

**YUCCA VALLEY JOINT TOWN COUNCIL/
PLANNING COMMISSION WORKSHOP**

**AUGUST 23, 2011
6:00 p.m.**

A Town Council Workshop, open to the public, will be held at the Yucca Valley Community Center, Yucca Room, on Tuesday, August 23, 2011 at 6:00 p.m.

ROLL CALL: Council Member Abel, Hagerman, Lombardo, Rowe and Mayor Huntington
Commissioner Alberg, Bridenstine, Drozd, Hildebrand and Vice Chair Humphreville

PLEDGE OF ALLEGIANCE

PRESENTATIONS, INTRODUCTIONS, RECOGNITIONS

1. Presentation to Frank Luckino

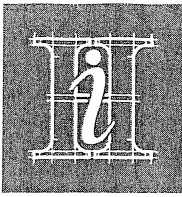
DEPARTMENT REPORTS

2. Development Code Update, Phase I Analysis, Ordinance Discussion
3. General Plan Update

COMMUNITY INPUT

COUNCIL/COMMISSION COMMENTS

ADJOURN



HOGLE-IRELAND

INC

A Land Planning & Development Consulting Firm

MEMO

Date: August 16, 2011

To: Shane Stueckle, Deputy Town Manager

From: Nelson Miller, Vice President, Hogle-Ireland

Subject: Development Code Update - Phase 1 Summary Report

Introduction

The Town approved a contract for a Comprehensive Update of the Development Code with Hogle-Ireland, Inc., which included a “Phase 1 Process” prior to commencement of preparing a draft updated Code. The intent of the Phase 1 Process was to provide guidance for the preparation of the Draft Updated Development Code. Hogle-Ireland has completed the steps identified in the “Phase 1 Process” and prepared background information and summaries for the following (see Attachments 1 – 9):

- Draft Guiding Principles, Issues, and Objectives
- General Plan Consistency Table
- Development Code Assessment Table
- Stakeholder Interviews Summary
- Public Survey Summaries

Based upon this background information, Hogle-Ireland has prepared draft Guiding Principles for consideration by the Planning Commission and Town Council. These draft principles are intended for discussion purposes and it is intended that the Planning Commission and Town Council will make any modifications appropriate to provide direction to the consultant and staff in preparing a Draft Updated Development Code. Hogle-Ireland proposes to prepare a completely reformatted Development Code based upon the direction received on the Draft Guiding Principles, Issues, and Intent and the Draft Style Sheet and Suggested Outline (Attachments A and B). Various regulations from the existing Code would be utilized as identified in Attachment 3, but would be reformatted to be consistent with the proposed new format. These documents will provide the basis for preparation of the Draft Updated Code, which will be presented for final review and adoption by the Planning Commission and Town Council, following public review and input.

It is requested that Town Council and Planning Commission consider and conceptually approve the attachments identified below with any appropriate modifications to provide direction for the preparation of the Development Code Update. These are further discussed at the end of this Memo.

- A. Draft Guiding Principles, Issues, and Intent
- B. Draft Style Sheet and Suggested Outline

Background/Process

General Plan Consistency Analysis

Hogle-Ireland reviewed the existing General Plan to determine overall themes throughout the document. Several overall themes were identified from the General Plan analysis (see Attachment 2), including:

- Development regulations shall promote a balance of uses which meet the social and economic needs of the community, provide a strong employment base and enhance the viability of commercial, industrial and multi-family areas.
- The Development Code should be user friendly and regulations act to retain the Town's rural atmosphere and character.
- Development regulations shall encourage infill development and assure phased, logical, and cost effective extension of infrastructure in new development.
- Standards should maintain the community character as a low density, rural residential community that also provides regional commercial and professional services.
- Development regulations should assure buffers between urban and open space areas, encourage provision of open space through design standards, and include grading standards that will protect and conserve open space and natural resources.

These themes were utilized to guide preparation of questions for the stakeholder's interviews and the community survey, to verify whether the current General Plan vision and direction still adequately reflect the views of the stakeholders and community.

Development Code Analysis

The existing Development Code was reviewed in order to identify sections needing to be retained, modified, or replaced. The current code was found to have many sections retained from the San Bernardino County Development Code that was in effect when the Town incorporated. Many of these sections were found to need modification to apply directly to the Town, and to remove information relating to other areas of the County that are not applicable. Overall, the Development Code has many revisions that have been adopted since incorporation, which can be confusing and difficult to use for the new user, and has numerous inserts, with a variety of formats. Attachment 3, Development Code Assessment Table, includes Hogle-Ireland's recommendations for specific Development Code sections and Town Staff's feedback regarding the recommendations.

Stakeholder Interviews

Interviews with various members of the Yucca Valley Community were completed by Hogle-Ireland over two separate days and included Town Council and Planning Commission members and representatives from the community. The intent of the interviews was to provide insights regarding issues considered to be significant for the update of the Development Code. Questions for stakeholders were developed based upon Hogle-Ireland's review of the General Plan Goals, Policies, and Programs (see Attachment 2) and review and recommendations to Town Staff regarding the existing Development Code (see Attachment 3: Development Code Assessment Table).

Generally, stakeholders have lived in the Town for a considerable number of years, and enjoy the lifestyle the Town of Yucca Valley offers and are comfortable with the Town as it has developed and operates (see Attachment 4: Summary of Stakeholder Interviews). A common comment was that stakeholders enjoy the desert open space, vistas, and dark, starry night sky. Frequent responses from the stakeholders regarding important issues are summarized in the following:

- Like small-town atmosphere, with great people that help each other, great place to raise a family
- Like proximity to shopping, entertainment and services (in Coachella Valley), but have open spaces and desert recreation nearby; not the “big city”
- Opportunity to be the retail hub of the Morongo Valley, so do not have to go to Coachella Valley so often. Increase the economic base and need more jobs in Town
- Development Code should be simple, clear, and easy to use, remove inconsistencies and areas that require interpretation
- Lack of infrastructure is significant issue, especially roads and drainage. Lack of sewer limits businesses
- Curb, gutters and sidewalks not needed in rural areas away from the Highway, more intensive uses along the Highway are okay, but maintain rural living away from the Highway
- Moderate or Managed Growth is desired
- This issue of native plant protection / conservation remains as a significant point of contention with no clear consensus amongst stakeholders interviewed.

It was also apparent from the stakeholder interviews that while there was often convergence of ideas regarding what are the significant issues, there are a number of often divergent views on what are the precise, desired goals and how they should be achieved.

Community Survey

A community survey was prepared based upon comments from stakeholders and review of the existing General Plan and Development Code. Hogle-Ireland worked closely with Town Staff to identify issues and questions to be addressed within the survey. The survey was available for approximately three weeks. Noticing included an e-mail blast directly to over 800 persons from a list provided by the Town, a notice and link on the Town’s website, a press release in the Hi-Desert Star, and an announcement on radio station KCDZ FM 107.7 community radio. In addition, hard copies of the survey were also available during the survey time period at the Planning Department public counter. The survey resulted in a significant response, with 365 completed surveys. (Please see Attachment 8: Graphs of Survey Results and Attachment 9: Comments from Survey).

Attachment 5 provides an overall summary discussion of each question in the survey, which is further detailed in table form and organized by all, residents, and non-residents respondents in Attachment 6. The survey provided an opportunity for comments in addition to responses to the specific questions and many respondents chose to do so. These comments are summarized in Attachment 7, with a full listing of the comments received contained in Attachment 9. The actual survey results are contained in Attachments 8 a-c, which are organized by residents only, non-residents, and all respondents.

The responses to the survey generally followed the themes identified in the existing General Plan and from the stakeholder interviews. As in the stakeholder interviews, it appears there is reasonable convergence regarding the key issues. The weighed average responses are often near the middle of the range, indicating either divergent opinions or not strong preferences. The survey respondents may reflect more agreement regarding directions, but the comments received also indicate that there is divergence regarding how these directions might be accomplished. The Table in Attachment 6 most readily highlights the differences between residents and non-resident respondents. The relative ranking of the responses was generally very similar, although the strength of the responses varied somewhat between the groups. Key responses from the survey are summarized below.

- Like starry, night skies, clean air, and desert environment openness
- Improved roadways, drainage improvements, and more jobs are needed, although dirt roads are favored for lower-density residential areas
- Protection is desired for the environment, native plants, hillsides and outdoor lighting
- Higher intensity development is less preferred
- Parking is ample

Requested Conceptual Approval

Draft Guiding Principles/ Issues and Intent

Following are draft Guiding Principles for the Development Code Update which are based upon the information received and reviewed as part of the Phase 1 process and are intended to provide a framework for discussion and direction for the preparation of the Development Code Update. These are in turn further supported and elaborated upon in the Issues and Objective identified in Attachment A. At the Joint Meeting, it is intended that these Guiding Principles be reviewed and modified to reflect the direction of the policy makers. Attachment A, Issues and Objective should also be reviewed and modified as these will provide specific direction for various aspects of the Development Code.

1. Clear, specific standards with minimum of interpretation required. The Development Code shall be straightforward, clear and easy to use for decision-makers, Town staff, developers, property owners and residents, with specific standards and a minimum of interpretation required.

Note: In order to minimize interpretation, emphasis will be placed on provision of specific standards, rather than policies with general criteria. Varying levels of review can also be provided for alternatives or exceptions to the criteria.

2. Appropriate infrastructure. The Development Code shall require appropriate infrastructure to be provided for new development, but shall provide allowances for infill development. Infrastructure requirements shall be related to the density and intensity of the zoning designation.

Note: As an example (see Attachment A1), the “new” San Bernardino County Code, Section 83.09.050, Infrastructure Improvement Standards. Note that in the desert regions

the County requires paved roads, but not curbs, gutters and sidewalks for new non-residential development and low-density residential tracts.

3. Balance of uses with desert character. Development regulations shall provide a balance of uses to meet the social and economic needs of the community with consideration for the desert character and existing lower-density residential areas.

Note: The Code can provide for more intense uses and standards for areas surrounding the Highway 62 corridor to address commercial, jobs, and housing issues with provision for less intense uses and standards for lower-density outlying areas.

4. Working definition of desert character – Implications for the Development Code Update. People refer to the special character of the Town, which the existing General Plan describes as rural atmosphere and character, however, “desert character” may be a more appropriate term. What defines the “special or desert character” that the Town would like to maintain, encourage, or require? Consider the following and add, modify or delete as appropriate:

- Landscape materials - utilize Joshua Trees, Yuccas, and other specified desert and desert-appropriate plants in landscaping
- Dark night sky – reduce light pollution with fully-shielded lighting
- Blue skies/clean air
 - Include non-residential performance standards for good air quality and low particulate matter emissions
 - Provide for mixed-use development to allow residential with commercial to potentially reduce vehicular trips
 - Include transportation demand management measures to reduce vehicular trips (such as reduced parking requirements for non-residential uses and parking for motorcycles and bicycles)
 - Limit clearing and grubbing of property unless related to a development project
 - Limit clearing or grading to area of property to be developed within reasonable period (six months or one year?)
 - Consider rural road standards that limit dust
- Openness – continue to provide for lower-density residential areas (2 ½ acre and larger lots) and maintain lower density residential zoning districts around the edges of the Town, except along the Highway 62 corridor area
- Undisturbed and/or re-vegetated or enhanced desert areas
 - Allow clustering in new development projects to preserve some undisturbed desert areas within developments especially in connection with boulder out-croppings and topographic features, drainage courses, fault hazard zones, and at project entries
 - Protect natural drainage courses
 - Protect large boulder out-croppings
 - Consider buffers of undisturbed desert areas between non-residential uses and low-density residential areas

- Consider buffers of a minimum specified width (20 feet?) of undisturbed desert areas adjacent to the National Park, National Monuments, and regional open space corridors
- Consider retaining some percentage of undisturbed desert area on lower-density residential lots (Size: 1 acre or 2½ acre and larger lots? Percentage: 2 ½ or 5percent, or more?)
- Hillsides - alternatives for consideration:
 - Minimize disturbance of hillsides related to percentage of slope and area of slope
 - Provide grading regulations that require grading of hillsides to avoid the appearance of large flat hillsides, that provide rounded or “contoured” slopes that transition to natural slopes and utilize boulders to further modify large slopes
 - Should specified ridgelines be provided similar protections?
- Native Plants – alternatives for consideration (see Attachment A2 as an example of the treatments required by Scottsdale, Arizona for its “sensitive lands”):
 - Protect in place or transplant on site specified healthy, native plants on properties proposed for development (all properties, any property over a certain size [1 acre?], or only lower-density residential properties?)
 - Provide for identification of specified healthy, native plants on properties proposed for development, permits for “taking”, and require provisions for potential adoption of native plants
 - Regulations for existing developed parcels – should the Town enforce what occurs on developed property (i.e. tree removal on residential lots)?
 - Should Native Plant “protection” simply be development of desert-appropriate landscape standards?
 - Should Town consider development of “incentives” to promote in-place or transplant on site efforts?
 - Allow commercial harvesting of native plants for re-sale on properties proposed for development
 - Beyond Joshua trees, what general categories of native plants besides those specified by the State requirements, should be considered (Mojave Desert plants?)?
 - No requirements for native plants beyond State requirements for specified native plants

The Guiding Principles, Issues, and Objectives (Attachment A) are intended to be a guide for the Development Code Update. As the code is revised and updated, the project team will refer to the Guiding Principles to draft intent and purpose statements for standards within the Code. The Draft Guiding Principles, Issues, and Objectives are based upon comments and information Hogle-Ireland has received and reviewed and in some cases include examples for possible consideration.

Preliminary Outline and Style Sheet

**Development Code Update Phase 1 Summary Report
August 16, 2011**

A Preliminary Outline and Style Sheet (Attachment B) has been prepared to provide guidance in the drafting of the Development Code during the next stage of the Development Code Update process. This outline and style sheet was developed based upon comments from stakeholders and staff, as well as from Hogle-Ireland's experience in writing development codes. The outline is a suggested approach and structure for the Development Code, and generally describes each of six chapters proposed to form the Development Code. Input regarding the outline and style sheet are encouraged as it is intended to be the base for the format of the Development Code itself. At the Joint Meeting, it also intended that these shall be modified to reflect the direction of the policy-makers.

Attachments for Review, Direction and Conceptual Approval:

- A. Draft Guiding Principles, Issues, and Objectives
 - A1. San Bernardino Co. Infrastructure Improvement Standards – Desert Region
 - A2. Excerpt Scottsdale Environmentally Sensitive Lands Guide
- B. Preliminary Outline and Style Sheet

Attachments for Background Information:

- 1. A Vision of Yucca Valley – General Plan
- 2. General Plan Consistency Table
- 3. Development Code Assessment Table
- 4. Stakeholder Interviews Summary
- 5. Detailed Community Survey Summary
 - a. *Community Survey*
- 6. Community Survey Responses Matrix
- 7. Community Survey Comments Summary
- 8. Graphs of Community Survey Results
 - a. *Community Survey Results- Residents Only*
 - b. *Community Survey Results- Non Residents Only*
 - c. *Community Survey Results- All Respondents (Including persons not identifying as residents or non-residents)*
- 9. Un-edited Comments from Community Survey

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Summary Report Memorandum
Attachment A: Draft Guiding Principles, Issues and Intent
Development Code Update- Phase I Analysis

Town of Yucca Valley

(Approved by the Town Council on August XX, 2011)

The Development Code Update Guiding Principles were developed based upon review of the General Plan and Development Code, interviews with stakeholders, discussions with City Staff, and responses to the Community Survey. The Guiding Principles are intended to be a guide for the Development Code Update. As the code is revised and updated, the project team will refer to the Guiding Principles to draft intent and purpose statements for standards within the Code.

The Guiding Principles are intended to be adopted by the Town Council on a conceptual basis, to provide direction for the Development Code Update team in preparing the new Development Code. Modifications to the guiding principles by the Town Council are encouraged and recommended as the intent of this document is to reflect the direction of the Town Council. The Guiding Principles should be representative of the ambitions of the Town.

Development Code Update Guiding Principles

1. Clear, specific standards with minimum of interpretation required. The Development Code shall be straightforward, clear and easy to use for decision-makers, Town staff, developers, property owners and residents, with specific standards and a minimum of interpretation required.

Note: In order to minimize interpretation, emphasis will be placed on provision of specific standards, rather than policies with general criteria. Varying levels of review can also be provided for alternatives or exceptions to the criteria.

2. Appropriate infrastructure. The Development Code shall require appropriate infrastructure to be provided for new development, but shall provide allowances infill development. Infrastructure requirements shall be related to the density and intensity of the zoning designation.

Note: As an example (see Attachment A1), the “new” San Bernardino County Code, Section 83.09.050, Infrastructure Improvement Standards. Note that in the desert regions the County requires paved roads, but not curbs, gutters and sidewalks for new non-residential development and low-density residential tracts.

3. Balance of uses with desert character. Development regulations shall provide a balance of uses to meet the social and economic needs of the community with consideration for the desert character and existing lower-density residential areas.



Summary Report Memorandum - Attachment A

Draft Guiding Principles, Issues and Intent

(Approved by the Town Council on August XX, 2011)

Note: The Code can provide for more intense uses and standards for areas surrounding the Highway 62 corridor to address commercial, jobs, and housing issues with provision for less intense uses and standards for lower-density outlying areas.

4. Working definition of desert character – Implications for the Development Code Update. People refer to the special character of the Town, which the existing General Plan describes as rural atmosphere and character, however, “desert character” may be a more appropriate term. What defines the “special or desert character” that the Town would like to maintain, encourage, or require? Consider the following and add, modify or delete as appropriate:
 - a. Landscape materials - utilize Joshua Trees, Yuccas, and other specified desert and desert-appropriate plants in landscaping
 - b. Dark night sky – reduce light pollution with fully-shielded lighting
 - c. Blue skies/clean air
 - o Include non-residential performance standards for good air quality and low particulate matter emissions
 - o Provide for mixed-use development to allow residential with commercial to potentially reduce vehicular trips
 - o Include transportation demand management measures to reduce vehicular trips (such as reduced parking requirements for non-residential uses and parking for motorcycles and bicycles)
 - o Limit clearing and grubbing of property unless related to a development project
 - o Limit clearing or grading to area of property to be developed within reasonable period (six months or one year?)
 - o Consider rural road standards that limit dust
 - d. Openness – continue to provide for lower-density residential areas (2 ½ acre and larger lots) and maintain lower density residential zoning districts around the edges of the Town, except along the Highway 62 corridor area
 - e. Undisturbed and/or re-vegetated or enhanced desert areas
 - o Allow clustering in new development projects to preserve some undisturbed desert areas within developments especially in connection with boulder out-croppings and topographic features, drainage courses, fault hazard zones, and at project entries
 - o Protect natural drainage courses
 - o Protect large boulder out-croppings
 - o Consider buffers of undisturbed desert areas between non-residential uses and low-density residential areas
 - o Consider buffers of a minimum specified width (20 feet?) of undisturbed desert areas adjacent to the National Park, National Monuments, and regional open space corridors
 - o Consider retaining some percentage of undisturbed desert area on lower-density residential lots (Size: 1 acre or 2½acre and larger lots? Percentage: 2 ½ or 5percent, or more?)



Summary Report Memorandum - Attachment A Draft Guiding Principles, Issues and Intent

(Approved by the Town Council on August XX, 2011)

- f. Hillsides - alternatives for consideration:
 - o Minimize disturbance of hillsides related to percentage of slope and area of slope
 - o Provide grading regulations that require grading of hillsides to avoid the appearance of large flat hillsides, that provide rounded or “contoured” slopes that transition to natural slopes and utilize boulders to further modify large slopes
 - o Should specified ridgelines be provided similar protections?
- g. Native Plants – alternatives for consideration (see Attachment A2 as an example of the treatments required by Scottsdale, Arizona for its “sensitive lands”):
 - o Protect in place or transplant on site specified healthy, native plants on properties proposed for development (all properties, any property over a certain size [1 acre?], or only lower-density residential properties?)
 - o Provide for identification of specified healthy, native plants on properties proposed for development, permits for “taking”, and require provisions for potential adoption of native plants
 - o Regulations for existing developed parcels – should the Town enforce what occurs on developed property (i.e. tree removal on residential lots)?
 - o Should Native Plant “protection” simply be development of desert-appropriate landscape standards?
 - o Should Town consider development of “incentives” to promote in-place or transplant on site efforts?
 - o Allow commercial harvesting of native plants for re-sale on properties proposed for development
 - o Beyond Joshua trees, what general categories of native plants besides those specified by the State requirements, should be considered (Mojave Desert plants)?
 - o No requirements for native plants beyond State requirements for specified native plants



Summary Report Memorandum - Attachment A
Draft Guiding Principles, Issues and Intent
(Approved by the Town Council on August XX, 2011)

1. Guiding Principle: Clear, specific standards with minimum of interpretation required. The Development Code shall be straightforward, clear and easy to use for decision-makers, Town staff, developers, property owners and residents, with specific standards and a minimum of interpretation required.

Note: In order to minimize interpretation, emphasis will be placed on provision of specific standards, rather than policies with general criteria. Varying levels of review can also be provided for alternatives or exceptions to the criteria.

Issue	Objective
A) Interpretations of code sections	<ul style="list-style-type: none"> ▪ Include specific, quantifiable requirements and standards ▪ Use language that is clear and concise ▪ Avoid need for interpretations, or subjective criteria ▪ Provide visual aids where feasible
B) Enforceable code	<ul style="list-style-type: none"> ▪ “Shall” will be used instead of “encourage” or “should” ▪ Provide specific standards and requirements to measure compliance against
C) Ease of Use	<ul style="list-style-type: none"> ▪ Format and language shall be consistent throughout Development Code ▪ Tables will be used as often as possible, with text accompanying to provide further detail if needed ▪ Include specific references to relevant sections for common standards ▪ Provide clear administration standards to streamline development review process ▪ Eliminate information applicable to County areas and not Town
D) Smaller Code	<ul style="list-style-type: none"> ▪ Avoid repetition of standards



Summary Report Memorandum - Attachment A
Draft Guiding Principles, Issues and Intent
(Approved by the Town Council on August XX, 2011)

Issue	Objective
E) Update for consistency with state law	<ul style="list-style-type: none"> ▪ Consolidate standards and requirements of a particular type in one section, for example parking, landscaping, signs and grading ▪ Sections such as landscaping or emergency shelters updated to comply with state law

2. Guiding Principle: Appropriate infrastructure. The Development Code shall require appropriate infrastructure to be provided for new development, but shall provide allowances infill development. Infrastructure requirements shall be related to the density and intensity of the zoning designation.

