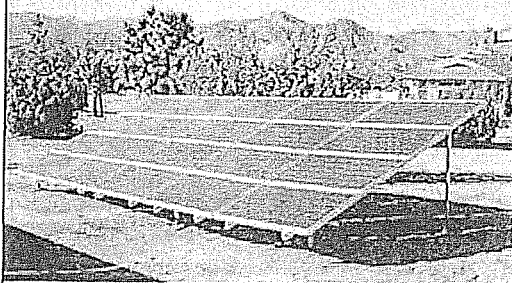
IMPLEMENTATION: *Hillsides* (cont'd)

Develop a Hillside Ordinance that:

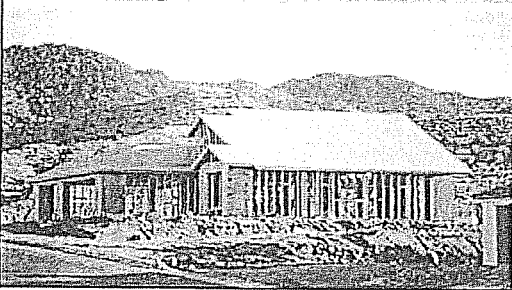
- Use of large parcels, variable setbacks, and variable building structural techniques (e.g., stepped foundations) shall be expected. Extra erosion control measures may be included as conditions of approval.
- Prohibits pad grading in slopes 41% or greater.

Consider establishing a density bonus program, providing density incentives for those projects which minimize and eliminate impacts to hillsides and ridgelines.

ENERGY RESOURCES



- Production & conservation
- State Building Standard Code
 - Title 24



ENERGY RESOURCES

GOAL OSC 9

Conservation of energy and fuels of all types and promotion of a sustainable energy supply.

Policies

Policy OSC 9-1 Develop, promote, and implement long-term energy efficiency and demand management policies and standards for Town facilities, vehicles, and new development.

Policy OSC 9-2 Support the development of renewable energy generation within the Town, provided that significant adverse environmental impacts associated with such development can be successfully mitigated.

Policy OSC 9-3 Encourage the use of clean and/or renewable alternative energy sources for transportation, heating, and cooling and construction.

ENERGY RESOURCES

Policies (cont'd)

Policy DSC 9-4 Encourage the reduction and recycling of household and business waste.

Policy DSC 9-5 Ensure that any planned construction, demolition, addition, alteration, repair, remodel, landscaping, or grading projects divert all reusable, salvageable, and recyclable debris from landfill disposal.

Policy DSC 9-6 Promote use of ride-sharing and mass transit as means of reducing transportation-related energy demand.

Policy DSC 9-7 Encourage development proposals to participate in state, federal, and/or regional solar rebate and incentive programs.

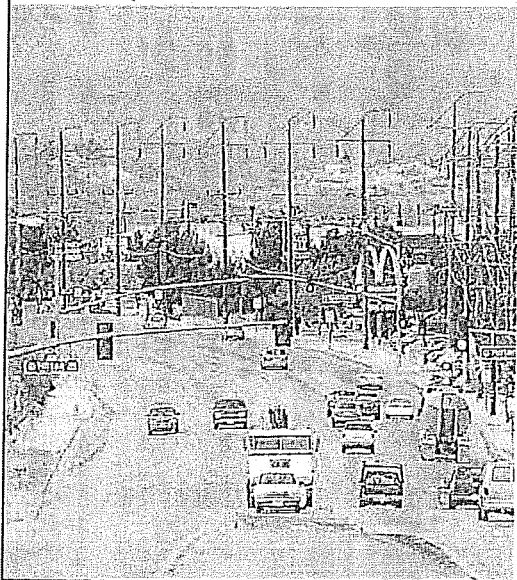
ENERGY RESOURCES

Policies (cont'd)

Policy OSC 9-8 Encourage new construction provided for in whole or in part with Town funds, to incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.

Policy OSC 9-9 Promote building design and construction that integrates alternative energy systems, including but not limited to solar, thermal, photovoltaics and other clean energy systems.

AIR QUALITY



- Wind
- Temperature
- Pollutants
 - Sensitive Receptors

AIR QUALITY

GOAL OSC 10

Preservation and enhancement of the Mojave Desert region's air quality, in order to assure long-term availability of clean and healthful air in the Town of Yucca Valley, for the protection of the health and welfare of the community.

Policies

Policy OSC 10-1 Participate in the monitoring of all air pollutants of regional concern on a continuous basis.

Policy OSC 10-2 Coordinate air quality planning efforts with other local, regional, and federal agencies.

Policy OSC 10-3 Promote the safe and efficient movement of people and materials into and through the Town as a means of reducing the impact of automobiles on local air quality.