Note: As an example (see Attachment A1), the “new” San Bernardino County Code, Section 83.09.050, Infrastructure Improvement Standards. Note that in the desert regions the County requires paved roads, but not curbs, gutters and sidewalks for new non-residential development and low-density residential tracts.

Issue	Objective
A) Roadway improvements	<ul style="list-style-type: none"> ▪ Incorporate graduated improvement levels, related to density and intensity of development (see attached example from County of San Bernardino). Specifics will be determined with the drafting of the Development Code, and subsequent Town Council review and approval <ul style="list-style-type: none"> ○ Paved roads for new tracts, commercial and industrial development to reduce dust and maintain air quality



Summary Report Memorandum - Attachment A
Draft Guiding Principles, Issues and Intent

(Approved by the Town Council on August XX, 2011)

<ul style="list-style-type: none"> ○ Road sections in residential areas related to density ○ Curb and gutter/drainage improvements related to need and density and intensity of development ○ Sidewalks along highways and arterial roads ○ Sidewalks in commercial areas ○ Sidewalks/paths/trails in residential areas related to density of development ○ Street lights related to density and traffic safety ▪ Provide exceptions for infill development (where 75% or more of block already developed) ▪ Driveway improvements related to roadway improvements 	
<ul style="list-style-type: none"> ▪ Protect drainage courses ▪ Preserve drainage courses in natural state to extent feasible ▪ Require new tracts, commercial and industrial development to address impacts to storm drainage, both on- and off-site ▪ All development provide for on-site detention of storm flows 	<p>B) Drainage impacts</p>
<ul style="list-style-type: none"> ▪ Provide exceptions for infill development (where 75% or more of block already developed) 	<p>C) Infill development</p>



Summary Report Memorandum - Attachment A
Draft Guiding Principles, Issues and Intent
(Approved by the Town Council on August XX, 2011)

3. Balance of uses with desert character. Development regulations shall provide a balance of uses to meet the social and economic needs of the community with consideration for the desert character and existing lower-density residential areas.

Note: The Code can provide for more intense uses and standards for areas surrounding the Highway 62 corridor to address commercial, jobs, and housing issues with provision for less intense uses and standards for lower-density outlying areas.

Issue	Objective
A) Development and design standards	<ul style="list-style-type: none"> ▪ Prepare design standards for subdivisions ▪ Prepare industrial development and design standards ▪ Provide design standards to encourage integrated development, rather than the 'strip-mall' look along Highway 62 ▪ Provide standards and requirements for Mixed Use developments ▪ Identify overlay zones and standards to identify hazard areas in the Town (flood hazard zones, fault zones, airport safety zones) ▪ Reduce required parking requirements in non-residential areas to better reflect actual need
B) Poorly kept properties/ blighted areas	<ul style="list-style-type: none"> ▪ Provide specific standards for Code Enforcement to rely upon in enforcing the Development Code ▪ Maintain consistent standards to extent feasible
C) Character of development and small town atmosphere	<ul style="list-style-type: none"> ▪ Reduce conflicts between land uses through buffers, especially between low-density residential and commercial and industrial uses ▪ Provide regulations for big-box commercial uses ▪ Regulations regarding walls and fences



Summary Report Memorandum - Attachment A
Draft Guiding Principles, Issues and Intent

(Approved by the Town Council on August XX, 2011)

Issue	Objective
D) Grading and dust control	<ul style="list-style-type: none"> ▪ Grading and clearing standards to minimize disturbance of the land prior to actual development

4. Guiding Principle: Working definition of desert character – Implications for the Development Code Update. People refer to the special character of the Town, which the existing General Plan describes as rural atmosphere and character, however, “desert character” may be a more appropriate term. What defines the “special or desert character” that the Town would like to maintain, encourage, or require? Listed below are some potential objectives for implementation, dependent upon direction from the direction received.

Issue	Objective
A) Native desert plant communities	<ul style="list-style-type: none"> ▪ Use desert plants in landscaping ▪ Screen or use non-desert plants in areas not visible from roadways ▪ <u>If desired</u>. For lots one acre (or 2 ½ acres) or larger, preserve and protect either a percentage of lot area (or other specified area) of undisturbed desert land with a minimum dimension and connected to adjoining properties (e.g. consider the concept of providing a minimum of fifteen feet of undisturbed land along rear or side property line, or a percentage of lot area, such as in Scottsdale Environmentally Sensitive Lands Guide, Attachment A.2, as an example of the concept for consideration, with amounts of targeted lands to be determined through the update process)
B) Night Sky	<ul style="list-style-type: none"> ▪ Outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties ▪ Use of motion sensors



Summary Report Memorandum - Attachment A
Draft Guiding Principles, Issues and Intent
(Approved by the Town Council on August XX, 2011)

Issue	Objective
C) Hillside and ridgeline development	<ul style="list-style-type: none"> ▪ Grading on hillsides shall be minimized to extent feasible and contoured and blended to appear more like natural state, with structures stepped to avoid large, visible, flat walls ▪ <u>If Desired</u>, Ridgeline construction limited to fifty percent of lot dimension and minimize disruption of ridgeline
E) Water supply	<ul style="list-style-type: none"> ▪ Promote water conservation strategies to reduce consumption (e.g., development and landscaping standards)

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**Attachment A1: San Bernardino County
Infrastructure Improvement Standards- Desert Region**
San Bernardino County Code Title 8 Development Code

83.09.050 Infrastructure Improvement Standards - Desert Region

Table 83-11 identifies the infrastructure improvements required for all new residential and nonresidential subdivisions and non-residential development in the Desert Region.

**Table 83-11
Infrastructure Improvement Standards
Desert Region**

STANDARDS	Residential and Agricultural Land Uses (Lot sizes are the size of the resultant parcels after subdivision)			Commercial and Institutional Land Uses	Industrial Land Uses
	Less than 1 acre	1 to less than 2.5 acres	2.5 acres or greater	All lot sizes	All lot sizes
	Y = Yes NA = Not Allowed			N = Not required	
Legal and physical access	Y	Y	Y	Y	Y
Grants of Easements ⁽¹⁾	Y	Y	Y	Y	Y
Paved Access					
Internal access (internal roads)	Y	Y	Y ⁽²⁾⁽³⁾	Y ⁽⁴⁾	Y ⁽⁴⁾
Perimeter access (roads abutting subject property)	Y	Y ⁽²⁾⁽³⁾	Y ⁽²⁾⁽³⁾	Y	Y
Off-site access (paving to nearest paved road)	Y	Y ⁽²⁾⁽³⁾	Y ⁽²⁾⁽³⁾	Y	Y
Curbs and gutters ⁽⁵⁾⁽⁶⁾	Y	N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾
Sidewalks ⁽⁶⁾	Y (2 sides)	Y ⁽⁸⁾ (1 side)	N	N ⁽⁸⁾	N ⁽⁸⁾
Street lights					
Standard spacing including intersections ⁽⁹⁾	Y	N	N	Y	Y
Intersections only ⁽⁹⁾	N	Y	N	N	N
Water					
Water purveyor ⁽¹⁰⁾	Y	Y ⁽¹¹⁾	Y	Y	Y
Substantiated well water	NA	N ⁽¹¹⁾	or Y ⁽¹²⁾	or Y ⁽¹²⁾	or Y ⁽¹²⁾
Sanitation					
Sewer ⁽¹³⁾	Y	Y	N	Y	Y
Septic systems ⁽¹⁴⁾	or Y	or Y	Y	or Y	or Y
Drainage improvements	Y	Y	Y	Y	Y
Fireflow ⁽¹⁵⁾	Y	Y	Y	Y	Y

- ⁽¹⁾ Necessary rights-of way for transportation and circulation, drainage and flood control facilities, and utilities included.
- ⁽²⁾ This requirement shall not apply to subdivisions where the resultant parcel sizes are at least twice the minimum lot size for the land use zoning district in which they are located.
- ⁽³⁾ This requirement applies to all subdivisions creating 5 or more parcels. It will not apply to subdivisions created by Parcel Map unless the subdivision is adjacent to an existing paved road.
- ⁽⁴⁾ Required on driveway approach when accessed from a paved road. For alternate paving standards in parking areas, refer to Section 83.11.090 (Parking and Loading Development Standards).
- ⁽⁵⁾ A rolled asphalt berm may be substituted at the discretion of Public Works.
- ⁽⁶⁾ These requirements may be waived within infill areas where there is no plan or financing mechanism in place to provide such improvements to other existing properties and where, as a result, such improvements will not be connected to other infrastructure.
- ⁽⁷⁾ The Public Works Department shall require curbs and gutters, if necessary, to control vehicle access and street drainage. May be required by Caltrans on State highways.
- ⁽⁸⁾ Sidewalks may be required on both sides of the street by the Public Works Department if needed for pedestrian safety.
- ⁽⁹⁾ Shall be in compliance with the requirements of Chapter 83.07 (Glare and Outdoor Lighting).
- ⁽¹⁰⁾ Projects shall connect to a water purveyor when the nearest property line is within 200 ft. of a water line. This requirement shall be increased by 100 ft. for each residential lot in the project.
- ⁽¹¹⁾ This requirement applies to all subdivisions creating 5 or more parcels. It will also apply to subdivisions created by Parcel Map if the provisions of Section 83.09.060 cannot be met.

Attachment A2: Excerpt Scottsdale Environmentally Sensitive Lands Guide

ESLO Citizens Guide

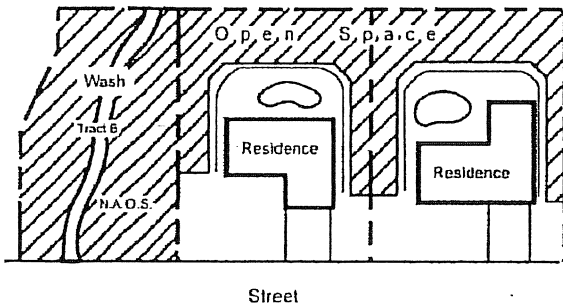
from the Lower Desert to the Hillside landform areas and from land slopes of under 2% to those over 25%. The NAOS requirement ranges from a low of 15-20% to a high of 80% of the total property area.

Land Slope	Lower Desert	Upper Desert	Hillside
0–2%	20%	25%	50%
Over 2% up to 5%	25%	25%	50%
Over 5% up to 10%	30%	35%	50%
Over 10% up to 15%	30%	45%	50%
Over 15% up to 25%	30%	45%	65%
Over 25%	30%	45%	80%
Minimum NAOS after reductions*	15%	20%	40%

(*If applicable. See Sec. 6.1060B & Sec. 6.1060F)

In subdivisions and master planned developments, this requirement may be calculated as a whole for the project and then redistributed within the project, provided that no single property or project receiving an allocation shall have less than 15% of its area provided as NAOS. In many cases individual lots and properties will have an NAOS allocation, however where the lots are smaller than 22,000 square feet in size NAOS cannot be placed on the lot and must be located in tracts.

Meaningful Open Space



To encourage preservation of certain key features, ESLO provides incentives to set aside Conservation areas, revegetate old scars such as off-road trails and preserve archeological and historic sites. In such cases it may be possible to reduce the total NAOS requirement, subject to conditions and limitations.

A related incentive, subject to specific conditions, allows for an increase in the allowed density of a property proportionate to additional dedication of NAOS.

Undisturbed vs. Revegetated (Disturbed)

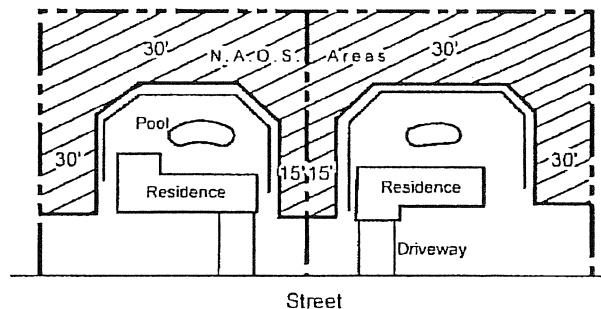
There are two forms of landscape that can be found in NAOS areas:

1. Natural and untouched desert, known as undisturbed NAOS areas; and
2. Scarred or graded areas that have been revegetated and restored to natural desert conditions, known as revegetated NAOS. The land should be contoured to match the slopes and character of nearby natural desert areas and the plant mix should match the surrounding desert.

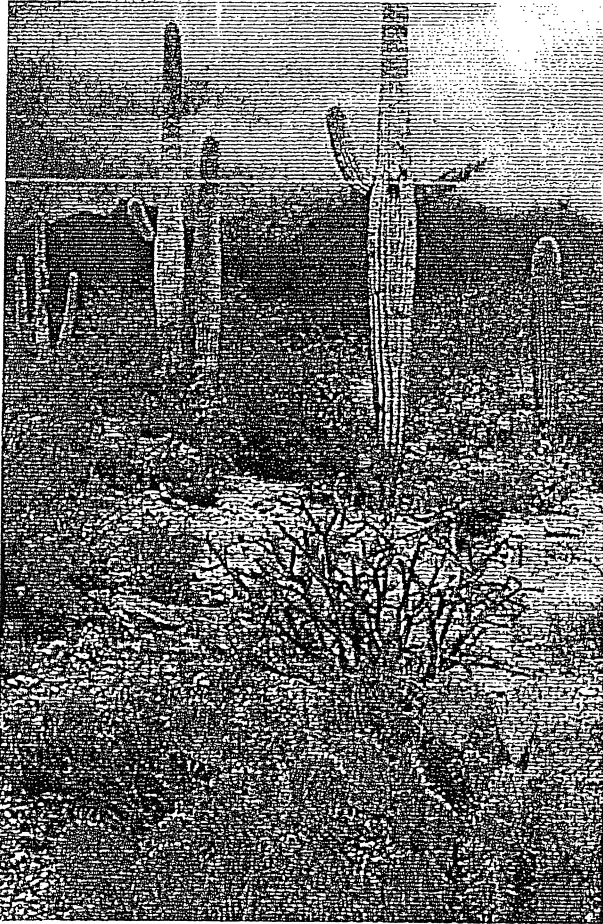
As natural desert, NAOS areas are intended to be sustainable and unmanaged areas of desert vegetation and terrain. Therefore, regular raking, pruning, thinning and other such activities should not occur within NAOS areas. Minimal clearing of fire prone annual plant materials, such as grass and weeds, within 30 feet of an occupied building or the pruning of dead material that might endanger adjacent construction if it were to fall over may be accepted (Refer to Fire Department guidelines for brush fire prevention).

In order to provide NAOS areas that are large enough to be self-sustaining, any single NAOS area must be at least 4,000 square feet and at least 30 feet across (or 20 feet across if located next to a street). Under certain conditions, two adjoining property owners may each dedicate 15 ft of NAOS area along a common property line to obtain the minimum required 30 ft NAOS width.

Minimum N.A.O.S. Dimensions



In order to assure that the provision for NAOS retains meaningful retention of the desert within a development site, ESLO provides guidelines and priorities about the location and placement of NAOS. Because they provide the greatest source of habitat in the desert and the greatest opportunity for establishing continuous, connected open space between projects, the highest priority for locating NAOS is along watercourses. It is very important to provide continuous open spaces along the washes in order to sustain both the desert plants and animals.



Other priorities include:

- Along the edge of the McDowell Sonoran Desert Preserve;
- Along major roadways and scenic corridors;
- Around boulder features;
- Along connected routes in and through neighborhoods;
- Along areas of steep slopes and potentially hazardous land for normal development; and
- NAOS areas should not be located in places hidden from the adjacent properties and streets.

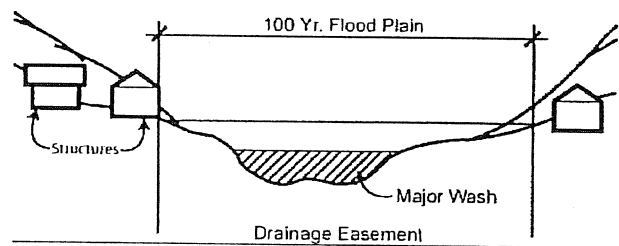
Design Standards and Guidelines

ESLO includes a number of standards and guidelines intended to achieve development designs that are sensitive to the special features of the Sonoran Desert and encourage development that blends into and respects the character of this natural desert setting. Some of these standards/guidelines relate to how development is placed into the existing desert landscape and others focus on the visual character of structures.

In order to minimize the disturbance of the natural desert and better protect key natural features:

- a. Streets should be kept to a minimum on steeper slopes and should be designed to avoid unnecessary exposed cuts and fills and locating cul-de-sacs and intersections within watercourses.
- b. NAOS areas should not be placed in front yards that are less than 40 feet deep.
- c. Grading and construction should be kept within clearly identified building envelopes so that NAOS areas are not damaged.
- d. Development should be kept away from and below protected peaks and ridges.
- e. In general, development should not intrude on or damage boulder features or major boulders. If allowed, construction that is in physical contact with boulders should be designed and conducted in a manner that minimizes any potential threat to the boulder or property adjacent to the boulder.
- f. Washes should be left in their natural state wherever this is feasible. If it is necessary and appropriate to modify a natural watercourse, the modifications should be minimal and the watercourse should be restored to a natural condition.
- g. Development of buildings and structures is not allowed within the 100-year flood plain limits of inundation of major or minor watercourses.

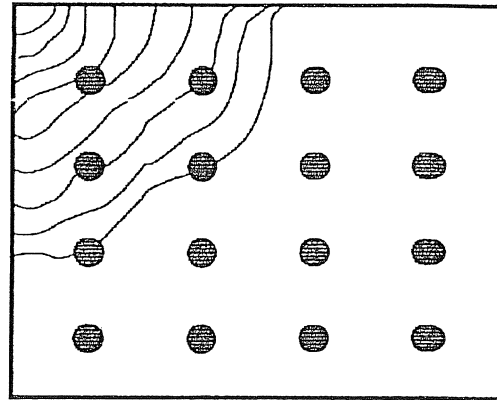
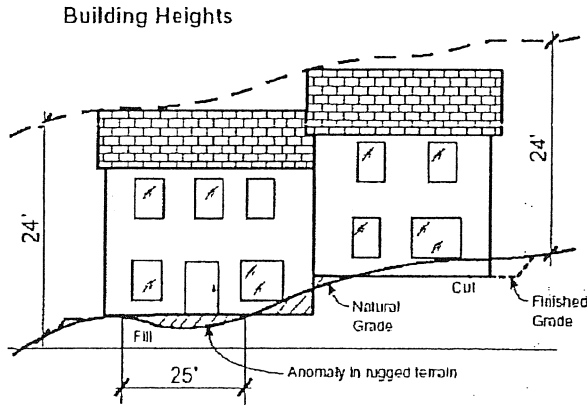
Major Washes / Flood Plains



Other standards seek to blend buildings and landscaping into the character of the desert setting by:

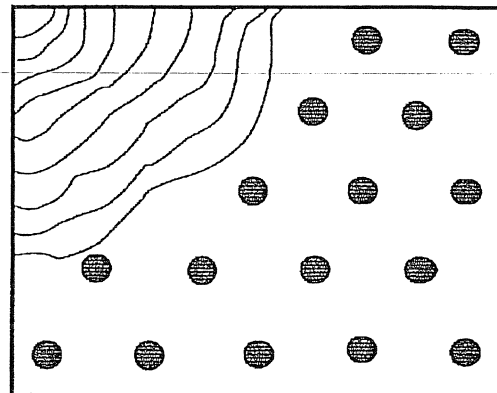
- a. Keeping building heights to a maximum of 24 feet in single-family residential districts.
- b. Measuring the allowed building height from the natural grade, which encourages buildings to follow the form of the natural topography.

Density Allowed by underlying zoning without ESL overlay:



Option 1 - Density Transfer from mountain to flatter land:

- c. Discouraging the use of subdivision perimeter walls
- d. Requiring rear and side walls on larger lots to be set back from the property lines to allow for wildlife movement and stormwater flow.
- e. Not allowing walls to cross watercourses.
- f. Reducing the glare and reflection of buildings materials by not allowing mirror-like or shiny materials and limiting the brightness of colored materials to a Light Reflective Value (LRV) of 35%.
- g. Using restrained lighting, pole heights and fixtures that do not spill glare onto adjacent properties.
- h. Limiting use of non-native plants to enclosed yard areas (enclosed by a solid wall); non-native plants with the potential of reaching over 20-ft in height are not allowed.



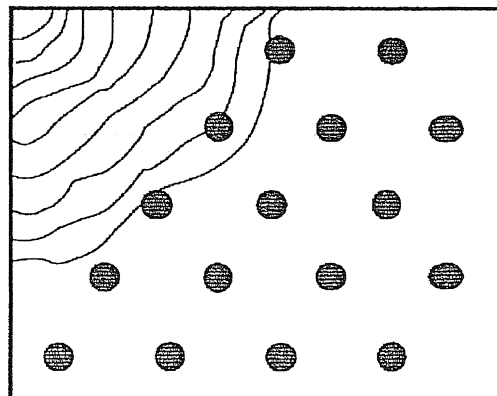
Option 2 – Build on mountain at reduced intensity:

Sensitive Design Options

A number of different development techniques can be used to maximize the protection of significant and sensitive natural features. Among the major techniques provided in the ordinance are: Density Transfer, Clustering and Amended Development Standards.

Density Transfer

Density Transfer is a technique where development potential is moved off of sensitive environmental features and relocated onto less sensitive areas. Once the development potential is removed from an area, the area becomes designated as a Conservation Area either by special easements or by rezoning the area to the Conservation Open Space district. Often the area to which the development potential is moved will need to be rezoned to a different zoning district in order to reflect and allow the changed intensity of land use. This technique is most often used on large properties.





Summary Report Memorandum
Attachment B: Preliminary Outline and Style Sheet
Development Code Update- Phase I Analysis
Town of Yucca Valley

Executive Summary

A preliminary outline and style sheet has been prepared to provide guidance in the drafting of the Development Code during the next stage of the Development Code Update process. This outline and style sheet was developed based upon comments from stakeholders and staff, as well as from Hogle-Ireland's experience in writing development codes. The outline is a suggested approach and structure for the Development Code, and generally describes each of six chapters proposed to form the Development Code. The Style Sheet includes terms and phrases to be used in the code, words to be used and not to be used, and descriptions of general written style of words (i.e. spelling out numbers or appropriate words to capitalize or not capitalize).

Preliminary Outline

The outline provided below is offered as a suggested initial approach. This outline is based on experience in drafting many Development Codes for a variety of clients, and the Hogle-Ireland's direct experience in the day-to-day administration of Development Code regulations, ranging from answering public Development Code questions at the "front counter" to using Development Code regulations in the processing and evaluation of land use permit applications and development proposals.

In general, the table of contents and the internal structure of chapters within a Development Code should be organized to reflect the sequence in which ordinance users most commonly need to find specific information. The Hogle-Ireland team has devoted considerable attention to identifying principles for organizing, formatting, and otherwise presenting land use regulations in ways that significantly improves ease of use.

The regulations of the updated Development Code that cover related topics are proposed to be grouped into six articles, then into chapters. The contents of each article are summarized below.

1. Development Code Enactment and Applicability. Article 1 would provide a brief introduction to the updated Development Code by providing basic information on its framework and applicability, the land uses and development-related activities that are regulated by the Development Code, and rules for the interpretation of its provisions.
2. Development Code Districts and Allowable Land Uses. Article 2 would contain sections on the different types of Development Code districts (residential, commercial, industrial, mixed-use, etc.) and any overlay /combining districts (historic, habitat, hazard, etc.) that are applied to public and private property within the Town. These chapters would list the specific types of land uses allowed in each Development Code district, and the type of land use/development permit that must be obtained prior to initiating each use. These chapters would also provide basic development standards for each Development Code district, among which are maximum height limits and setback/yard requirements for new structures.

3. Site Planning and General Development Standards. Article 3 would provide development standards that apply across Development Code districts, including requirements for landscaping, off-street parking and loading, and signs. These chapters would also contain regulations for specific land uses and development types that may be allowed in a variety of Development Code districts (for example, child day care facilities, home occupations, second dwelling units, etc.). Depending on the actual number of specific land uses and development types that need to be addressed, this article may actually be divided into two separate articles (Articles 3 and 4) for improved organization. Cross-references would be provided in the Development Code district sections of Article 2 to the requirements in Article 3, when applicable.
4. Land Use and Development Permit Procedures. Article 4 would describe each type of land use and development permit required by the updated Development Code, and the Town's requirements for the preparation, filing, processing, and approval or disapproval of each permit application. The article would also set time limits for the establishment of a land use or the commencement of development as authorized by an approved permit, and provide for permit extensions when needed.
5. Development Code Administration. Article 5 would provide information on the Town's administrative framework and procedures that relate to land use. Provisions defining review bodies and their authorities; public hearing and appeal procedures; along with rules for nonconforming uses, structures and parcels; General Plan, Development Code District Map, and Development Code amendments; and Development Code enforcement.
6. Development Code Glossary. Article 6 would contain definitions of the specialized and technical terms and phrases, and abbreviations used in the Development Code, as well as definitions of each type of land use allowed in the various Development Code districts by Article 2 (Development Code Districts and Allowable Land Uses).

Style Sheet

Style and Format Principles

The style and format of the proposed Development Code Update is based upon stakeholder and staff information, as well as Hogle-Ireland's experience. The intent of the style and format section is to provide consistent, clear wording throughout the code. Use of a style sheet will result in consistent language throughout the code and clear definitions for staff and Development Code users to rely upon.

Terms and Phrases

To ensure consistency of terminology within the Development Code, the following are conventions to be used for certain common terms and phrases, some of which will appear abbreviated throughout the Code. In all cases, these terms and phrases will either be defined in the Development Code or explained in the sections on interpretations.

“Town” rather than “Town of Yucca Valley,” after Town of Yucca Valley is first used in a section of the Development Code

"**Director**," rather than “Community Development Director” after Community Development Director is first used in the first Section of the Development Code.

"**Commission**," rather than "Planning Commission," after Planning Commission is first used in the first Section of the Development Code.

"**Council**," rather than "Town Council," after Town Council is first used in the first Section of the Development Code.

"**Deny**," rather than "disapprove."

"**General Plan**," rather than "Town of Yucca Valley General Plan," after Town of Yucca Valley General Plan is first used in the first Section of the Code.

"**In compliance with . . .**," rather than "pursuant to," "in accordance with," "under," etc.

"**Parcel**," rather than "lot."

"**Review authority**," when referring generically to the Town Council, Planning Commission, Community Development Director, Development Code Administrator, etc.

"**Shall**," rather than "encourage" or “may.”

"**Setback**," rather than "yard."

"**Structure, structures**," rather than "buildings," or "buildings and structures."

"**Zoning district**," rather than "zone," or "zone district."

Additional words to use and not to use:

Use:

10, 20, 30, etc.
one, two, up to nine
12 months
30 days
allowed
applicable review authority

before
concurrently

Don't Use:

ten, twenty, thirty, etc.
1, 2, up to 9
one year
one month
permitted
final review authority or decision making
body
prior to
simultaneously

contained, identified, outlined	(as) set forth, set out in
e.g., (for partial “for instance” lists)	“for example”
ensure	insure, assure
equivalent	same as though
i.e., (for complete lists)	“that is”
in compliance with	in accordance with, per, pursuant to
multi-family	multiple-family
parcel	lot
percent	% (except when used in charts or tables)
presumed	assumed
religious institution	church
shall	must
	herein
	his/her
	pursuant
	said
	such
	thereof
	That (at the beginning of a finding)
	“any,” “all,” “no” to start a sentence

Numbers

Numbers will be expressed as words from one to nine, and in numeric form for 10 or more. The ordinance convention of repeating numbers in both word and numeric form (i.e., "fifty (50)") will not be used.

Percentages will be expressed using the % character only in tables and graphics, the word "percent" will be used in text.

Capitalization

In addition to normal capitalization conventions (proper names, etc.), and any words capitalized under "Terms and Phrases" above, the following will be capitalized:

Words to capitalize and not to capitalize:

Always Capitalize:

- Building Permit
- Chapter
- Town
- Commission
- Council
- Division (*all Town Divisions*)
- Department (*all Town Departments*)
- Development Code

Don't Capitalize:

- applicable review authority
- development agreement
- specific plan (except for an existing plan)
- zoning district

Director
Federal
General Plan
Land Use Element
Part
Permit types (e.g., Use Permit, Variance, etc.)
RS-D, RS-A, C-N, C-C, C-G, IG, etc. names of Development Code districts
Section
State
Subparagraph
Subsection
Title

Use a hyphen with the following words:

single-family	on-ramp
multi-family (not multiple-family)	off-ramp
right-of-way (plural is rights-of-way)	self- (when used as a prefix)
off-site (adjective or adverb)	-type
on-site (adjective or adverb)	

Do not hyphenate the following words:

“anti” words
“mid” words are one word (exception: mid-sixties or when used with any proper capitalized noun mid-January)
“multi” words are one word (exception: when a hyphen would prevent one word from being mistaken for another multi-ply fabric)
“non” words (e.g., nonconforming, nonuse, nonurban, nonresidential, etc.)
Exceptions: any capitalized proper noun
“pre” words (exception: pre-engineered)
“re” words are usually one word with the exception of words that would have a duplicate meaning. (e.g., resign, re-sign)
“retro” words (retroactive, retrofit)

Punctuation

Always place commas or periods within quotation marks (i.e. “zone,” not “zone”).

Outline Format

The provisions of the Development Code will be organized according to the following outline. (Note: "X" is used as a place-holder for the actual Arabic numeral that will be used.)

Title 9 - Development Code

Article X - Name of Article

Chapter 9.xx - Name of Chapter

9.xx.xxx - Name of Section

A. Subsection

1. Paragraph

a. Subparagraph

(1) Subparagraph

(a) Subparagraph

References, Citations

Outside of the same section. When a cross reference is to text outside of the same section being referenced, the cross-reference starts with the Title number (i.e., 9) and continues to the appropriate level for the reference. For example, 9.010.050.B. refers to Subsection B. of Section 050, of Chapter 010, of Title 9. The terms Part, Chapter, and Section are used if the reference is to an entire Part, Chapter, or Section. Cross-references will include the applicable Part, Chapter, or Section number, followed by the name of the Part, Chapter, or Section in parenthesis (e.g., Chapter 9.74 [Appeals]).

Within the same section. When a cross-reference is to text within the same section, the name of the Section level is used (i.e., Subsection, Paragraph, Subparagraph, etc.), and the reference "number" starts with the appropriate subsection letter. For example "See Paragraph D.2." refers to Paragraph 2., of Subsection D., of the same Section.

External documents. Provisions of State law that are cited in the Development Code will be referenced by the name of the applicable State code, and either individual or multiple section numbers (e.g., "Government Code Section 65091," "Subdivision Map Act Section 66749," etc.).

Town documents other than the General Plan that are not part of the Municipal Code (e.g., specific plans, etc.) will be referenced in the Development Code by showing the document title in italics.

Attachment 1: A VISION OF YUCCA VALLEY

What makes people move to the Town of Yucca Valley?
Is it our fine roads?
Is it our palatial housing?
Is it our great shops, tourist sights, award-winning restaurants?
No, you say? It is none of these things.

It is our valley, our desert, our air, our sky, our stars,
Our Joshua trees, our coyotes that draw us to this place.
Yet none of these...is ours

We have the choice to keep intact what makes
This valley unique for our seniors, our families, our animals,
Our rural way of life.

What we have is the peace that comes from feeling the wind,
The call of nature when we hear the howl of coyotes in the night,
The colorful shock of a carpet of tiny flowers locked in sand,
The irony of flamboyant blossoms protected by cactus spines,
The joy of beauty when a covey of quail takes flight,
The rush of fear that comes from rattles in our path.
What we have is a quiet walk through desert stillness,
The sense of freedom when we survey that far-reaching blue sky,
The awe we feel when we look into the dark night, unexplored and uncharted.

We opt for a valley filled with yuccas, Joshua trees, coyotes, quail
And a thousand other species around which we live our lives.
Our houses and places are tucked in, disturbing as little of land and nature as possible.
Our paved roads go only as far as needed.
We cluster to lessen our impact on Hi-Desert Habitat.

For while the valley-and all the life it contains-is not ours,
We are its caretakers, entrusted with keeping it in such state that
The Yuccas,
The Joshua trees,
The coyotes and
The quail still want to and can
Live amongst us.



Summary Report Memorandum
Attachment 2: General Plan Consistency Table
Development Code Update- Phase I Analysis
Town of Yucca Valley

Hogle-Ireland performed a review of the existing Town of Yucca Valley General Plan. General Plan Goals, Policies, and Programs relating to the Development Code are identified within the following table. The table is organized by the goals, policies, and programs as listed in the General Plan, the text or a description of the text of the corresponding goal, policy, or program, and a final column to be completed (where applicable) after the Development Code update is concluded. This table will provide consistency between the General Plan and the updated Development Code, and will also provide information for the General Plan Annual Progress Report.

General Plan Themes

After reviewing the General Plan goals, policies and programs, a few common themes emerged. These themes are identified below, and have been utilized in the drafting of the Guiding Policies for the Development Code Update.

Development regulations shall promote a balance of uses

The rural atmosphere of the Town should be preserved and the community's cohesion protected through continuing the development pattern of commercial development and higher density residential within the Town's core area and rural residential uses in the outlying areas of the Town.

Improvement standards shall provide for cost effective extension of infrastructure

Infrastructure and improvements should occur based upon efficiency and need, rather than standard requirements for all areas of the Town. Development proponents shall be responsible for their fair share of on and off-site improvements required to support each proposal. Development regulations shall encourage infill development and assure phased, logical, and cost effective extension of infrastructure in new development.

The Development Code should be user friendly and regulations act to retain the Town's rural atmosphere and character.

Design standards shall preserve the Town's rural atmosphere and desert character

The community's marketable and unique qualities shall be preserved through thoughtful control of new development, and protecting and enhancing the rural character of the community. Development standards for industrial and commercial development should maintain the Town's desert, home town feel. Development should generally be limited to two stories, integrate native desert landscape materials, and include site sensitive architectural designs.



Summary Report Memorandum Attachment 2: General Plan Consistency Table

Protection of resources

Development regulations should assure buffers between urban and open space areas, encourage provision of open space through design standards, and include grading standards that will protect and conserve open space and natural resources, including scenic resources, hillsides, ridgelines, waterways, native desert wildlife communities and landscape, and the night sky.

Summary Report Memorandum Attachment 2: General Plan Consistency Table



<i>Goal/ Policy/ Program</i>	<i>Text/ Summary</i>
Goal 2/ Policy Program 2.A	Create a user-friendly Development Code that retains the rural atmosphere and character of the community. The Development Code shall guide and regulate development for consistency with the General Plan.
Goal 2/ Program 5.A	Incorporate appropriate land use and development standards that permit and encourage the appropriate integration of residential uses into mixed-use commercial zoning districts.
Goal 2/ Program 6.A Program 6.B	Encourage continuous development of residential subdivisions through promoting in-fill development and requiring full improvement/extension of all intervening roadways and infrastructure to serve new development
Goal 2/ Policy 1 Program 7.A	Recognize and develop standards for animal keeping and conducting agricultural activities on adequately sized lots appropriate to and consistent with the rural character of the community.
Goal 1/ Policy 2	Development standards for commercial land uses shall include setbacks, pad elevations, mass and height standards, and other design guidelines which enhance the character and attractiveness of the Town's commercial districts
Goal 1/ Program 2.A	Provide appropriate and comprehensive development standards and guidelines that are sensitive to and enhance the appearance of the Town's commercial districts to the greatest extent practical, while assuring public visibility and facilitating accessibility.
Goal 1/ Policy 5	Establish and enforce appropriate standards to assure aesthetically acceptable industrial developments for all new industrial sites
Goal 2	Promote land use patterns and development which preserve the Town's rural atmosphere, including scenic resources such as hillsides, ridgelines, waterways, and native desert wildlife communities
Goal 3/ Program 3.A	The Town's Density Bonus Ordinance shall be updated and maintained current with State requirements.
Goal 3/ Program 3.F	Amend the Development Code to allow Homeless Shelters by right, with approval of a Site Plan Review, in the Industrial and/or Public/Quasi-Public zoning designations.
Goal 3/ Program 3.H	<p>Consistent with the requirements of Government Code 65583, the Town Development Code will be amended as follows:</p> <ul style="list-style-type: none"> a. Single Room Occupancy shall be defined in the Development Code. b. Single Room Occupancy shall be added as a Conditionally Permitted Use in the Industrial Zone. c. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone.



Summary Report Memorandum Attachment 2: General Plan Consistency Table

Goal/ Policy/ Program	Text/ Summary
Goal 3/ Program 3.I	The Development Code shall be clarified to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure shall be established to provide exception in zoning and land use for persons with disabilities.
Goal 3/ Policy 6	Ensure that new development and rehabilitation efforts maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.
Goal 3/ Program 6.A	
Goal 3/ Program 7.A	Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.
Goal 3/ Program 8.A	Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.
Goal 3/ Policy 9	Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.
Goal 3/ Program 9.B	Amend the Development Code to allow Second Units on single family residential lots consistent with State law.
Goal 3/ Program 11.A	Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.
Goal 3/ Program 11.B	Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.
Goal 2/ Policy 1	Develop a Trails Master Plan which will assure adequate parklands, and update and meet developed parkland acreage standards as stated in the Quimby Act.
Goal 2/ Program 2.B	Implement a standard parks-per-population ratio of five acres of parkland per 1,000 residents.
Goal 2/ Program 6.D	Parking areas should be developed in an aesthetic manner, integrating native plant materials to the greatest extent practical and appropriate. Native or complementary building materials shall be used to preserve the natural qualities of Yucca Valley's parks.
Goal 3/ Program 1.D	Hitching posts shall be placed at appropriate locations including trail heads or park, and bicycle racks shall be placed at commercial centers, parks, transit stops, trailheads, and schools in order to encourage equestrian and bicycle riding.
Goal 3/ Program 2.C	Establish or adopt sign standards to designate the various types of trails and their locations.



Summary Report Memorandum Attachment 2: General Plan Consistency Table

<i>Goal/ Policy/ Program</i>	<i>Text/ Summary</i>
Goal 3/ Program 5.A	The Town and Planning staff shall routinely analyze development proposals and determine the appropriateness of incorporating trails into project design.
Goal 3/ Program 5.B	When appropriate and feasible, new development shall provide bicycle lanes and paths, as well as secure bicycle storage and parking facilities within the development for the benefit of its residents and guests.
Goal 3/ Program 5.C	New development projects shall be required to dedicate easements for multi-use or single use trails which adjoin the development in accordance with the proposed Parks and Trails Master Plan.
Goal 1/ Program 3.A	Encourage the use of curvilinear site planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and façade articulations.
Goal 1/ Program 4.A	The Development Code shall include design standards for multi-family development that assure variety of design, the provision of safe and secure common open space, adequate parking and appropriate automobile storage, a comprehensive landscape program, perimeter walls and fencing where appropriate, and neighborhood enhancing design.
Goal 1/ Program 5.A	Review all commercial development plans to assure pedestrian-oriented circulation, visually and functionally integrated design, safe and convenient ingress and egress, screened loading and other noisy or unsightly areas, protected outdoor seating areas, and the planting of mature landscaping to provide an immediate effect of permanency.
Goal 1/ Program 6.A	The Specific Plan overlay shall be applied to all lands designated for “Mixed Use” developments, with plans providing linkages with the various uses by an efficient, internal network of pedestrian, bicycle and other non-vehicular transportation. Enhanced entry and other treatments, and balancing the employment and residential components in these developments shall also be characteristic of these developments.
Goal 1/ Program 7.A	Routinely require the submittal of detailed landscape architectural and special signage designs for project entries and other special features, which reflect the character of the development, in keeping with community design policies, and the environmentally sensitive and rural character of the community.
Goal 1/ Policy 9	Important or complex areas of the Town shall be designated with a Specific Plan overlay to assure that land use and community design issues are addressed in a broad and appropriate manner.
Goal 1/ Program 9.A	Require the preparation of Specific Plans for the Civic Center District, the Gateway Area, Section 32 Study Area, and other areas so designated.
Goal 1/ Policy 10	Building heights shall be limited to two stories, unless the need, compatibility and appropriateness of an additional story are demonstrated through the application of pad elevation controls and building setbacks.



Summary Report Memorandum Attachment 2: General Plan Consistency Table

Goal/ Policy/ Program	Text/ Summary
Goal 1/ Program 10.A	Developments proposing to build three stories or higher shall prepare detailed viewshed and other analyses demonstrating the compatibility of the proposal with surrounding development and viewsheds. Such additional height requests shall require final approval from the Town Council.
Goal 1/ Program 11.A	Prepare and adopt an appropriate sign ordinance which is sensitive to and reflects the desire to preserve the rural, environmentally sensitive character of the community, while providing the signage exposure necessary to assure a thriving commercial district.
Goal 1/ Program 11.B	Develop and coordinate the implementation of a signage retirement program, which establishes finite periods, not to exceed ten years, by which existing non-conforming signage shall be replaced.
Goal 1/ Policy 12	Take every reasonable measure to preserve the value of the community's night sky, establishing maximum lighting levels and permitting fixtures appropriate for the need, use security, safety and aesthetics.
Goal 1/ Program 12.A	Incorporate a lighting standard ordinance which sets specific standards for lighting levels, acceptable types of lighting and fixtures, and location of lighting control in relation to adjoining and nearby properties.
Goal 1/ Policy 1	State eligible State Highways 62 and 247, as well as Joshua Lane and Pioneertown Road are hereafter designated as Scenic Roadways in the GP.
Goal 1/ Program 1.A Goal 1/	Map those scenic corridors that are designed for scenic roadways and establish development guidelines to protect and enhance scenic values along those roadways.
Goal 1/ Program 2.A Program 2.B	Guidelines/design criteria for scenic corridors
Goal 1/ Policy 4 Program 4.A	Restrictions on/screening of outside storage
Goal 1/ Policy 5 Program 5.A	Prohibit/regulate off-site signs on scenic highway corridors
Goal 1/ Program 6.A	Adopt a grading ordinance and hillside development regulations which assure adequate review and conditioning of proposals to minimize adverse impacts to sensitive viewsheds.
Goal 2/ Program 11.A	Streamline and expedite the development review process through concurrent processing of applications and facilitating parallel tracking design review and the building permit process without sacrificing quality development.