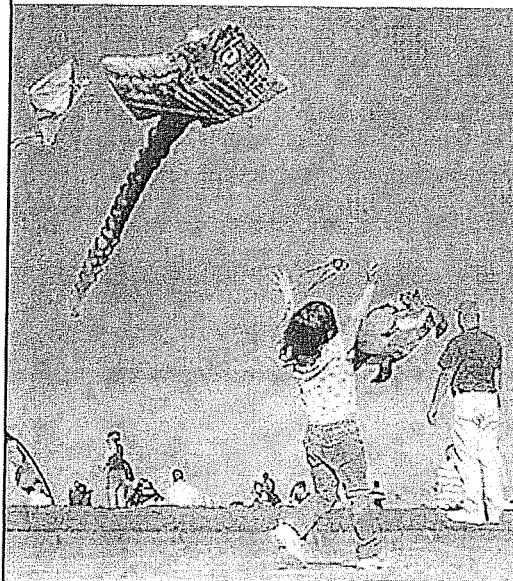
AIR QUALITY

Policies (Cont'd)

Policy OSC 10-4 Coordinate land use planning efforts to assure that sensitive receptors are reasonably separated from polluting point sources.

Policy OSC 10-5 Provide consistent and effective code enforcement for construction and grading activities to assure ground disturbances do not contribute to blowing sand and fugitive dust emissions.

GREENHOUSE GASES



- Global Warming Solutions Act (AB32)
- San Bernardino Associated Governments
- Town's goal to reduce GHG emissions 15% below its 2008 levels by 2020

GREENHOUSE GASES

GOAL OSC 11

Reduced greenhouse gas emissions from activities within the Town that support efforts under AB-32 to mitigate the impact of climate change on the Town and State.

Policies

Policy OSC 11-1 Continue to participate in and support the provisions of the San Bernardino Regional Greenhouse Gas Reduction Plan.

Policy OSC 11-2 Promote green building practices in new development.

Policy OSC 11-3 Maintain General Plan Land Use, Housing, and Transportation goals and policies to be aligned with, support, and enhance SCAG's Regional Transportation Plan and Sustainable Communities Strategy to achieve reductions in GHG emissions.

NEXT STEPS



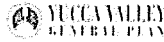
- September 2012-March 2013
 - Establish GPAC
 - Element Review: Goals & Policies
 - Land Use
 - Circulation
 - Noise
- March 2013-July 2013
 - Finalize Technical Studies
 - Preparation of EIR
 - Mandatory 45 day review period
- Fall 2013
 - Adoption of General Plan
 - Study session/public hearings

STAY CONNECTED

OPEN TOWN HALL

Draft Open Space and Conservation Element

Yucca Valley Community Center
55000 Twentynine Palms Hwy
Yucca Valley, CA 92284



General Plan Advisory Committee Meeting

Wednesday, November 14th
5:00 - 7:00
Yucca Valley Community Center
55000 Twentynine Palms Hwy
Yucca Valley, CA 92284

Wednesday, November 14th
5:00 - 7:00
Yucca Valley Community Center
55000 Twentynine Palms Hwy
Yucca Valley, CA 92284

Yucca Valley Community Center
55000 Twentynine Palms Hwy
Yucca Valley, CA 92284

Spread the Word

Yucca Valley Community Center
55000 Twentynine Palms Hwy
Yucca Valley, CA 92284



Yucca Valley Community Center

55000 Twentynine Palms Hwy



Yucca Valley Community Center

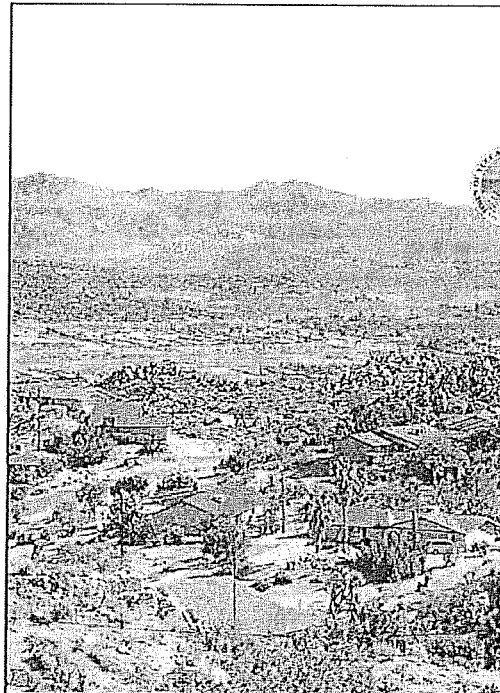
Please subscribe online
for future meeting
announcements:

www.yucca-valley.org

or

Text 'subscribe' to:

(760) 904-0259



TOWN OF YUCCA VALLEY GENERAL PLAN UPDATE

GENERAL PLAN ADVISORY COMMITTEE

*Draft Open Space and
Conservation Element*

Yucca Valley Community Center
February 13, 2012