Summary Report Memorandum Attachment 2: General Plan Consistency Table

Goal/ Policy/ Program	Text/ Summary
Goal 1/ Program 3.A	Conduct a thorough assessment of impacts to habitat and/or wildlife associated with proposed development, including requiring the preparation of detailed biological resource surveys and mitigation programs in identified sensitive areas of the Town.
Goal 1/ Policy 4	Assure that sensitive habitat and wildlife areas, as well as national park and wilderness lands, are appropriately buffered from urban development.
Goal 1/ Policy 5 Program 5.A	Town shall require Desert Tortoise surveys as appropriate
Goal 1/ Policy 6 Program 6.A	Joshua trees and shrubs shall be salvaged and incorporated into new development, Town shall provide list of qualified arborists for tree removal permit process
Goal 1/ Policy 7 Program 7.A	Encourage multiple use corridors for utilities and wildlife corridors.
Goal 1/ Policy 8 Program 8.A	Use native and drought tolerant plants, prepare a plant list, provide information on xeriscape design, and avoid unnecessary clearing of native desert landscape.
Goal 1/ Policy 2 Program 2.A	Require cultural resources surveys when appropriate
Goal 2/ Policy 1 Program 1.A	Require drought resistant landscaping, implement water conservation landscape ordinance for compliance with AB 325
Goal 2/ Program 2.B	Establish regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins which enhance groundwater recharge and complement regional flood control facilities.
Goal 1/ Program 6.C	Develop an ordinance regulating the application of pesticides, fertilizers and herbicides in conjunction with agricultural activities and landscaped areas occurring in the Town.
Goal 1/ Program 7.A	Formulate standards for the regulation of location and protection of sensitive receptors from excessive and hazardous emissions.
Goal 2/ Policy 4/ Program 4.A	Establish development guidelines and regulations that will ensure appropriate buffers between urban land uses and open space and conservation areas.



Summary Report Memorandum Attachment 2: General Plan Consistency Table

Goal/ Policy/ Program	Text/ Summary
Goal 2/ Policy 6	Adopt a Development Code which encourages the provision of open space areas through flexible development standards.
Goal 2/ Program 6.A	Adopt and implement flexible development policies, standards, and guidelines that encourage the provision of quality open space amenities within new residential subdivisions and planned developments. These policies, standards and guidelines shall be incorporated into the Town Development Code and other appropriate regulatory documents.
Goal 2/ Program 7.A	Develop and adopt a comprehensive grading ordinance that protects hillsides and other open space and natural resource conservation areas sensitive in term of topography and visibility, wildlife resources, water or mineral resources and air quality.
Goal 3/ Program 2.A	Prohibit surface and deep mining within the Town without extensive review of the environmental impacts and availability of alternative resources.
Goal 1/ Policy 8 Program 8.A	Avoid development in areas identified as being subject to rockfall or landslide hazard. Make available copies of the Rockfall/ Landslide susceptibility maps.
Goal 2/ Program 3.A	Develop and adopt a hillside-specific or sufficiently comprehensive generic grading ordinance consistent with consideration of seismic hazards, erosion and runoff, unsightly site disturbance, wildlife and habitat preservation, and preservation of viewsheds (or viewshades) and habitat.
Goal 2/ Program 5.A	Grading plans associated with development proposals shall clearly indicate those areas which are to be left undisturbed. Those areas which must be disturbed to facilitate development, but which are to remain undeveloped, shall be immediately revegetated.
Goal 1/ Program 2.B	Adopt local drainage policies and development standards that reduce the rate of runoff from developed lands and residential subdivisions, to the greatest extent practical.
Goal 1/ Policy 5	Major drainage facilities shall maximize enhancement as wildlife habitat, consistent with the functional requirements of the facilities. A biologist shall be consulted to ensure proper design for wildlife habitat.
Goal 1/ Policy 1 Program 1.A	Adopt a Noise Ordinance that contains exposure thresholds and identifies noise contour limits



Summary Report Memorandum
Attachment 3: Development Code Assessment Table
 Development Code Update- Phase I Analysis
 Town of Yucca Valley

Ord #	Section(s) Amended	Topic Area	Date Amended	H-I Recommendation (Retain, Modify, or Replace)	Town Staff Recommendation
86	82, 85, 86, 87, 89, 810, 811	(Sections 82.0201-.0225, 82.0301-.0320, 82.0501-.0525, 82.0601; 85.040101-.040310, 86.0101-.080450, 87.0610, 89.0201-.0220, 810.0301-.0370, 811.0201-.0240) Repeat portions of the code relating to County processes and requirements, including: Planning Commission; Planning Commission Subcommittee; Environmental Review Committee; Flood Control Management Administration; Land Use Modifications; Planning Areas; Parking; Tree Protection from Insect and Disease; Wind Borne Soil Erosion- West End; Transportation Facilities Financing	2/5/1998	Replace Ordinance removed sections of San Bernardino County Code not applicable to Town, no longer necessary with Development Code update	Agree
76	2.18.070-080 (Municipal Code)	Deletion of section 2.18.070; and revisions to appeals of Planning Commission decisions, appeals must be made within ten days of Planning Commission decision	7/18/1996	Modify Retain ordinance and include additional language for appeal of staff-level decisions (DRC, Planning Director, or CDD)	Combine with Section 83.010605
121	83.010305	Land use applications and processing: complete applications, expired applications	5/3/2001	Retain	Agree
62	83.010420	New applications following denial	2/15/1996	Retain	Agree
79	83.020105, 83.020205	Adoption of zoning map; zoning conversion matrix; zone change and development code amendment procedures	3/6/1997	Modify/ Replace Adoption of Zoning Conversion Matrix (Exhibit "B" in code) section is intended to be removed upon adoption of the Development Code	Agree
207	83.030105-.0301120	Replaces Land Use Design Procedures (CUPS, PDs Land Use Compliance Review, SUP, TUP, Variance Review, Site Plan Review, SPS);	3/17/2010	Retain	Agree subject to revisions, discussion on the 3 year limitation on minor additions
157	83.040110	Review procedures for subdivisions	9/16/2004	Retain	Agree, but should be part of new subdivision ordinance
6	83.041125	Urgency Ordinance- Types of security deposits required for final maps	1/2/1992	Modify Relocate to separate Municipal Code section for Subdivisions	Should be part of sub Ord. in Dev Code
	84.0305	Hillside reserve (R-HR) district		Retain	Agree



Summary Report Memorandum Attachment 3: Development Code Assessment Table

Ord #	Section(s) Amended	Topic Area	Date Amended	H-I Recommendation (<i>Retain, Modify, or Replace</i>)	Town Staff Recommendation
	84.0320	Rural living (RL) district		Retain	Agree, subject to possible revised front setbacks and accessory structures regs.
	84.0325	Single residential district (RS)		Retain	clarify that min lot size is based upon underlying density
38	84.0305a.3 84.0320a.3 84.0325a.3 84.0330a.3 84.0410i	Authorizing large family day care homes subject to a non-discretionary use permit, defines child care facility, family day care	9/16/1993	Replace Ordinance 126 supersedes this section for consistency with California State law	Agree
137	84.0330	Permitted land uses and development standards in the Multiple Residential (RM) district	3/20/2003	Retain/ Modify Relocate parking information to separate section	Lot sizes-2 acre project, 18,000 sq ft min. Remove language on add't lot purchase requirement
125	84.0340	Permitted uses in the neighborhood commercial district	11/1/2001	Modify Reformat permitted uses into general categories	Agree
88	84.0350	Permitted land uses in the general commercial district	3/5/1998	Modify Reformat permitted uses into general categories	Agree
211	84.0410	Additional uses permitted in any land use district and requirements for swap meets	5/18/2010	Replace	Agree, include special regulations for each use (swap meets, RV, wireless, etc)
114	84.0410	Wireless communication facilities	12/16/1999	Retain	Agree
115	84.0410	Recreational vehicle parks	4/6/2000	Retain	Agree
126	84.410(e) and (f)	Amends list of additional uses, including transportation facilities, institutional uses, and day care facilities	1/17/2002	Replace Review for consistency with Ordinance 142	Agree
142	84.0305(b), 84.0320(b), 84.0325(b), 84.0510	Accessory uses, dependent housing, revisions to day care (amends Ordinance 126, Repeals 84.0605- Dependent Housing)	7/24/2003	Retain	Agree
89	84.0560	Accessory animal raising	4/2/1998	Retain	Agree, add minimum to animal chart
128	84.0610	Exotic animal keeping and revisions to definitions	4/18/2002	Retain	Agree



Summary Report Memorandum Attachment 3: Development Code Assessment Table

Ord #	Section(s) Amended	Topic Area	Date Amended	H-I Recommendation (Retain, Modify, or Replace)	Town Staff Recommendation
178	84.0615	Home occupation permits	1/5/2006	Retain	Agree
85	84.0632	Filming permits	3/19/1998	Retain	Agree
127	87.07130	Temporary signs	2/21/2002	Modify? Any changes needed to signs? Noted in RFP	Repeal, language already included into Ord 156
198	87.0601-87.0645	Parking regulations	2/13/2009	Retain	Agree
156	87.0710 – 87.07190	Sign regulations	9/2/2004	Modify? Any changes needed to signs? Noted in RFP	Agree, list provided
169	87.1110 – 87.1180	Utility undergrounding	5/12/2005	Retain	Agree, subject to PC discussion
162	87.1201, 02	Easements and deed notices, specifically Avigation and Noise easements	2/24/2005	Modify Revise for consistency with Airport Land Use Plan, if needed	Agree
164	87.1202(b)	Allows Town Engineer to require drainage easements for parcels affected by Master Plan of Drainages deemed necessary	3/22/2005	Modify? Requirements or additional language necessary?	OK as written
166	87.120(c)	Trail and bike lane easements	4/28/2005	Retain	Agree
88	88.0301 – 88.0325	Mobile home/ manufactured housing parks (88.0320 is replaced by Ord. 158)	6/19/2003	Retain/ Replace 88.0320- Subdivision of Mobile Home parks with Ordinance 158	Agree
158	88.0320	Subdivision of mobile home parks	10/21/2004	Retain	Agree
71	88.0707 – 88.0715	Adult oriented businesses: definitions, development standards, establishment of business	5/2/1996	Retain or Modify Review for consistency with current State law	Agree, discussion on not allowing visibility from SR 62
140	89.0101 – 89.0345	Plant protection and management	6/5/2003	Modify Revise for consistency with (future) Native Plant Protection section	Agree
212	812.01005	Definitions	5/18/2010	Modify Add new definitions from new code sections	Agree
201	8.04	Implementing the policies and procedures for the Federal Emergency Management Agency National Flood Insurance Program	5/26/2009	Retain	Leave in Municipal Code
175	811.301 – 811.309	Dedication of land for park and recreational purposes	12/8/2005	Retain	Agree, modify consistent with State law
42	9.60.010 – 9.60.100	Trash collection and loading of recyclable materials in development projects	12/16/1993	Retain	Agree, update to include new enclosure standards



Summary Report Memorandum Attachment 3: Development Code Assessment Table

Ord #	Section(s) Amended	Topic Area	Date Amended	H-I Recommendation (Retain, Modify, or Replace)	Town Staff Recommendation
45	Title 9 and 9.75	Adding Title 9 titled "development code" and adding a new chapter for landscaping/water conservation requirements	1/20/1994	Modify/ Replace New Development Code will become Title 9; Update landscape and irrigation requirements for consistency with current State law	Agree HDWD working on landscape ord. that Town will adopt
90	8.70.010 - 8.70.060	Regulations for outdoor lighting and night sky protection	3/19/1998	Retain	Agree, include staff sugg for minor modifications, photometric, etc.
96	41.111 - 41.126	Massage services and establishments	11/5/1998	Retain	Agree, modify to reflect new state law
99	41.051 - 41.060	Peddling, hawking, and soliciting	11/19/1998	Retain	Agree
210	41.151-1569	Temporary special events	5/18/2010	Retain/ Modify	Change to Dev Code
206	(Town website)	Urgency Ordinance- Medical marijuana	10/6/2009	Retain? Was this officially adopted as an Ordinance, or did the Urgency Ordinance expire?	2 nd reading on 08/03/10

Notes:

1. Hogle-Ireland recommendations include revising the format of the entire Development Code to be user-friendly. Recommendations to "Retain" assume section will be revised to agreed-upon format.

County Development Code

Division & Chapter	Title	Description	Hogle-Ireland Recommendations (Retain, Modify, or Replace)	Town Determination
Division 1, Chapters 1-3	General Provisions	Administrative information- authority, General Plan consistency, violations	Modify Refers to County, new laws may need to be included	Agree
Division 2, Chapters 1, 2, and 4	Reviewing Authorities	Planning Agency, Planning Commission, DRC	Modify/ Replace Refers to County, membership and duties should be applicable to Town procedure	Agree
Division 3, Chapter 1	General Procedures	83.010205-83.010225: Basic Review Procedures. DRC, Administrative, Staff review with Notice, Staff Review without Notice, Pre-application Review	Modify Update procedure information to be consistent with Town process and new Development Code	Agree
Division 3, Chapter 1	Procedures-General Procedures	83.0345: Application Procedures. Noticing requirements, conditions of approval, revisions, automatic conditions, extension and expiration of land use decisions	Modify/ Replace Noticing requirements should be included and updated to reflect current law, remaining sections should follow Town procedure Replace - Automatic conditions inconsistent with Town procedure?	Agree



Summary Report Memorandum Attachment 3: Development Code Assessment Table

Division & Chapter	Title	Description	Hogle-Ireland Recommendations (<i>Retain, Modify, or Replace</i>)	Town Determination
Division 3, Chapter 1	Procedures-General Procedures	Articles 4-6: <i>Time Limitations, Decision by Reviewing Authority, Appeals.</i>	Modify Include this section in Development Code, review for consistency with Town procedures and State law	Agree
Division 3, Chapter 2	Procedures-Policy Development Procedures	Articles 1 and 2: <i>General Plan Land Use District Changes, Development Code Amendment, Agricultural Preserves/ Land Conservation Contract Actions.</i>	Modify/ Replace Retain GPA, DCA, and SP adoption procedures, update for consistency with Town procedures Remove? Any Williamson Act properties in Yucca Valley?	Agree
Division 3, Chapter 4	Procedures-Division of Land Procedures	Articles 1-13: <i>Tentative, Final, Vesting Maps, Parcel Maps, CDP's, LLA's, Lot Mergers, Reversion to Acreage, Subdivision Compliance, Mobile Home Park Conversion</i>	Modify Update for consistency with Town procedures/ policies and State law	Agree
Division 4, Chapters 1 and 2	Land Uses-General Provisions, Land Use Classification	Land Use Plan, district boundaries, map amendments; Agricultural, Residential Commercial, and Industrial Land Use types, Planned Development	Modify Update land use classifications for consistency with Town's General Plan	Agree
Division 4, Chapter 3	Land Use Districts	Land Use districts (i.e. Resource Conservation, Agriculture, Rural Living, etc)	Modify/ Replace Update districts for consistency with Town Zoning map	Agree
Division 4, Chapters 4-8	Land Uses	Additional, Accessory, Special, Temporary, and Nonconforming Uses	Modify Update for consistency with Town procedures, policies.	Agree
Division 5, Chapters 1-3	Overlay Districts	<i>General Provisions, Hazard Protection, and Resource Preservation.</i> Airport, Fire, and Flood Plain Safety, Geologic and Noise Hazard; Agricultural Preserve, and Biotic, Cultural, Mineral, Paleontological, and Scenic Resources	Modify/ Replace Modify overlays for consistency with Town environmental setting and issues; include overlays on Zoning map if GIS maps with information are available; Remove overlays not relevant to Town	Agree
Division 7	General Design Standards	Dedication and Street Improvements, Lot Area, Height Regulations, Projections into Yards, General Setback Regulations, Performance Standards, Conditional Grading Compliance	Retain/ Modify Review for consistency with Town procedures/ policies, update as needed	Agree, previously provided
Division 8	Specific Use Design Standards	Residential construction standards, multi-family building separations, service station setbacks, transitional uses, Planned Developments, social care facilities, cemetery design standards	Modify/ Replace Review for consistency with Town procedures/ policies and State law (specifically Social Care Facilities), update as needed	Agree, some need to be merged
Division 10	Soil and Water Conservation	Surface Mining and Land Reclamation, Erosion and Sediment Control, Wind-Borne Soil Erosion, Dust Control	Modify/ Replace Review for consistency with Town procedures/ policies and State law, update as needed	Agree



**Summary Report Memorandum
Attachment 3: Development Code Assessment Table**

Division & Chapter	Title	Description	Hogle-Ireland Recommendations (<i>Retain, Modify, or Replace</i>)	Town Determination
Division 11	Public Facilities Financing	Drainage Facilities Financing	<i>Modify/ Replace</i> Review for consistency with Town procedures/ policies, update as needed	Agree

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Summary Report Memorandum
Attachment 4: Summary of Stakeholder Interviews
Development Code Update- Phase I Analysis
Town of Yucca Valley

Hogle-Ireland recently completed interviews with various members of the Yucca Valley Community, including Town Council and Planning Commission members and representatives from the community. The interviews were to gain insights regarding issues considered to be significant for the update of the Development Code (see Attachment A: Interview Questions).

Stakeholder Interviews Summary:

Generally, stakeholders have lived in the Town for a considerable number of years, and enjoy the lifestyle the Town of Yucca Valley offers and comfortable with the Town as it currently exists. Many expressed that the Town and its environment are unique and they enjoy residing in a less developed area while being in relatively close proximity to services. A desire for additional services and businesses available closer in Town was expressed, but most seemed to prefer containing the more intense development near the highway corridor.

Overall, stakeholders indicated that they enjoy the beautiful, starry night sky and like the open spaces and vistas. It is a good place to raise a family and people like the small town feel and friendly people. Proximity to recreation, entertainment, dining and shopping in nearby areas is also valued. Moderate growth is important to maintain business and jobs. The following themes emerged from the interviews:

Small Town, Charitable Community, Desert Atmosphere

- Town of Yucca Valley is a small town that is a good place to raise kids and be outdoors
- Identified the openness and night sky as things they like best about Yucca Valley
- Many charities here, and people take care of one another
- Emphasis on the close proximity to quality restaurants and recreation and entertainment (such as golfing in Coachella Valley, but also providing a desert character) while maintaining a small town feel and not having to live in a big city

Opportunity for retail, restaurants, and golf course

- Commercial corridor has the opportunity to become the retail hub of Morongo Valley
- Retail shopping should be available so that residents and visitors stay or stop in Yucca Valley to shop, rather than head into Coachella Valley
- Need to restore or redevelop the golf course was mentioned several times by stakeholders as critical to attracting people to the community

“User Friendly” Development Code and Development Process

- Development Code is difficult to use and has a lack of consistency throughout the

document

- Development process should be more fluid, understandable from the beginning, clear, straightforward, and fair
- Provide a clear, concise, and small Development Code as a result of this process
- Need a streamlined development process in conjunction with the updated Development Code
- Desire to have a handout or list of items that need to be addressed at the beginning of the process.

Native Plants

- Comments varied among stakeholders, but generally it was indicated that at a minimum preserving plants when possible/feasible is acceptable, when it would not be too expensive, however this should not be used to stop development
- Mixed opinions regarding whether the plants should be protected by strict regulations, with incentives, or on a voluntary basis

Density and Improvement Standards

- Interest in containing higher density development near the highway corridor and allowing for lower density development further away from the Town core
- Link improvement levels to density- higher density project would provide curb, gutter, sidewalk, and paved streets, and as density decreases the extent of improvements would also decrease
- Generally the current Town zoning acceptable and felt improvement standards should be linked to the zoning

Need for Infrastructure

- Lack of or poor quality infrastructure within the Town, including the need for a sewer system or other method of wastewater treatment for the commercial core, poor paved road conditions, and issues with drainage
- Installation of infrastructure is not consistent among new development

Growth

- Future growth needs to be addressed and planned for within the Town
- Some stakeholders had a preference for controlling or limiting growth while others recommended encouraging new businesses and services not currently available in the Town or Morongo Valley

General Plan Consistency Analysis

Prior to the stakeholder interviews an analysis of the existing General Plan was performed (see Attachment G: General Plan Consistency Analysis). Three overall themes were identified from the General Plan, including: *protection of resources, improvement standards, and design standards to preserve the Town's rural character*. Below is a discussion of each General Plan theme and the relationship to stakeholder comments:

Protection of Resources

Stakeholders identified the night sky, openness, and vistas as reasons they lived in Yucca Valley. The General Plan includes several goals relating to protecting the Town's natural and scenic resources. Some stakeholders expressed a desire to eliminate all regulations regarding protection of resources, some would prefer incentives rather than regulations, and some would prefer strict regulations to preserve the community's natural resources.

Improvement Standards

Many of the stakeholders identified differences between the Town's core, near the highway corridor, and the outlying areas for improvement standards. There was general support for requiring different improvement standards depending on density/zoning of properties. Several General Plan programs and policies identified the need to develop infill lots and property adjacent to existing improvements, rather than expanding outward and "leapfrogging" development.

Design Standards to Preserve the Town's Rural Character

Generally, stakeholders found the Old Town Specific Plan's design guidelines acceptable, but did not recommend requiring additional design guidelines for commercial and industrial development. The main concern for this type of development related to location- stakeholders were concerned about appropriate location of industrial uses. In addition, some stakeholders identified a concern that design review could be used to slow down projects that the Town did not support.

Conclusions:

While various stakeholders identified frustrations with certain aspects of the Town, especially the use of the current Development Code, most stakeholders were comfortable with the Town as it currently exists. Based on the stakeholder interviews and analysis of the General Plan, Hogle-Ireland found that many of the goals, policies, and programs that are identified within the General Plan are consistent with the comments made by stakeholders. The major themes identified within the General Plan generally remain consistent with issues identified by stakeholders. However, there is a definite consensus that the Development Code could better address these themes and issues for Yucca Valley and needed to be revised to streamline the development process and remove inconsistencies within the code.

Summary Report Memorandum
Attachment 4a: Stakeholder Interview Questions

Interviews: Wed, August 18 & 25

Yucca Valley is planning preparation of a completely new Development Code. The Development Code sets requirements for private development of property, including zoning standards, permitted uses, parking, signs, native plant protection, subdivisions, and other development related topics. We are interested in your vision for Yucca Valley and the role a new Development Code may have in promoting or achieving that vision.

Stakeholder: _____ Position: _____

1. What do you like best about Yucca Valley?
2. What would you most like to see improved about Yucca Valley?
3. What are the three most important issues currently facing Yucca Valley?
4. What is your vision or dream for the long term development of Yucca Valley?
- ~~5. What does the term rural desert community mean to you and what implications does it have for the development of the Town?~~
6. What principles or direction would you suggest to guide preparation of the new Development Code?
7. Are there specific types of uses or types of development that should have special regulations or treatment, or are there types of uses or development that are not desired in the Town?
8. Are there standards or requirements that you think are important for commercial, industrial, or residential areas? For example, residential hillside development regulations?
9. Do you feel that existing Commercial Design Guidelines are working well? Should guidelines also be applied to other types of development, such as new residential subdivisions?
10. Should there be different standards or regulations for the “core” areas along Highway 62 and for the rest of the Town (up on the Mesa, Sky Harbor, etc?)
11. How would you define quality single family residential development?
12. Are there any other suggestions or other important issues you would have for a completely new Development Code?



Summary Report Memorandum
Attachment 5: Detailed Survey Summary
Development Code Update- Phase I Analysis
Town of Yucca Valley

A survey was available from Thursday, January 20, 2011 until Monday, February 14, 2011. An email blast was sent to 814 separate email addresses with a link to the survey on the Town's website. In addition, a press release was printed in the Hi-Desert Star and radio station KCDZ FM 107.7 community radio announced the survey availability on the website, describing the survey and providing the City's website address. Hard copies of the survey were also available during the survey time period at the Planning Department public counter. The survey resulted in a tremendous response, with 365 respondents, 208 of which are residents within the City, 88 were non-residents, and 69 did not specify whether they were residents.

1. Character of Yucca Valley

Both residents of the Town and non-residents identified night skies/ starry nights, clean air, and the desert environment/ openness as what they liked best about Yucca Valley. 25% of respondents disagreed that proximity to recreation, entertainment and services was what they liked about Yucca Valley.

2. Improvements

Respondents identified more jobs, flood control/drainage improvements, improved roadway conditions, and improved appearance of the community as the top priority for community improvements. Street lighting, sidewalks, and a public golf course were identified as not important by many of the respondents. Non-residents also identified shopping and dining opportunities as not important.

3. Growth and Development

Survey respondents identified preservation of the existing environment and providing adequate infrastructure as the two most important views regarding growth and development. Providing more support to small developers through allowance or exemptions, encourage development to provide additional shopping and services, and encouraging development in order to provide jobs, including construction related jobs were identified as the least important views relating to growth and development.

Residents identified preservation of the existing environment and providing adequate infrastructure with development as the top priorities. Residents identified providing more support to small developers through allowance or exemptions as not important (47%).

4. The three most important issues currently facing the Town of Yucca Valley were identified as:

Infrastructure

Sewer, road conditions, highway traffic, flood control, and sidewalks/ pedestrian safety. Many respondents expressed concern with implementing the sewer system, and did not want residents to pay for the new system. Several suggestions were made to include sewer only in commercial areas, and to require new development to pay for the sewer

system. Respondents expressed concern regarding existing road conditions, the amount of traffic on Highway 62, and lack of sidewalks/crosswalks for pedestrians along the highway, especially in commercial areas.

Desert Landscape

Respondents identified the loss of native desert landscape as a concern. Several stated there is a need to maintain the native landscaping and desert ecology, and also noted the night sky and water conservation/ availability are important.

Growth/Development

Comments related to the speed of growth- no growth, most for controlled growth, some want to encourage growth, and some said vacant buildings should be filled prior to allowing new development to occur

5. Native Plant Protection

Preservation and protection of native plants was identified as the top opinion of respondents, with protection of native plants when feasible but not halting development of properties the second most popular response. 43% of residents identified “preserving and protecting specified desert native plants to the greatest extent practical” as their preferred option, and 63% of non-residents identified this as their preferred option.

6. Hillside Development

The majority of respondents supported requiring development and grading on ridgelines and hillsides to occur in a contoured and blended manner to appear more like the natural state, or restricting development that would change the slopes of the hillsides and ridgelines.

7. Outdoor Lighting

The vast majority (76%) of respondents agreed that outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties. 82% of respondents disagreed with the statement that outdoor lighting regulations are not necessary.

82% of non-residents disagreed that single-family residential properties should be exempt from outdoor lighting requirements.

8. Old Town

Non-residents agreed that pedestrian oriented shopping and dining opportunities are important in Old Town. Respondents disagreed with the statement that mixed land uses combining residential and commercial development in multi-storied buildings is important for Old Town.

Residents agreed that pedestrian oriented shopping and dining opportunities are important in Old Town (49%), and also agreed with the statement that the area needs improvement in design and building appearance (43%). The majority of residents did not agree that mixed land uses combining residential and commercial development in multi-storied buildings is important for Old Town (62%).

9. Development Intensity

Respondents agreed with the statement that pedestrian corridors between high density residential development and new commercial development should be encouraged. Respondents disagreed with the statements that high density residential development should be encouraged near Highway 62 and

La Contenta Road, and that mixed use development combining multi-storied construction, merging commercial and residential uses together should be encouraged.

10. Architecture/ Design Guidelines

The majority of respondents agreed that architecture and design guidelines should be required for new residential subdivisions and industrial development.

11. Parking and Public Transit

Most respondents (56.1%) find that there is always parking available when they go shopping or to a business and that there are usually many other open parking spaces. Very few respondents found that there is not enough parking (2.7%). In addition, no respondents stated that they walk or take the Morongo Basin Transit Authority bus.

12. Improvement Levels- Commercial and Industrial

Most respondents indicated that required improvements should include flood control/ drainage improvements (79% of residents), paved streets or roads (80% of residents), full curbs and gutters (52% of residents), and sidewalks (46% of residents).

13. Improvement Levels- Apartments, Duplexes, and Triplexes

Most respondents indicated that required improvements should include flood control/ drainage improvements (73% of residents), paved streets or roads (78% of residents), sidewalks (58% of residents), and full curbs and gutters (52% of residents).

14. Improvement Levels- Single Family Residential less than ½-acre

Most respondents indicated that required improvements should include flood control/ drainage improvements (70% of residents), and paved streets or roads (50% of residents).

15. Improvement Levels- Single Family Residential ½-acre to 1-acre

Most respondents indicated that required improvements should include flood control/ drainage improvements (68% of residents), and to a lesser extent paved streets or roads (44% of residents). Over 1/3 of responses identified dirt roads- no improvements as acceptable for homes with lots of this size (32% of residents).

16. Improvement Levels- Single Family Residential 1-acre to 2½-acres

Most respondents indicated that required improvements should include flood control/ drainage improvements (67% of residents). 45% of responses identified dirt roads- no improvements (44% of residents) as acceptable for homes with lots of this size.

17. Improvement Levels- Single Family Residential 2½-acres to 5-acres

Most respondents indicated that required improvements should include flood control/ drainage improvements (67% of residents). 55% of responses identified dirt roads- no improvements as acceptable for homes with lots of this size (55% of residents).

18. Improvement Levels- Single Family Residential 5-acres or more

Most respondents (62%) indicated that dirt roads- no improvements should be required for this size lot (61% of residents), with 56% indicating flood control/drainage improvements should be required (59% of residents).

19. Assessment District

Residential respondents were split at 48% being interested in participation in an assessment district, 48% not interested, and 4% not responding.

48% of residents indicated they would be interested in participating in an assessment district, 48% indicated they would not be interested, and 4% did not respond.

20. Assessment District- Specific Improvements

Of the respondents interested in participating in an assessment district, most were willing to participate for newly paved or repaved roads and flood control facilities (84% and 83%, respectively). Following this, 73% of respondents were willing to participate in an assessment district to pay for graded roads, and 69% for trails and bike routes. Neighborhood sidewalks were least favored with 55% responding they would be interested in this.

21. Other comments/ Concerns

Other comments/ concerns identified by respondents included the topics of:

- Infrastructure (sewer, traffic, roads, water availability and quality)
- Growth
- Businesses (no big boxes, better restaurants, more shopping)
- Only develop when infrastructure is available
- Protect the desert landscape and native plants, night sky
- Increase amenities and cultural activities (parks, trails, museums, recreation center, cultural center, fairgrounds)
- Improve the appearance of the Town



Summary Report Memorandum
Attachment 5a: Community Survey
 Development Code Update- Phase I Analysis
 Town of Yucca Valley

Your Input is Valuable!

The Town of Yucca Valley is preparing to review and update the Town Development/Zoning Code. The Development Code sets requirements for private development of property, including zoning standards, permitted uses, parking, signs, native plant protection, subdivisions, improvement standards, and other development-related topics.

Please provide your responses to assist the Development/Zoning Code update team in identifying the goals, issues, and aims of the community for the preparation of a new Development Code.

1. **Yucca Valley Character:** What do you like about Yucca Valley? Please check the box that best applies to each statement.

	Strongly Agree	Somewhat Agree	Disagree	No Opinion
Friendly atmosphere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small-town atmosphere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desert environment/openness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Night skies/starry nights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proximity to recreation, entertainment, and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clean air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable place to live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comment: _____

2. **Needed Improvements:** Which of the following community improvements are important? Please check the box that best applies to each statement.

	Most Important	Somewhat Important	Not Important	No Opinion
Sewer for new development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved roadway conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood control/drainage improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve appearance of the community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Most Important	Somewhat Important	Not Important	No Opinion
More shopping and dining opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More parks/trails/recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Golf Course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comment: _____				

3. **Growth and Development:** What are your views regarding growth and development?
 Please check the box that best applies to each statement.

	Most Important	Somewhat Important	Not Important	No Opinion
Preserve the existing environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide adequate infrastructure with development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage development in order to provide jobs, including construction-related jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage development to provide additional shopping and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide more support to small developers through allowances or exemptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comment: _____				

4. **Critical Issues:** What are the three most important issues currently facing the Town of Yucca Valley?

5. **Native Plant Protection:** Some individuals move to the desert to enjoy the natural environment and want to protect native plants on their property. Others want to build their dream homes complete with large garage, swimming pool, horse barn and corral, and RV parking covering most, if not all, of the property. With this in mind, please select the option that best reflects your opinion.

- a. Preserve and protect specified desert native plants to the greatest extent practical
- b. Native plants should be protected when feasible, but protection should not halt development of properties
- c. Only Yuccas/Joshua Trees should be preserved or protected
- d. Native plant protection is unnecessary beyond existing State regulations
- e. Other _____

6. **Hillside Development:** Some Individuals enjoy looking at the natural surrounding hillsides with no structures obvious or visible on the slopes or ridgelines. Others want to build their two-story dream home in order to have the best view possible from their ridgeline property. Please select the option below that best reflects your opinion.

- a. Development and grading on hillsides and ridges in the Town is acceptable and should have minimal regulations. Property owners should be able to build on it as they would like
- b. Development and grading on hillsides and ridges in the Town is acceptable, but large, visible cut and fill slopes should be avoided
- c. Development and grading on ridgelines, hillsides, and slopes below the ridgelines should be contoured and blended to appear more like their natural state, with structures stepped to avoid large, visible, flat walls
- d. The Town should not allow development that changes the slopes of the hillsides and ridgelines
- e. Other _____

7. **Outdoor Lighting:** Some individuals enjoy a dark night sky so they can see the stars. Others are more concerned about safety and security and want their property brightly lit. How would you rate the following statements when Town regulations are being written? Please check the box that best applies to each statement.

	Strongly Agree	Somewhat Agree	Disagree	No Opinion
All outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family residential properties should be exempt from outdoor lighting regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low level outdoor lighting, such as fixtures with less than 75 watts should be exempt from outdoor lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Strongly Agree	Somewhat Agree	Disagree	No Opinion
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regulations

Outdoor lighting regulations are not necessary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comment: _____

8. **Old Town Area:** The existing Old Town Yucca Valley Specific Plan includes commercial design guidelines for the Specific Plan area (westerly portion of the Town), which generally includes the area from Kickapoo Trail to Church Street. One overall goal of the Old Town Specific Plan is to create a pedestrian friendly environment similar to Old Town Temecula or downtown Redlands. Please check the box that best applies to each statement.

	Strongly Agree	Somewhat Agree	Disagree	No Opinion
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I like this area and want to see future development consistent with the existing buildings and site designs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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This area is okay, but Highway 62 is the main thoroughfare for the Town and projects in this area should have a better quality of design and architecture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	--------------------------

This area definitely needs improvement in design and building appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I would like to see mixed land uses combining residential and commercial development in multi-storied buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Pedestrian oriented shopping and dining opportunities are important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comment: _____

9. **Development Intensity.** The Town has three primary areas or districts along State Route 62 (SR 62) where new development types could be encouraged. These include Old Town and the west end of Yucca Valley, the Town Center which includes areas on both sides of the intersection of SR 62 and SR 247 / Old Woman Springs Road, and the East End which includes the Home Depot/ Super Wal-Mart development. With these three areas or districts in mind, please check the box that applies to each question or statement.

	Strongly Agree	Somewhat Agree	Disagree	No Opinion
Clustered small lot development in close proximity to SR 62 should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High density residential development located within 1/2-mile of SR 62 and the HDWD Wastewater Treatment Facility (located west of La Contenta Road) should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian corridors between high density residential development and new commercial development should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use development combining multi-storied construction, merging commercial and residential uses together, should be encouraged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comment: _____				

10. **Architecture/Design Guidelines:** The Old Town Specific Plan includes Design Guidelines for commercial development. Should design guidelines be applied to other types of development in other areas of the Town, such as:

New residential subdivisions? Yes or No? _____
Industrial development? Yes or No? _____

11. **Business Parking and Public Transit:** What best describes your opinion regarding parking and public transit in the Town?

(Please check one only)

- ___ I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces
- ___ Parking seems to be just right: I can find a space when I need it, but there are not a huge number of empty spaces in the lot
- ___ There is not enough parking - I oftentimes have to drive around for a bit or park in front of other stores or in the street
- ___ I walk or take the Morongo Basin Transit Authority bus
- ___ Other: _____

Infrastructure Improvements: San Bernardino County has a tiered system of street improvements related to lot size for residential development. The County has different standards for paving, curbs, gutters, sidewalks, street lights, and drainage improvements, depending upon lot size. For example, lots less than one acre in size may be required to install full improvements upon development. Lots between one acre and 2-1/2 acres may have reduced requirements such as asphalt curbs and sidewalks or sidewalks on one side, depending on proximity to an existing paved or improved road. Lots greater than 2-1/2 acres may have fewer requirements. For example,

larger lots may have only two lanes of pavement with rolled or no curbs, no sidewalks, and few or no street lights. The Mojave Desert Air Quality Management District encourages paving of roads to reduce dust, since it is estimated that over sixty percent of the particulate pollution (PM10) in this region is caused by dust from unpaved roads. Please indicate the level of improvements that should be required by the Town for the following types of development.

12. Please indicate the level of improvements that the Town should require for commercial and industrial development.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights
- Flood control / drainage improvements
- Dirt roads- no improvements

13. Please indicate the level of improvements that the Town should require for apartments, duplexes, and triplexes.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights
- Flood control / drainage improvements
- Dirt roads- no improvements

14. Please indicate the level of improvements that the Town should require for single family homes on less than 1/2 acre.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights
- Flood control / drainage improvements
- Dirt roads- no improvements

15. Please indicate the level of improvements that the Town should require for single family homes on 1/2 acre to 1 acre.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights

- Flood control / drainage improvements
- Dirt roads- no improvements

16. Please indicate the level of improvements that the Town should require for single family homes on 1 to 2-1/2 acres.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights
- Flood control / drainage improvements
- Dirt roads- no improvements

17. Please indicate the level of improvements that the Town should require for single family homes on 2-1/2 to 5 acres.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights
- Flood control / drainage improvements
- Dirt roads- no improvements

18. Please indicate the level of improvements that the Town should require for single family homes on 5 or more acres.

- Paved streets or roads
- Full curbs and gutters
- Sidewalks
- Reduced curbs, gutters and sidewalks
- Street lights
- Flood control / drainage improvements
- Dirt roads- no improvements

19. Are there public facilities or public improvements, such as repaving neighborhood roads, for which you would be willing to participate in an assessment district?

Yes or No? _____

Comment: _____

20. If you answered yes to the previous question (#19), please identify which public facilities or public improvements for which you would be willing to participate in an assessment district. Please select yes or no.

	Yes	No
Graded roads	<input type="checkbox"/>	<input type="checkbox"/>
Newly paved or repaved roads	<input type="checkbox"/>	<input type="checkbox"/>
Flood control facilities	<input type="checkbox"/>	<input type="checkbox"/>
Trails and Bike Routes	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood sidewalks	<input type="checkbox"/>	<input type="checkbox"/>

Comment: _____

21. **Other:** Are there other comments/concerns you may have or would like to see addressed?

22. Are you a resident of the Town of Yucca Valley: Yes or No? _____

23. If you are a resident, how long have you lived in the Town of Yucca Valley? _____

24. How large is the lot you live on: (less than 1/2 acre, 1/2 to 1 acre, 1 to 2 1/2 acres, more than 2-1/2 acres) _____

25. Do you own property in Yucca Valley: Yes or No? _____

26. Do you work in the Town of Yucca Valley: Yes or No? _____

27. Do you own a business in the Town of Yucca Valley: Yes or No? _____

28. Your age is: 18 to 24 _____ 25 to 44 _____ 45 to 64 _____ 65 + _____



Summary Report Memorandum
Attachment 6: Community Survey Responses Matrix
 Development Code Update- Phase I Analysis
 Town of Yucca Valley

This table provides a comparison for the most common responses to each of the multiple-choice questions. Unless otherwise specified in the table, percentages identify the percentage of respondents that agree with the statement. Only the top responses are shown for each category, for detailed responses to each question please see Attachment 9 – Un-edited Comments.

Town of Yucca Valley Development Code Survey Response Comparison				
#	Question/ Subject	All¹	Residents²	Non-Residents³
1	What do you like about Yucca Valley?	Night skies/ stary nights (71%) Clean Air (70%) Desert environment/ openness (67%) More jobs (46%)	Night skies/ stary nights (73%) Clean Air (70%) Desert environment/ openness (67%) Improved roadway conditions (47%) More jobs (47%)	Clean Air (67%) Desert environment/ openness (65%) Night skies/ stary nights (65%) Improve appearance of community (38%) More jobs (38%) Flood control/drainage improvement (36%)
2	Important community improvements?	Preserve the existing environment (64%)	Preserve the existing environment (60%) Provide adequate infrastructure with development (54%)	Preserve the existing environment (71%) Disagree with “Encourage development to provide additional shopping and services” (53%)
3	What are your views regarding growth and development?	See comments summary, Attachment E	See comments summary Attachment E	See comments summary Attachment E
4	Three most important issues facing the Town?	Preserve and protect specified desert native plants to the greatest extent practical (41%)	Preserve and protect specified desert native plants to the greatest extent practical (43%)	Preserve and protect specified desert native plants to the greatest extent practical (63%)
5	Native Plant Protection.	The Town should not allow development that changes the slopes of the hillside and ridgelines (31%)	-The Town should not allow development that changes the slopes of the hillside and ridgelines (36%) -Development and grading on ridgelines, hillsides, and slopes below the ridgelines should be contoured and blended to appear more like their natural state, with structures stepped to avoid large, visible, flat walls (33%)	-The Town should not allow development that changes the slopes of the hillside and ridgelines (38%) -Development and grading on ridgelines, hillsides, and slopes below the ridgelines should be contoured and blended to appear more like their natural state, with structures stepped to avoid large, visible, flat walls (31%)
6	Hillside Development.			



Summary Report Memorandum Attachment 6: Community Survey Responses Matrix

Town of Yucca Valley Development Code Survey Response Comparison			
#	Question/ Subject	All ¹	Residents ² / Non-Residents ³
7	Outdoor Lighting	All outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties (76%)	<p>Residents² -All outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties (73%) -Disagree with statement "Outdoor lighting regulations are not necessary" (80%)</p> <p>Non-Residents³ -All outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties (84%) -Disagree with statement "Outdoor lighting regulations are not necessary" (89%)</p>
8	Old Town Area	-Agree that Pedestrian oriented shopping and dining opportunities are important (52%) -Disagree with statement "I would like to see mixed land uses combining residential and commercial development in multi-storied buildings" (62%)	<p>-Agree that Pedestrian oriented shopping and dining opportunities are important (58%)</p> <p>- Disagree with statement "I would like to see mixed land uses combining residential and commercial development in multi-storied buildings" (66%)</p>
9	Development Intensity	-Disagree with statement that "High density residential development located within 1/2 mile of SR 62 and the HDWD Wastewater Treatment Facility should be encouraged" (59%); -Disagree with statement "Mixed use development combining multi-storied construction, merging commercial and residential uses together, should be encouraged" (56%)	<p>-Disagree with statement that "High density residential development located within 1/2 mile of SR 62 and the HDWD Wastewater Treatment Facility should be encouraged" (59%);</p> <p>-Disagree with statement "Mixed use development combining multi-storied construction, merging commercial and residential uses together, should be encouraged" (49%)</p>



Summary Report Memorandum Attachment 6: Community Survey Responses Matrix

Town of Yucca Valley Development Code Survey Response Comparison				
#	Question/ Subject	All ¹	Residents ²	Non-Residents ³
10	Architectural Design/Guidelines	Design Guidelines should be applied to: industrial development (70%) new residential subdivisions (61%)	Design Guidelines should be applied to: industrial development (70%) new residential subdivisions (58%)	Design Guidelines should be applied to: industrial development (71%) new residential subdivisions (68%)
11	Business Parking and Public Transit ⁴	I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces (56%)	I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces (66%)	I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces (70%)
12	Level of improvements for commercial and industrial development	Flood control/ drainage (78%) Paved streets or roads (76%) Full curbs and gutter (49%) Sidewalks (48%)	Paved streets or roads (80%) Flood control/ drainage (79%) Full curbs and gutter (52%) Sidewalks (46%)	Flood control/ drainage (76%) Paved streets or roads (64%) Sidewalks (49%) Full curbs and gutter (41%)
13	Level of improvements for apartments, duplexes, and triplexes	Paved streets or roads (73%) Flood control/ drainage (73%) Sidewalks (57%) Full curbs and gutter (49%)	Paved streets or roads (78%) Flood control/ drainage (73%) Sidewalks (58%) Full curbs and gutter (52%)	Flood control/ drainage (75%) Paved streets or roads (60%) Sidewalks (53%)
14	Level of improvements for single-family homes on less than 1/2-acre	Flood control/ drainage (68%) Paved streets or roads (47%)	Flood control/ drainage (70%) Paved streets or roads (50%)	Flood control/ drainage (64%) Dirt roads- no improvements (39%) Paved streets or roads (35%)
15	Level of improvements for single-family homes on 1/2 acre to 1 acre	Flood control/ drainage (67%) Paved streets or roads (40%) Dirt roads- no improvements (35%)	Flood control/ drainage (68%) Paved streets or roads (44%)	Flood control/ drainage (63%) Dirt roads- no improvements (44%)
16	Level of improvements for single-family homes on 1 acre to 2 1/2 acres	Flood control/ drainage (65%) Dirt roads- no improvements (46%)	Flood control/ drainage (67%) Dirt roads- no improvements (44%)	Flood control/ drainage (59%) Dirt roads- no improvements (52%)
17	Level of improvements for single-family homes on 2 1/2 acres to 5 acres	Flood control/ drainage (63%) Dirt roads- no improvements (56%)	Flood control/ drainage (65%) Dirt roads- no improvements (55%)	Dirt roads- no improvements (60%) Flood control/ drainage (55%)



Summary Report Memorandum Attachment 6: Community Survey Responses Matrix

Town of Yucca Valley Development Code Survey Response Comparison			
#	Question/ Subject	All ¹	Residents ² Non-Residents ³
18	Level of improvements for single-family homes on 5 acres or more	Dirt roads- no improvements (52%) Flood control/ drainage (56%)	Dirt roads- no improvements (61%) Flood control/ drainage (59%)
19	Are there public facilities or public improvements for which you would be willing to participate in assessment district?	No (42%) Yes (35%, 128 respondents) No response (21%)	No (48%) Yes (48%, 26 respondents) No response (4%)
20	If you answered yes to the previous question, which public facilities or improvements would you be willing to participate in an assessment district? ⁵	<i>Improvement</i> Yes Graded roads Newly paved or repaved roads Flood control facilities Trails and Bike routes Neighborhood sidewalks	<i>Improvement</i> Yes Graded roads Newly paved or repaved roads Flood control facilities Trails and Bike routes Neighborhood sidewalks
21	Are there other comments/concerns you may have or would like to see addressed?	See comments summary	See comments summary
Notes:			
<ol style="list-style-type: none"> 1. The 'All' category consists of 365 respondents, which includes 69 respondents that did not specify whether they are a resident or not 2. 208 respondents identified themselves as residents 3. 88 respondents identified themselves as non-residents 4. No respondents stated they walk or takes the Morongo Basin Transit Authority bus 5. Question 20 filtered to remove all persons who responded no to question 19 regarding assessment district participation 			



Summary Report Memorandum
Attachment 7: Community Survey – Comments Summary
Development Code Update- Phase I Analysis
Town of Yucca Valley

The Development Code Community Survey included several questions that allowed respondents to provide comments, and many respondents chose to do so. There were a large number of responses, with many comments provided for each question. Comments varied and covered a wide spectrum of subjects, but some of the most frequent comments include:

Infrastructure

- Concern about sewer- most people want it limited to commercial areas, not to be required in single-family residential areas, and not require residents to pay sewer fees
- Respondents expressed a need for roadway improvements, some wanting paved roads, others would like to see dirt roads improved, not necessarily paved
- Flood control and paved roads major issue of industrial/commercial/higher density residential
- Pedestrian access- especially along highway, need for crosswalks and sidewalks
- Several respondents did not want to see Highway 62 rerouted
- Bus routes aren't convenient for respondents to use

Natural Resources

- Protection of night skies to some degree is important, very few said no protection is needed, most did not think single-family residences should be exempt, and many commented that existing night sky regulations should be enforced
- Respondents expressed both a need to protect native plants and a need to allow property rights
- Water quality/supply issues

Character

- Residents like the small-town atmosphere of the town, and want it to remain intact.
- Many respondents noted a need for 'pride of ownership,' would like to see Code Enforcement increased, especially regarding poorly kept properties along Highway 62
- Interested in appealing to tourists, visitors to Joshua Tree National Park, and becoming a gateway to the park

Development Pattern/ Requirements

- Not looking for high density, mixed use development along the highway
- Limit multi-story development to two-stories, only allowed along Highway 62
- Design guidelines needed for industrial and new residential developments
- Parking should be reviewed, appears too much is required right now
- Term 'strip-mall' used several times to describe Highway 62 through Yucca Valley
- Many respondents in favor of small businesses over chain stores
- Something should be done with golf course, whether it is improve it as a golf course or turn it into a park or another use, there were many comments that the golf course needs to be addressed
- Concern about locating sewer facility adjacent to the highway

Growth

- Many respondents would like controlled growth, requiring infrastructure be developed as projects are developed

Attachment 8a: Community Survey Results- Residents Only

Constant Contact Survey Results

Survey Name: Town of Yucca Valley Development Code Survey (Final)

Response Status: Partial & Completed

2/15/2011 12:54 PM PST

The following result(s) are limited to 208 respondent(s) who answered:

Yes

to:

Are you a resident of the Town of Yucca Valley?

TextBlock:

Your Input is Valuable!The Town of Yucca Valley is preparing to review and update the Town Development/Zoning Code. The Development Code sets requirements for private development of property, including zoning standards, permitted uses, parking, signs, native plant protection, subdivisions, improvement standards, and other development-related topics. Please provide your responses to assist the Development/Zoning Code update team in identifying the goals, issues, and aims of the community for the preparation of a new Development Code.

Yucca Valley Character: What do you like about Yucca Valley? Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Friendly atmosphere					206	1.7
Small-town atmosphere					207	1.6
Desert environment/openness					206	1.4
Night skies/starry nights					205	1.3
Proximity to recreation, entertainment, and services					208	2.0
Clean air					207	1.3
Affordable place to live					206	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Needed Improvements: Which of the following community improvements are important? Please check the box that best applies to each statement.

1 = Most Important, 2 = Somewhat Important, 3 = Not Important, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Sewer for new development					204	2.0
Improved roadway conditions					205	1.6
Flood control/drainage improvements					205	1.7
Improve appearance of the community					205	1.8
More jobs					205	1.7
More shopping and dining opportunities					207	1.9
More parks/trails/recreation facilities					208	2.0
More street lighting					203	2.6
More sidewalks					205	2.3
Public golf course					205	2.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Growth and Development: What are your views regarding growth and development? Please check the box that best applies to each statement.

1 = Most Important, 2 = Somewhat Important, 3 = Not Important, 4 = No Opinion




Answer	1	2	3	4	Number of Response(s)	Rating Score*
Preserve the existing environment					206	1.5
Provide adequate infrastructure with development					204	1.6
Encourage development in order to provide jobs, including construction-related jobs					205	2.1
Encourage development to provide additional shopping and services					206	2.0
Provide more support to small developers through allowance or exemptions					204	2.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.






Critical Issues: What are the three most important issues currently facing the Town of Yucca Valley?

191 Response(s)

Native Plant Protection: Some individuals move to the desert to enjoy the natural environment and want to protect native plants on their property. Others want to build their dream homes complete with large garage, swimming pool, horse barn and corral, and RV parking covering most, if not all, of the property. With this in mind, please select the option that best reflects your opinion.

Answer	0%	100%	Number of Response(s)	Response Ratio
Preserve and protect specified desert native plants to the greatest extent practical			89	42.7 %
Native plants should be protected when feasible, but protection should not halt development of properties			61	29.3 %
Only Yuccas/Joshua Trees should be preserved or protected			13	6.2 %
Native plant protection is unnecessary beyond existing State regulations			22	10.5 %
Other			22	10.5 %
No Response(s)			1	<1 %
		Totals	208	100%

Hillside Development: Some individuals enjoy looking at the natural surrounding hillsides with no structures obvious or visible on the slopes or ridgelines. Others want to build their two-story dream home in order to have the best view possible from their ridgeline property. Please select the option below that best reflects your opinion.

Answer	0%	100%	Number of Response(s)	Response Ratio
Development and grading on hillsides and ridges in the Town is acceptable and should have minimal regulations. Property owners should be able to build on it as they would like			19	9.1 %
Development and grading on hillsides and ridges in the Town is acceptable, but large, visible cut and fill slopes should be avoided			37	17.7 %
Development and grading on ridgelines, hillsides, and slopes below the ridgelines should be contoured and blended to appear more like their natural state, with structures stepped to avoid large, visible, flat walls			68	32.6 %
The Town should not allow development that changes the slopes of the hillside and ridgelines			74	35.5 %
Other			8	3.8 %
No Response(s)			2	<1 %
		Totals	208	100%

Outdoor Lighting: Some individuals enjoy a dark night sky so they can see the stars. Others are more concerned about safety and security and want their property brightly lit. How would you rate the following statements when Town regulations are being written? Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
All Outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties					202	1.4
Single-family residential properties should be exempt from outdoor lighting regulations					195	2.6
Low level outdoor lighting, such as fixtures with less than 75 watts should be exempt from outdoor lighting regulations					197	2.4
Outdoor lighting regulations are not necessary					193	2.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Old Town Area: The existing Old Town Yucca Valley Specific Plan includes commercial design guidelines for the Specific Plan area (westerly portion of the Town), which generally includes the area from Kickapoo Trail to Church Street. One overall goal of the Old Town Specific Plan is to create a pedestrian friendly environment similar to Old Town Temecula or downtown Redlands. Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
I like this area and want to see future development consistent with the existing buildings and site designs					202	2.2
This area is okay, but Highway 62 is the main thoroughfare for the Town and projects in this area should have a better quality of design and architecture					198	2.0
This area definitely needs improvement in design and building appearance					202	1.9
I would like to see mixed land uses combining residential and commercial development in multi-storied buildings					198	2.7
Pedestrian oriented shopping and dining opportunities are important					199	1.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Development Intensity. The Town has three primary areas or districts along State Route 62 (SR 62) where new development types could be encouraged. These include Old Town and the west end of Yucca Valley, the Town Center which includes areas on both sides of the intersection of SR 62 and SR 247 / Old Woman Springs Road, and the East End which includes the Home Depot/ Super Wal-Mart development. With these three areas or districts in mind, please check the box that applies to each question or statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Clustered small lot development in close proximity to SR 62 should be encouraged					202	2.4
High density residential development located within 1/2-mile of SR 62 and the HDWD Wastewater Treatment Facility (located west of La Contenta Road) should be encouraged					204	2.6
Pedestrian corridors between high density residential development and new commercial development should be encouraged					202	2.1
Mixed use development combining multi-storied construction, merging commercial and residential uses together, should be encouraged					203	2.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.





Architectural Design/Guidelines: The Old Town Specific Plan includes Design Guidelines for commercial development. Should design guidelines be applied to other types of development in other areas of the Town, such as:

1 = Yes, 2 = No

Answer	1	2	Number of Response(s)	Rating Score*
New residential subdivisions?			205	1.4
Industrial development?			206	1.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Business Parking and Public Transit: What best describes your opinion regarding parking and public transit in the Town?

Answer	0%	100%	Number of Response(s)	Response Ratio
I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces			137	65.8 %
Parking seems to be just right: I can find a space when I need it, but there are not a huge number of empty spaces in the lot			59	28.3 %
There is not enough parking - I oftentimes have to drive around for a bit or park in front of other stores or in the street			7	3.3 %
I walk or take the Morongo Basin Transit Authority bus			0	0.0 %
Other			4	1.9 %
No Response(s)			1	<1 %
		Totals	208	100%

TextBlock:

Infrastructure Improvements. San Bernardino County has a tiered system of street improvements related to lot size for residential development. The County has different standards for paving, curbs, gutters, sidewalks, street lights, and drainage improvements, depending upon lot size. For example, lots less than one acre in size may be required to install full improvements upon development. Lots between one acre and 2-1/2 acres may have reduced requirements such as asphalt curbs and sidewalks or sidewalks on one side, depending on proximity to an existing paved or improved road. Lots greater than 2-1/2 acres may have fewer requirements. For example, larger lots may have only two lanes of pavement with rolled or no curbs, no sidewalks, and few or no street lights. The Mojave Desert Air Quality Management District encourages paving of roads to reduce dust, since it is estimated that over sixty percent of the particulate pollution (PM10) in this region is caused by dust from unpaved roads. Please indicate the level of improvements that should be required by the Town for the following types of development.

Please indicate the level of improvements that the Town should require for commercial and industrial development.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			163	79.5 %
Full curbs and gutters			106	51.7 %
Sidewalks			95	46.3 %
Reduced curbs, gutters and sidewalks			36	17.5 %
Street lights			69	33.6 %
Flood control / Drainage improvements			162	79.0 %
Dirt roads - no improvements			20	9.7 %
		Totals	205	100%

Please indicate the level of improvements that the Town should require for apartments, duplexes, and triplexes.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			157	78.1 %
Full curbs and gutters			104	51.7 %
Sidewalks			117	58.2 %
Reduced curbs, gutters and sidewalks			31	15.4 %
Street lights			84	41.7 %
Flood control / Drainage improvements			146	72.6 %
Dirt roads - no improvements			18	8.9 %
		Totals	201	100%

Please indicate the level of improvements that the Town should require for single family homes on less than 1/2 acre.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			101	50.2 %
Full curbs and gutters			62	30.8 %
Sidewalks			50	24.8 %
Reduced curbs, gutters and sidewalks			33	16.4 %
Street lights			35	17.4 %
Flood control / Drainage improvements			140	69.6 %
Dirt roads - no improvements			49	24.3 %
Totals			201	100%

Please indicate the level of improvements that the Town should require for single family homes on 1/2 acre to 1 acre.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			86	43.8 %
Full curbs and gutters			45	22.9 %
Sidewalks			30	15.3 %
Reduced curbs, gutters and sidewalks			35	17.8 %
Street lights			27	13.7 %
Flood control / Drainage improvements			134	68.3 %
Dirt roads - no improvements			63	32.1 %
Totals			196	100%

Please indicate the level of improvements that the Town should require for single family homes on 1 to 2-1/2 acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			66	34.1 %
Full curbs and gutters			29	15.0 %
Sidewalks			20	10.3 %
Reduced curbs, gutters and sidewalks			36	18.6 %
Street lights			18	9.3 %
Flood control / Drainage improvements			129	66.8 %
Dirt roads - no improvements			84	43.5 %
		Totals	193	100%

Please indicate the level of improvements that the Town should require for single family homes on 2-1/2 to 5 acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			52	26.9 %
Full curbs and gutters			22	11.3 %
Sidewalks			12	6.2 %
Reduced curbs, gutters and sidewalks			24	12.4 %
Street lights			18	9.3 %
Flood control / Drainage improvements			126	65.2 %
Dirt roads - no improvements			106	54.9 %
		Totals	193	100%

Please indicate the level of improvements that the Town should require for single family homes on 5 or more acres.






Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			40	20.3 %
Full curbs and gutters			16	8.1 %
Sidewalks			12	6.0 %
Reduced curbs, gutters and sidewalks			24	12.1 %
Street lights			16	8.1 %
Flood control / Drainage improvements			116	58.8 %
Dirt roads - no improvements			121	61.4 %
Totals			197	100%

Are there public facilities or public improvements, such as repaving neighborhood roads, for which you would be willing to participate in an assessment district?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			100	48.0 %
No			99	47.5 %
No Response(s)			9	4.3 %
Totals			208	100%

If you answered yes to the previous question (#19), please identify which public facilities or public improvements for which you would be willing to participate in an assessment district. Please select yes or no.

1 = Yes, 2 = No


Answer	1	2	Number of Response(s)	Rating Score*
Graded roads			93	1.4
Newly paved or repaved roads			100	1.3
Flood control facilities			102	1.3
Trails and Bike Routes			103	1.4
Neighborhood sidewalks			98	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Other: Are there other comments/concerns you may have or would like to see addressed?

98 Response(s)

Are you a resident of the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			208	100.0 %
No			0	0.0 %
No Response(s)			0	0.0 %
		Totals	208	100%

If you are a resident, how long have you lived in the Town of Yucca Valley?

202 Response(s)

How large is the lot you live on: (less than 1/2 acre, 1/2 to 1 acre, 1 to 2-1/2 acres, more than 2-1/2 acres)?

203 Response(s)

Do you own property in Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			183	87.9 %
No			20	9.6 %
No Response(s)			5	2.4 %
Totals			208	100%






Do you work in the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			100	48.0 %
No			102	49.0 %
No Response(s)			6	2.8 %
Totals			208	100%

Do you own a business in the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			70	33.6 %
No			133	63.9 %
No Response(s)			5	2.4 %
Totals			208	100%

Your age is?

Answer	0%	100%	Number of Response(s)	Response Ratio
18 - 24			1	<1 %
25 - 44			36	17.3 %
45 - 64			116	55.7 %
65 +			49	23.5 %
No Response(s)			6	2.8 %
		Totals	208	100%

Attachment 8b: Community Survey Results- Non-Residents Only

Constant Contact Survey Results

Survey Name: Town of Yucca Valley Development Code Survey (Final)

Response Status: Partial & Completed

2/15/2011 12:55 PM PST

The following result(s) are limited to 88 respondent(s) who answered:

No

to:

Are you a resident of the Town of Yucca Valley?

TextBlock:

Your Input is Valuable!The Town of Yucca Valley is preparing to review and update the Town Development/Zoning Code. The Development Code sets requirements for private development of property, including zoning standards, permitted uses, parking, signs, native plant protection, subdivisions, improvement standards, and other development-related topics. Please provide your responses to assist the Development/Zoning Code update team in identifying the goals, issues, and aims of the community for the preparation of a new Development Code.

Yucca Valley Character: What do you like about Yucca Valley? Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Friendly atmosphere					88	1.9
Small-town atmosphere					88	1.7
Desert environment/openness					88	1.5
Night skies/starry nights					88	1.5
Proximity to recreation, entertainment, and services					85	2.1
Clean air					88	1.4
Affordable place to live					86	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Needed Improvements: Which of the following community improvements are important? Please check the box that best applies to each statement.

1 = Most Important, 2 = Somewhat Important, 3 = Not Important, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Sewer for new development					86	2.2
Improved roadway conditions					86	1.9
Flood control/drainage improvements					86	1.8
Improve appearance of the community					86	1.9
More jobs					87	1.8
More shopping and dining opportunities					86	2.3
More parks/trails/recreation facilities					87	2.1
More street lighting					86	2.7
More sidewalks					85	2.3
Public golf course					87	2.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Growth and Development: What are your views regarding growth and development? Please check the box that best applies to each statement.

1 = Most Important, 2 = Somewhat Important, 3 = Not Important, 4 = No Opinion







Answer	1	2	3	4	Number of Response(s)	Rating Score*
Preserve the existing environment					88	1.4
Provide adequate infrastructure with development					82	1.8
Encourage development in order to provide jobs, including construction-related jobs					85	2.3
Encourage development to provide additional shopping and services					85	2.3
Provide more support to small developers through allowance or exemptions					87	2.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.







Critical Issues: What are the three most important issues currently facing the Town of Yucca Valley?

80 Response(s)

Native Plant Protection: Some individuals move to the desert to enjoy the natural environment and want to protect native plants on their property. Others want to build their dream homes complete with large garage, swimming pool, horse barn and corral, and RV parking covering most, if not all, of the property. With this in mind, please select the option that best reflects your opinion.





Answer	0%	100%	Number of Response(s)	Response Ratio
Preserve and protect specified desert native plants to the greatest extent practical			55	62.5 %
Native plants should be protected when feasible, but protection should not halt development of properties			18	20.4 %
Only Yuccas/Joshua Trees should be preserved or protected			4	4.5 %
Native plant protection is unnecessary beyond existing State regulations			2	2.2 %
Other			7	7.9 %
No Response(s)			2	2.2 %
		Totals	88	100%

Hillside Development: Some individuals enjoy looking at the natural surrounding hillsides with no structures obvious or visible on the slopes or ridgelines. Others want to build their two-story dream home in order to have the best view possible from their ridgeline property. Please select the option below that best reflects your opinion.

Answer	0%	100%	Number of Response(s)	Response Ratio
Development and grading on hillsides and ridges in the Town is acceptable and should have minimal regulations. Property owners should be able to build on it as they would like			7	7.9 %
Development and grading on hillsides and ridges in the Town is acceptable, but large, visible cut and fill slopes should be avoided			10	11.3 %
Development and grading on ridgelines, hillsides, and slopes below the ridgelines should be contoured and blended to appear more like their natural state, with structures stepped to avoid large, visible, flat walls			27	30.6 %
The Town should not allow development that changes the slopes of the hillside and ridgelines			33	37.5 %
Other			8	9.0 %
No Response(s)			3	3.4 %
Totals			88	100%

Outdoor Lighting: Some individuals enjoy a dark night sky so they can see the stars. Others are more concerned about safety and security and want their property brightly lit. How would you rate the following statements when Town regulations are being written? Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
All Outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties					87	1.3
Single-family residential properties should be exempt from outdoor lighting regulations					76	2.8
Low level outdoor lighting, such as fixtures with less than 75 watts should be exempt from outdoor lighting regulations					73	2.5
Outdoor lighting regulations are not necessary					74	2.9

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Old Town Area: The existing Old Town Yucca Valley Specific Plan includes commercial design guidelines for the Specific Plan area (westerly portion of the Town), which generally includes the area from Kickapoo Trail to Church Street. One overall goal of the Old Town Specific Plan is to create a pedestrian friendly environment similar to Old Town Temecula or downtown Redlands. Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
I like this area and want to see future development consistent with the existing buildings and site designs					83	2.0
This area is okay, but Highway 62 is the main thoroughfare for the Town and projects in this area should have a better quality of design and architecture					78	2.1
This area definitely needs improvement in design and building appearance					77	2.1
I would like to see mixed land uses combining residential and commercial development in multi-storied buildings					77	2.6
Pedestrian oriented shopping and dining opportunities are important					80	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Development Intensity. The Town has three primary areas or districts along State Route 62 (SR 62) where new development types could be encouraged. These include Old Town and the west end of Yucca Valley, the Town Center which includes areas on both sides of the intersection of SR 62 and SR 247 / Old Woman Springs Road, and the East End which includes the Home Depot/ Super Wal-Mart development. With these three areas or districts in mind, please check the box that applies to each question or statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Clustered small lot development in close proximity to SR 62 should be encouraged					79	2.4
High density residential development located within 1/2-mile of SR 62 and the HDWD Wastewater Treatment Facility (located west of La Contenta Road) should be encouraged					80	2.7
Pedestrian corridors between high density residential development and new commercial development should be encouraged					80	2.1
Mixed use development combining multi-storied construction, merging commercial and residential uses together, should be encouraged					81	2.5

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.






Architectural Design/Guidelines: The Old Town Specific Plan includes Design Guidelines for commercial development. Should design guidelines be applied to other types of development in other areas of the Town, such as:

1 = Yes, 2 = No

Answer	1	2	Number of Response(s)	Rating Score*
New residential subdivisions?			88	1.3
Industrial development?			87	1.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

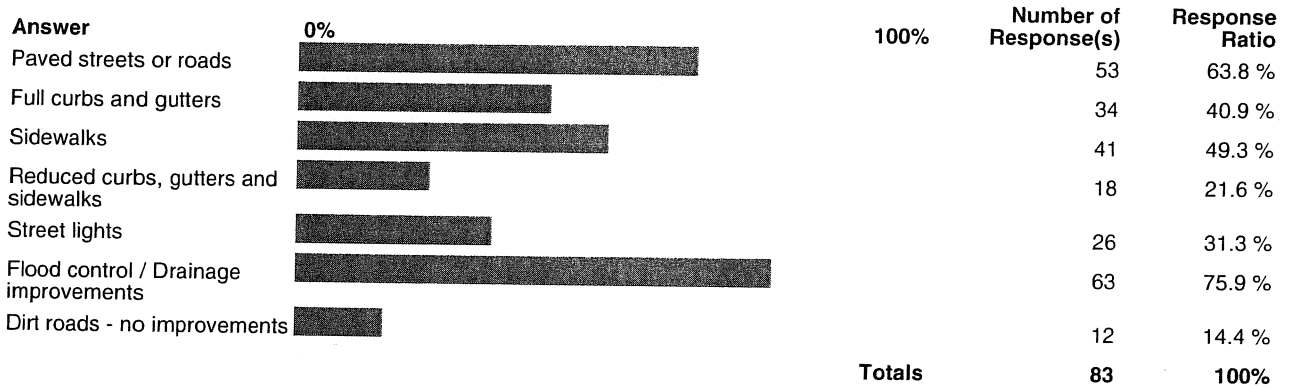
Business Parking and Public Transit: What best describes your opinion regarding parking and public transit in the Town?

Answer	0%	100%	Number of Response(s)	Response Ratio
I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces			62	70.4 %
Parking seems to be just right: I can find a space when I need it, but there are not a huge number of empty spaces in the lot			16	18.1 %
There is not enough parking - I oftentimes have to drive around for a bit or park in front of other stores or in the street			3	3.4 %
I walk or take the Morongo Basin Transit Authority bus			0	0.0 %
Other			5	5.6 %
No Response(s)			2	2.2 %
		Totals	88	100%

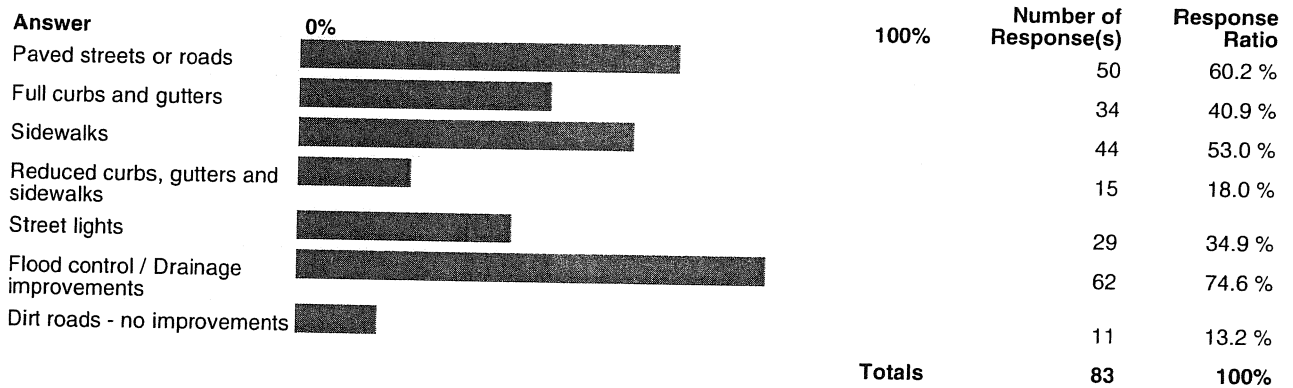
TextBlock:

Infrastructure Improvements. San Bernardino County has a tiered system of street improvements related to lot size for residential development. The County has different standards for paving, curbs, gutters, sidewalks, street lights, and drainage improvements, depending upon lot size. For example, lots less than one acre in size may be required to install full improvements upon development. Lots between one acre and 2-1/2 acres may have reduced requirements such as asphalt curbs and sidewalks or sidewalks on one side, depending on proximity to an existing paved or improved road. Lots greater than 2-1/2 acres may have fewer requirements. For example, larger lots may have only two lanes of pavement with rolled or no curbs, no sidewalks, and few or no street lights. The Mojave Desert Air Quality Management District encourages paving of roads to reduce dust, since it is estimated that over sixty percent of the particulate pollution (PM10) in this region is caused by dust from unpaved roads. Please indicate the level of improvements that should be required by the Town for the following types of development.

Please indicate the level of improvements that the Town should require for commercial and industrial development.



Please indicate the level of improvements that the Town should require for apartments, duplexes, and triplexes.



Please indicate the level of improvements that the Town should require for single family homes on less than 1/2 acre.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			29	34.9 %
Full curbs and gutters			20	24.0 %
Sidewalks			20	24.0 %
Reduced curbs, gutters and sidewalks			15	18.0 %
Street lights			14	16.8 %
Flood control / Drainage improvements			53	63.8 %
Dirt roads - no improvements			32	38.5 %
Totals			83	100%

Please indicate the level of improvements that the Town should require for single family homes on 1/2 acre to 1 acre.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			25	30.4 %
Full curbs and gutters			14	17.0 %
Sidewalks			13	15.8 %
Reduced curbs, gutters and sidewalks			15	18.2 %
Street lights			12	14.6 %
Flood control / Drainage improvements			52	63.4 %
Dirt roads - no improvements			36	43.9 %
Totals			82	100%

Please indicate the level of improvements that the Town should require for single family homes on 1 to 2-1/2 acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			19	23.1 %
Full curbs and gutters			5	6.0 %
Sidewalks			6	7.3 %
Reduced curbs, gutters and sidewalks			20	24.3 %
Street lights			8	9.7 %
Flood control / Drainage improvements			48	58.5 %
Dirt roads - no improvements			43	52.4 %
		Totals	82	100%

Please indicate the level of improvements that the Town should require for single family homes on 2-1/2 to 5 acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			17	20.7 %
Full curbs and gutters			5	6.0 %
Sidewalks			5	6.0 %
Reduced curbs, gutters and sidewalks			13	15.8 %
Street lights			8	9.7 %
Flood control / Drainage improvements			45	54.8 %
Dirt roads - no improvements			49	59.7 %
		Totals	82	100%

Please indicate the level of improvements that the Town should require for single family homes on 5 or more acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			13	16.0 %
Full curbs and gutters			5	6.1 %
Sidewalks			5	6.1 %
Reduced curbs, gutters and sidewalks			8	9.8 %
Street lights			6	7.4 %
Flood control / Drainage improvements			39	48.1 %
Dirt roads - no improvements			54	66.6 %
Totals			81	100%

Are there public facilities or public improvements, such as repaving neighborhood roads, for which you would be willing to participate in an assessment district?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			26	29.5 %
No			51	57.9 %
No Response(s)			11	12.5 %
Totals			88	100%

If you answered yes to the previous question (#19), please identify which public facilities or public improvements for which you would be willing to participate in an assessment district. Please select yes or no.

1 = Yes, 2 = No

Answer	1	2	Number of Response(s)	Rating Score*
Graded roads			28	1.3
Newly paved or repaved roads			26	1.4
Flood control facilities			28	1.2
Trails and Bike Routes			27	1.3
Neighborhood sidewalks			28	1.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Other: Are there other comments/concerns you may have or would like to see addressed?

36 Response(s)

Are you a resident of the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			0	0.0 %
No			88	100.0 %
No Response(s)			0	0.0 %
Totals			88	100%

If you are a resident, how long have you lived in the Town of Yucca Valley?

18 Response(s)

How large is the lot you live on: (less than 1/2 acre, 1/2 to 1 acre, 1 to 2-1/2 acres, more than 2-1/2 acres)?

55 Response(s)

Do you own property in Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			28	31.8 %
No			56	63.6 %
No Response(s)			4	4.5 %
Totals			88	100%




Do you work in the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			35	39.7 %
No			47	53.4 %
No Response(s)			6	6.8 %
Totals			88	100%

Do you own a business in the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			15	17.0 %
No			69	78.4 %
No Response(s)			4	4.5 %
Totals			88	100%

Your age is?

Answer	0%	100%	Number of Response(s)	Response Ratio
18 - 24			0	0.0 %
25 - 44			14	15.9 %
45 - 64			50	56.8 %
65 +			19	21.5 %
No Response(s)			5	5.6 %
		Totals	88	100%

Attachment 8c: Community Survey Results - All Respondents

(including persons not identifying as residents or non-residents)

Constant Contact Survey Results

Survey Name: Town of Yucca Valley Development Code Survey (Final)

Response Status: Partial & Completed

Filter: None

2/15/2011 9:06 AM PST

TextBlock:

Your Input is Valuable!The Town of Yucca Valley is preparing to review and update the Town Development/Zoning Code. The Development Code sets requirements for private development of property, including zoning standards, permitted uses, parking, signs, native plant protection, subdivisions, improvement standards, and other development-related topics. Please provide your responses to assist the Development/Zoning Code update team in identifying the goals, issues, and aims of the community for the preparation of a new Development Code.

Yucca Valley Character: What do you like about Yucca Valley? Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Friendly atmosphere					334	1.8
Small-town atmosphere					336	1.6
Desert environment/openness					334	1.4
Night skies/starry nights					333	1.4
Proximity to recreation, entertainment, and services					331	2.0
Clean air					335	1.3
Affordable place to live					330	1.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Needed Improvements: Which of the following community improvements are important? Please check the box that best applies to each statement.

1 = Most Important, 2 = Somewhat Important, 3 = Not Important, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Sewer for new development					321	2.1
Improved roadway conditions					323	1.7
Flood control/drainage improvements					325	1.7
Improve appearance of the community					325	1.8
More jobs					327	1.7
More shopping and dining opportunities					328	2.0
More parks/trails/recreation facilities					331	2.0
More street lighting					323	2.6
More sidewalks					324	2.3
Public golf course					325	2.4

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Growth and Development: What are your views regarding growth and development? Please check the box that best applies to each statement.

1 = Most Important, 2 = Somewhat Important, 3 = Not Important, 4 = No Opinion







Answer	1	2	3	4	Number of Response(s)	Rating Score*
Preserve the existing environment					324	1.5
Provide adequate infrastructure with development					314	1.6
Encourage development in order to provide jobs, including construction-related jobs					321	2.1
Encourage development to provide additional shopping and services					321	2.1
Provide more support to small developers through allowance or exemptions					320	2.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.







Critical Issues: What are the three most important issues currently facing the Town of Yucca Valley?

288 Response(s)

Native Plant Protection: Some individuals move to the desert to enjoy the natural environment and want to protect native plants on their property. Others want to build their dream homes complete with large garage, swimming pool, horse barn and corral, and RV parking covering most, if not all, of the property. With this in mind, please select the option that best reflects your opinion.

Answer	0%	100%	Number of Response(s)	Response Ratio
Preserve and protect specified desert native plants to the greatest extent practical			149	40.8 %
Native plants should be protected when feasible, but protection should not halt development of properties			89	24.3 %
Only Yuccas/Joshua Trees should be preserved or protected			19	5.2 %
Native plant protection is unnecessary beyond existing State regulations			27	7.3 %
Other			30	8.2 %
No Response(s)			51	13.9 %
		Totals	365	100%

Hillside Development: Some individuals enjoy looking at the natural surrounding hillsides with no structures obvious or visible on the slopes or ridgelines. Others want to build their two-story dream home in order to have the best view possible from their ridgeline property. Please select the option below that best reflects your opinion.

Answer	0%	100%	Number of Response(s)	Response Ratio
Development and grading on hillsides and ridges in the Town is acceptable and should have minimal regulations. Property owners should be able to build on it as they would like			28	7.6 %
Development and grading on hillsides and ridges in the Town is acceptable, but large, visible cut and fill slopes should be avoided			50	13.6 %
Development and grading on ridgelines, hillsides, and slopes below the ridgelines should be contoured and blended to appear more like their natural state, with structures stepped to avoid large, visible, flat walls			103	28.2 %
The Town should not allow development that changes the slopes of the hillside and ridgelines			114	31.2 %
Other			16	4.3 %
No Response(s)			54	14.7 %
Totals			365	100%

Outdoor Lighting: Some individuals enjoy a dark night sky so they can see the stars. Others are more concerned about safety and security and want their property brightly lit. How would you rate the following statements when Town regulations are being written? Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
All Outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties					309	1.3
Single-family residential properties should be exempt from outdoor lighting regulations					286	2.6
Low level outdoor lighting, such as fixtures with less than 75 watts should be exempt from outdoor lighting regulations					285	2.4
Outdoor lighting regulations are not necessary					282	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Old Town Area: The existing Old Town Yucca Valley Specific Plan includes commercial design guidelines for the Specific Plan area (westerly portion of the Town), which generally includes the area from Kickapoo Trail to Church Street. One overall goal of the Old Town Specific Plan is to create a pedestrian friendly environment similar to Old Town Temecula or downtown Redlands. Please check the box that best applies to each statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
I like this area and want to see future development consistent with the existing buildings and site designs					299	2.1
This area is okay, but Highway 62 is the main thoroughfare for the Town and projects in this area should have a better quality of design and architecture					291	2.0
This area definitely needs improvement in design and building appearance					294	2.0
I would like to see mixed land uses combining residential and commercial development in multi-storied buildings					289	2.7
Pedestrian oriented shopping and dining opportunities are important					293	1.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Development Intensity. The Town has three primary areas or districts along State Route 62 (SR 62) where new development types could be encouraged. These include Old Town and the west end of Yucca Valley, the Town Center which includes areas on both sides of the intersection of SR 62 and SR 247 / Old Woman Springs Road, and the East End which includes the Home Depot/ Super Wal-Mart development. With these three areas or districts in mind, please check the box that applies to each question or statement.

1 = Strongly Agree, 2 = Somewhat Agree, 3 = Disagree, 4 = No Opinion

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Clustered small lot development in close proximity to SR 62 should be encouraged					290	2.4
High density residential development located within 1/2-mile of SR 62 and the HDWD Wastewater Treatment Facility (located west of La Contenta Road) should be encouraged					293	2.7
Pedestrian corridors between high density residential development and new commercial development should be encouraged					290	2.1
Mixed use development combining multi-storied construction, merging commercial and residential uses together, should be encouraged					292	2.6

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.






Architectural Design/Guidelines: The Old Town Specific Plan includes Design Guidelines for commercial development. Should design guidelines be applied to other types of development in other areas of the Town, such as:

1 = Yes, 2 = No

Answer	1	2	Number of Response(s)	Rating Score*
New residential subdivisions?			301	1.4
Industrial development?			301	1.3

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Business Parking and Public Transit: What best describes your opinion regarding parking and public transit in the Town?

Answer	0%	100%	Number of Response(s)	Response Ratio
I can always find a parking space when I go shopping or to a business and there are usually many other open parking spaces			205	56.1 %
Parking seems to be just right: I can find a space when I need it, but there are not a huge number of empty spaces in the lot			76	20.8 %
There is not enough parking - I oftentimes have to drive around for a bit or park in front of other stores or in the street			10	2.7 %
I walk or take the Morongo Basin Transit Authority bus			0	0.0 %
Other			9	2.4 %
No Response(s)			65	17.8 %
Totals			365	100%

TextBlock:

Infrastructure Improvements. San Bernardino County has a tiered system of street improvements related to lot size for residential development. The County has different standards for paving, curbs, gutters, sidewalks, street lights, and drainage improvements, depending upon lot size. For example, lots less than one acre in size may be required to install full improvements upon development. Lots between one acre and 2-1/2 acres may have reduced requirements such as asphalt curbs and sidewalks or sidewalks on one side, depending on proximity to an existing paved or improved road. Lots greater than 2-1/2 acres may have fewer requirements. For example, larger lots may have only two lanes of pavement with rolled or no curbs, no sidewalks, and few or no street lights. The Mojave Desert Air Quality Management District encourages paving of roads to reduce dust, since it is estimated that over sixty percent of the particulate pollution (PM10) in this region is caused by dust from unpaved roads. Please indicate the level of improvements that should be required by the Town for the following types of development.

Please indicate the level of improvements that the Town should require for commercial and industrial development.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			222	75.5 %
Full curbs and gutters			145	49.3 %
Sidewalks			141	47.9 %
Reduced curbs, gutters and sidewalks			55	18.7 %
Street lights			98	33.3 %
Flood control / Drainage improvements			229	77.8 %
Dirt roads - no improvements			32	10.8 %
		Totals	294	100%

Please indicate the level of improvements that the Town should require for apartments, duplexes, and triplexes.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			213	73.4 %
Full curbs and gutters			143	49.3 %
Sidewalks			165	56.8 %
Reduced curbs, gutters and sidewalks			47	16.2 %
Street lights			116	40.0 %
Flood control / Drainage improvements			213	73.4 %
Dirt roads - no improvements			29	10.0 %
		Totals	290	100%

Please indicate the level of improvements that the Town should require for single family homes on less than 1/2 acre.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			135	46.5 %
Full curbs and gutters			85	29.3 %
Sidewalks			72	24.8 %
Reduced curbs, gutters and sidewalks			49	16.8 %
Street lights			52	17.9 %
Flood control / Drainage improvements			198	68.2 %
Dirt roads - no improvements			81	27.9 %
Totals			290	100%

Please indicate the level of improvements that the Town should require for single family homes on 1/2 acre to 1 acre.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			114	40.1 %
Full curbs and gutters			61	21.4 %
Sidewalks			44	15.4 %
Reduced curbs, gutters and sidewalks			50	17.6 %
Street lights			41	14.4 %
Flood control / Drainage improvements			191	67.2 %
Dirt roads - no improvements			100	35.2 %
Totals			284	100%

Please indicate the level of improvements that the Town should require for single family homes on 1 to 2-1/2 acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			88	31.3 %
Full curbs and gutters			36	12.8 %
Sidewalks			27	9.6 %
Reduced curbs, gutters and sidewalks			56	19.9 %
Street lights			27	9.6 %
Flood control / Drainage improvements			182	64.7 %
Dirt roads - no improvements			128	45.5 %
Totals			281	100%

Please indicate the level of improvements that the Town should require for single family homes on 2-1/2 to 5 acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			72	25.6 %
Full curbs and gutters			28	9.9 %
Sidewalks			18	6.4 %
Reduced curbs, gutters and sidewalks			37	13.1 %
Street lights			27	9.6 %
Flood control / Drainage improvements			176	62.6 %
Dirt roads - no improvements			156	55.5 %
Totals			281	100%

Please indicate the level of improvements that the Town should require for single family homes on 5 or more acres.

Answer	0%	100%	Number of Response(s)	Response Ratio
Paved streets or roads			56	19.7 %
Full curbs and gutters			22	7.7 %
Sidewalks			18	6.3 %
Reduced curbs, gutters and sidewalks			32	11.2 %
Street lights			23	8.0 %
Flood control / Drainage improvements			160	56.3 %
Dirt roads - no improvements			176	61.9 %
Totals			284	100%

Are there public facilities or public improvements, such as repaving neighborhood roads, for which you would be willing to participate in an assessment district?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			128	35.0 %
No			153	41.9 %
No Response(s)			84	23.0 %
Totals			365	100%

If you answered yes to the previous question (#19), please identify which public facilities or public improvements for which you would be willing to participate in an assessment district. Please select yes or no.

1 = Yes, 2 = No

Answer	1	2	Number of Response(s)	Rating Score*
Graded roads			121	1.4
Newly paved or repaved roads			128	1.3
Flood control facilities			131	1.3
Trails and Bike Routes			130	1.4
Neighborhood sidewalks			126	1.5

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

Other: Are there other comments/concerns you may have or would like to see addressed?

135 Response(s)

Are you a resident of the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			208	56.9 %
No			88	24.1 %
No Response(s)			69	18.9 %
Totals			365	100%

If you are a resident, how long have you lived in the Town of Yucca Valley?

221 Response(s)

How large is the lot you live on: (less than 1/2 acre, 1/2 to 1 acre, 1 to 2-1/2 acres, more than 2-1/2 acres)?

259 Response(s)

Do you own property in Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			212	58.0 %
No			76	20.8 %
No Response(s)			77	21.0 %
Totals			365	100%

Do you work in the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			137	37.5 %
No			149	40.8 %
No Response(s)			79	21.6 %
Totals			365	100%

Do you own a business in the Town of Yucca Valley?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			86	23.5 %
No			202	55.3 %
No Response(s)			77	21.0 %
Totals			365	100%

Your age is?

Answer	0%	100%	Number of Response(s)	Response Ratio
18 - 24			1	<1 %
25 - 44			50	13.6 %
45 - 64			167	45.7 %
65 +			69	18.9 %
No Response(s)			78	21.3 %
		Totals	365	100%

Attachment 9: Un-edited Comments from Community Survey

Constant Contact Survey Results

Survey Name: Town of Yucca Valley Development Code Survey (Final)

Response Status: Partial & Completed

Filter: None

Feb 15, 2011 11:42:18 AM

1. Yucca Valley Character: What do you like about Yucca Valley? Please check the box that best applies to each statement. - Comments

Answer

I AM AN ABSENTEE OWNER AND AS SUCH HAVE PROBLEMS SOMETIMES WITH TENANTS . MY RECENT COMPLAINT ABOUT THE TENANT PILING TRASH , MATTRESSES , OLD TIRES PLUS MANY VEHICLES WAS HANDLED RAPIDLY BUT THE TRUTH OF THRE MATTER ALLOWS THIS JUNK TO BE MOVED INTO THE BACK YARD AND COVERED UP . I WOULD LIKE THE CODE ENFORCEMENT PEOPLE TO HAVE MORE POWER TO RID YUCCA OF TRASH FILLED YARDS , AND PUT A LIMIT ON OUTSIDE

This reflects a snap shot of today. More than 30 years in Yucca Valley

I checked it's not an affordable place to live because water and electricity are so much higher than other places in SoCal, including Palm Springs and San Diego.

to much light polution

what I dont' agree with and don't like is the fact that you hired a code enforcement officer supervisor that is writing cites for foreclosed homes that are eye sores when in fact he owned his home on San Rafael and left it in foreclosure condition, totally trashed. Trash all over the lawn, door, windows left open, hanging on hinges. Home itself filled with trash and his leftovers ! I don't feel he deserves to be in this position !He left the house and the Caveat to #4. Am concerned with damage to night sky* and #2 esp: from any potential big box store. If permitted will utterly change character of town and make a lot more "For rent/Lease' signs appear with ensuing deterioration of Yucca as a great place to dwell.. *recently had an issue with neighbours lights. Solved quickly and This is what attracts tourists, along with those of us who have left congested and overly developed areas that were once beautiful and now are uninhabitable for those who thrive and appreciate nature.

With the madate of a Town wide sewer, I am now sorry I moved here. The infastructure should have been in place as the community grew, so growth would pay for itself. I believe the people that are serving on the boards are serving the people behind the money that got them elected. Their agenda for the cheapest construction cost without the infastructure to support the growth is citizen and business unfriendly. As Assemblyman Paul Cook The code departments inforcement of existing codes creates a very HOSTILE neighbourhood and here is why:□ A neighbour can call icognito, single out his neighbourhood he does not like and call the moment one picks up a hammer.□

The Owner who is spending a lot of money to beautfy the home is than ordered a total dismantel ie. a simple shed and is left with a 3,000.-loss & YV CD overlooks a next door owners new building that is not architectural complieand.□

everything is geting worse due to growth

This is a small town atmosphere and an affordable place to live, which is why a lot of retirees are attracted to this area, but it also attracts a lot of poverty, uneducated people whom do not have the resources to overcome these deficiencies, and the area doesnâ□□t offer any programs to offset these deficiencies. Due to this it has become an area with a high percentage of drop-outs and repeat offenders. Education should be the top priority There needs to be an efficient and reliable way for residents to turn in those people that violate exterior lighthing/night skies/starry nights ordinances. It is frustating seing all those huge ligths on residential areas intruding into your property.□

People need to know the rules well and you the town does□

I moved here 25 years ago and will never leave.

you are liable to lose all of the above depending on future building.

The plans for the downtown development should be kept going forward. The chevy/Nissan lighting correction was a waste of time and business owners money. No one goes down town to look at the evening stars. Light pollution is a joke. You need to leave incoming businesses to build without so many regulations that they can't afford to keep their doors open. THAT is true small town spirit. □

The purpose of government is to grow; YV is no different. The staff particularly thinks BIG for such a podunk Our Park and Rec. is far from awesome. But wouldn't take much to correct.

Yucca Valley is a community that could be fully sustainable and independent. I would like to see our community explore creating it's own currency in preparation for a full economic collapse in the US.

I live here primarily because of the proximity to recreational opportunities, and the proximity to the LA basin and San Diego, without having to raise kids in the bigger cities.

Bad recreation spots, no golf courses.

The small town, desert environment that I moved here for have deteriorated greatly with the the increase in development along the highway. No help for it that I know of. Just need to keep it under control.

Need youth recreation fields. I've heard the town and staff talk about building parks for 15 years and they haven't built one park where Indio has built 11 new parks.

Love ridge lines WITHOUT housing built on them.

The best way to keep a friendly atmosphere is to keep government intrusion into peoples lives at a bare minimum. The Town of Yucca Valley is already doing the exact opposite of that. Making rules and regulations just for the sake of pretending to accomplish something or to create revenue generation is killing peoples trust in Highway traffic congestion is becoming a problem, however I don't think there's a lot we can do about it.

Yucca Valley has already lost most of it's openness and dark night sky. We need to develop high density at the core and not sprawl. We need to cure present light pollution.

We need to be a more Business friendly community. What do we offer places that want to invest in our community? I would like us to be able to provide good paying jobs here so I dont have to travel to lower desert. Infrastructure needs work, streets, water treatment plant, and the lack of jobs.

MORE SHOULD BE DONE TO PROTECT WHAT LITTLE THERE IS LEFT OF OUR NATURAL HERITAGE.

keep our dark skies clear

I feel there has been and continues to be a lack of "friendly" thought towards the maintenance of small town atmosphere and priorities of members of the business community; I understand the need for tax revenue and feel the town needs to have a much broader view of options to achieve their "stated" goals.

We need to gets the lights off at night and make all those that are not complying with Night Sky Ordinance to get I like the parades and the museum.

Spectacular location being railroaded into development thus losing the assets listed above.

YV is getting too many "big box" stores. I would rather keep development smaller. If I wanted to live in the city, Yucca Valley has the worst air in our basin due to altitude and being so close to what blows up from the valley and inland. A lot is not of our doing but allowing big box stores and more traffic does not help.

We really don't have the cleanest air in the basin due to proximity to the valley below and our growing congestion and the town council's love for big box expansion.

If someone wants "big city" amenities then they should move to an already established big city. A considerable number of YV citizens are mid to lower income types who don't really want, nor can afford any more growth, regulations or mandates from our local government. The old saw, If it isn't broken . . .

Yucca Valley is beginning to feel more like a suburb than a small town. This will be even more so if the town goes toward big box stores. Smaller locally- or regionally-owned businesses should be the goal.

I would not have moved here if I did not **STRONGLY AGREE** with all the above!

most of the above are "used to be's".... Not anymore. Too much traffic, congestion, lights, gangs....

outside of housing, all other expenses are similar to our region. We could focus a little on improving The

This is a town of welfare recipients thanx to Morrison's, drug rehabs and lower class people..wish never moved I wish that Yucca Valley would treasure and sustain its small-town appeal, desert vistas, starry night skies, clean air and affordability by discouraging new big development projects, particularly the homogeneous corporate, big-box, pedestrian unfriendly, strip mall look along Hwy 62. It may already be too late for YV. Greed and short-term thinking has already stripped it of its "specialness" appeal. It's heading towards just another Victorville. Stop now desert environment, starry nights, small town atmosphere are very, very important elements that set it aside from towns in the apple valley area. i do not see the town investing in any efforts to protect these: i.e. buffer zones around the town, enforcement of offensive lighting, shielding of lights on playing fields or incentives for This is a desert community-not a big city. It is very important to retain the slow growth character which has been its saving grace these past years.If someone wants big city life, they should seek it somewhere else and leave I am a resident since 1988. Family has been here for many years. Would like to see better development which will improve quality of life for all residents. Give us more options, more opportunities to work locally, town to step back a bit on purchasing properties, lessen business burdens and fees.

I moved here, bought my home, because I like the small town atmosphere. Please keep it simple. Don't concentrate on growth, rather, concentrate on improving what we already have. We're the face of a great National Park, we're an artist community. We're special, lets not try to 'keep up with the Jones' Residential low cost (your term-affordable) turn key development will be the death of all that is good about YV. New residents will be disappointed if the only reason they come is for cheap housing and have to travel for all their urban-wise nourishment. They will leave a blight behind as they slam the doors to their houses. LOVE this area, have lived here for over 12 years and like that its affordable for older citizens with close proximity to services, entertainment and shopping. It has become too much of a city.

Define: proximity to recreation, entertainment, and service... what do you envision that we don't already have here for this area? We are in close proximity to many, many of these in the low desert w/out cluttering ourselves up more.□

□

Define: affordable place to live... what do you envision?□

□

We moved here six months ago for the rural aspect of Yucca Valley - an incorporated city that at the time seemed to value protecting the natural environment. There are hundreds of strip mall towns throughout So Cal that fade into timeworn obsolescence - what will benefit Yucca Valley in the long run is protecting our chunk of the basin's natural beauty/cultural history (Old Town)/small business character, and marketing YV as the rural area living

not much openness anymore. night skies?! i overlook the city, much more enforcement is needed.

LEAVE the native plant regulations alone! THIS is what visitors LOVE about our area since it is unique! IF the council wants it to look like LA then why don't you move there?!!!!□

I've lived here in YV over 20 yrs and like it the way it is!

the desert allure of starry nights and affordable place to live has already been endangered by the changes brought in by developers. Once the quaint desert atmosphere is hampered so is the allure for visitors. Then, just another ugly town. No reason to come to it. City dwellers should just stay in cities if they don't like the We MUST maintain our rural essence. If YV turns into a city, where can we go for peace and serenity?

It used to have a small town atmosphere. Now it's getting too crowded and too much government.

we moved hear to get away from the madness of Orange County and it store on every corner mentality and the light pollution, you cant even see a star !!!!

Yucca Valley is a wonderful place to live!! Elected officials

Yucca Valley does not feel like it has clean air, clear night skies, desert environment, or small-town atmosphere anymore. I am agreeing only to imply that any further development would likely only make these issues worse.

we have been here since 1972, and it was really a sweet little town. Since it's growth, not so sweet anymore, but, still better than other places. Too much crime up here now, and gangs. But, like I said, better than other We need a better looking town!!!! When people come from out of town its embarrassing. Our town looks dirty and unkept. Ive lived here 17 yrs and my husband has loved here over 35 years. Please help our town.

While Yucca Valley is currently affordable I'm afraid that that will be changing in the near future with the coming of the sewer plant. I feel that too much effort has been spent to develop the town at the expense of those who live here. The roads, need to have a good looking at; they are not good and not safe.

Desert openness would be nice. But because of building so many housing tracks (that are now empty) our night skies are also going. But hey! look at our council, BUILD MORE.

I would like a Sonic Burger in Yucca.

Yucca valley should be a quiet retirement community this promotes all of the above. I've lived here for 45 years. People can work here in 29 or palm springs as my family does and let other communities deal with traffic, road maintenance fast food, walmart and home depot trucks coming thru town. Live here for peace and beauty and let someone else foot the bill. We will never be Palm springs we can't even keep our small stretch of I chose disagree on the friendly atmosphere because I don't think there is a good sense of community here. People and businesses are not always willing to help others. And I don't mean free handouts either.

number 4 would like the town to research a way to educate people that leaving lights on is not necessary. The fact is that burglars have a rougher time seeing in the pitch darkness. LOL mmmm cactus #5 bring in walking, running, bike events to bring in outside revenues #6,7 will come with new technology some being In YV no desert openness, outside YV yes; the starry nights are not so starry anymore because of all the lights; small-town in the meaning of only a small group of people in power: yes, other than that YV's HWY 62 is too Yucca Valley would not be worth living in without the night sky, open space, vistas and clean air. If it were full of more stores and restaurants are needed, I drive down the hill 2-3 times a week for amenities that are lacking. Tourists is the best way forward for our town's future economic health. □

Don't trash the place please.

"Affordable Place to Live" is only somewhat agree because the cost of utilities is quite high. Also "Clean Air" in same category since pollution is evident even if from "down below"

I would like to see Yucca Valley keep its small town atmosphere and expound on our natural resources, such as our Joshua Trees, yuccas and junipers, and beautiful desert landscape. This would mean limited growth and big enough to have some conveniences (could use a few more), small enough to see people in town that you Light pollution is becoming too much. Some residents are leaving HVAC lights on all night. We do not want to see businesses like the closed Chevrolet dealership burning their lights all night.

it's already getting almost too big

we are losing all of the above.

These are things that make Yucca Valley different from all the towns down the hill that look pretty much alike.

Yucca is quickly losing these qualities. We need to prevent it from becoming just another cookie-cutter,

I didn't answer the openness of the desert due to the fact that these open areas tend to collect unwanted debris

I have lived on the Mesa for 15 years after 30 years of living in Burbank. I could never return to BIG CITY life.

Many people have moved to this area because of the above mentioned items. Conservation of these qualities is very important. □

Just purchased 0.52 acre in Country Club area of YV for ALL the right reasons listed above! Will build in 1-2 year and cannot wait to enjoy the new home and YV / high desert!

I like the small town atmosphere, although it has grown a lot in the last few years. The Coachella Valley offers so many services close by that I don't want to see more big box stores or a lot of development in Yucca. I want to Yucca Valley is turning into an ugly strip mall.

make it an attractive place to visit by discouraging chains, gas stations and fast food restaurants...the amount of banal development you are encouraging is making it more and more like some nameless sprawl in the inland I love the people here in Yucca Valley...keep it simple and clean.

We need high-end stores...enough of the grocery marts (now another: Fresh and Easy), gas stations, and

restaurants/drive-thrus on every corner. The town wants people to shop locally...where? Wal-mart and

Penney's? I (and people I know) go down the hill for most of our needs: Target, Kohl's, mall's, super Wal-mart's,

etc. and save the grocery shopping for Yucca Valley. If you want to keep local money flowing here, then give the

Unfortunately, Yucca Valley seems to be dedicated to dispensing with most of the above categories. I would like

We need to enforce night sky lighting regulations like Joshua Tree.

Clean, unpolluted water is a priority!! A small- atmosphere would be diminished with a Super Wal-Mart.

Since we have to put in a sewer system more growth would help pay for it. Unfortunately, we can not afford to resist growth and change. Let's just do our best to keep most of our "small town charm" by avoiding very high all buildings and business looking rundown and pathetic, old

I do not live here, only own a business so I could not fully understand the life/ and atmosphere of living here since I am here so infrequently. I will try to answer to the best of my knowledge.

Love the rural small-town quality.

Yucca Valley and surrounding communities and undeveloped land is rapidly changing into an urban landscape. The rural ambience is gone. □

Streets are now choked with cars and all the conditions for increasing smog are present. A continuing increase in the population, with new infrastructure, more roads and paving, more commercial activity, will speed this they have built so many new houses in the area since I moved here in 1996, within a mile of my home on the Mesa there are 40 empty homes that are either bank owned or just sitting empty. It used to be a wonderful, quiet peaceful area but the contractors around here want to build and don't care about the residents that moved here to get away from the "larger populated" areas!! If we don't take care of what we have we will lose the "clean air, lets keep the desert as small and natural as possible please.

Yucca Valley is lacking in entertainment and recreation. There is little to do for a young couple. The desert environment is pretty when taken care of, however, we have so many people living here who have little pride in Please preserve our small "town" ,desert, rural environment. No more large developing!

Just a note to say that one of the things that convinced me to move here was K-Mart! I am not a fan of WalMart and really miss having another place to shop. I do try to buy at our local businesses as much as I can; don't want to shop "below". Affordability will be more difficult with the advent of the sewer system, but may bring us As people try to turn this into "the city" we're beginning to lose the things that initially attracted me.

More structured customer service classes by Chamber town and CMC might help "Friendly atmosphere"; We are a highway "strip city" not a "small town"; night skies could be enhanced by better control and education about illumination; and with high water and electric rates, it is not an affordable place to live. Housing costs less, but There are some area of Residential and Commercial (West end of Hwy 62) that shows a lack of pride of ownership. This gives a negative impression the towns character. This could be correct by removing trash, weeds

2. Needed Improvements: Which of the following community improvements are important? Please check the box that best applies to each statement. - Comments

Answer

Appearance, jobs, shopping and dining opportunities, will all take care of themselves if the other items are treated for what they are...the most important. So obviously the sewer is the most important. But if the cost is too much, as it now looks like it is, this could backfire when the vote does not pass.

AS AN ABSENTEE LANDLORD I WOULD LOVE TO SEE A DEVELOPMENT CODE THAT ELIMINATES THE JUNK PILES IN YARDS . EVEN THE MAIN STREET CAN BE CLEANED UP . MANY YEARS AGO MY PARENTS LIVED IN YUCCA AND IT SEEMED SO MUCH MORE TRANQUIL AND MUCH CLEANER . NO CONTINUOUS YARD SALES . NO YARDS FULL OF JUNK . EVEN THE WATER WAS SO WONDERFUL WE

The golf course is a disgrace. It would be nice to have someplace other than Walmart to shop, and restaurants other than chain restaurants. YV must put in sewer, so the town should do all it can to make it possible.

the town should grow some balls and support people living on dirt roads

I am tired of having to go all the way downhill to go buy underwear and goods. There are no restaurants, very little shopping and literally nothing to do here. One movie theater. Stores closing out, businesses leaving. Terrible. I was buying another home here, but with the cost of a sewer that I can't afford on limited

Flood control always difficult as so rarely used. Yucca Mesa road suffers from closure due to flash floods occasionally but am always impressed by how promptly the town turns out and fixes things. The odd (maybe three times a year) slight inconvenience is part of desert living and certainly not enough to consider returning to Golf Course Pleassssssee

The answers that are most important should be addressed by the Town and the State. Asking developers to pay for the problems that exist today is too costly and time consuming for developers. No one will build here.

Who is going to pay for all of the needed improvements? The people here don't have money to pay for the

Here are my concerns regarding the YV Code department. □
It is draconian and punitive. YV CD comes out if a neighbour calls but DOES NOT notice the code violations right next to the property they are getting a call on. □
This constitutes an unequal application and enforcement of the code/law. □
If one owner has to comply than all have to comply. This unequal enforcement technic and the incentive to call incognito creates serious hostility among neighbours.
Long views are very important. I would prefer to see the maximum commercial height lowered to prevent blocking the views on hwy 62. □
Educational programs Top Priority where is that mentioned, nowhere, so sad.
There needs to be an efficient and reliable way for residents to turn in those people that violate exterior lighting/night skies/starry nights ordinances. It is frustrating seeing all those huge lights on residential areas intruding into your property. □
People need to know the rules well and you the town does □
The sidewalks downtown are important. The community improvements should be limited to down town areas. Shopping and dining creates more jobs, so that makes sense. The golf course is a fiasco and very sad. The town must be involved in large community projects like that. That investor should have been babysat through
We need a municipal golf course
Parks & recreation -- need to take more advantage □
of national park in our back yard.. Considering this is a semi retirement community, many who retire look for a
The place sidewalks are needed is along the highway 62, from OWS Road to Sage. □
Since golf courses are a financial loser, it would be better if privately owned. The Coachella Valley has lost PGA Tournaments from 7 annually to two, and golf playing is on the decline. Many articles including the Desert Sun I tried to comment but you limited the space to a degree I couldn't complete my comment.
I'm not a golfer, but it is another opportunity wasted by the Town. Our Town shows no will to stand against the small but loud minority. The golf course would be a HUGE improvement to the community. It would need to be properly managed. Just look at other communities that have successful public courses, and follow their plan. □
Subdivisions like CopperHills should be forced to have a small park, like the bigger cities do. It's a crime not too. ParadiseVly, FriendlyHills & Sky Harb. have one.
We need to join with Joshua Tree in establishing a Transition Movement to help our town weather the inevitable challenges that will be coming with a collapsing US economic and social situation.
Golf course extremely important, as a good community destination for out of towners
When the town was incorporated, one of the promises was to do a better job than the county maintaining our roads, including dirt roads. The dirt roads are worse now than they ever were.
Yucca Valley should consider the importance of appropriate street lighting and the economic value of the dark night skies. Currently, the Towns light pollution footprint is disappointing. In addition, it should consider
Need bike lanes.
Stop purposely bringing in corporate chains that are wiping out the locally owned business. The locally owned business are the financial backbone of any community. The corporate chains only suck money out of the community. No one comes to a small town to go to Applebees or Starbucks. □
Super Wall Mart will bankrupt this community as they have every other small community that has let them in. If I think we should concentrate on increasing our seniors' and retirement community identification. We will never have any significant industry, so we should focus on the retirement industry: generally fixed income, stable
We should have a disclaimer sign at the entry to town that states that should you wish to live in such a lovely place you also agree that the cost of living here includes the fact that nature rules and you WILL have occasional flooding, power interruption and coyotes in your yard eating your cat! Living this close to nature is a privilege and the natural environment is NOT something to conquer but to live and partner with and
A town-owned golf course is the last thing needed □
(I'm a golfer). □
Our present parks, trails and recreational facilities are underused. Maintain them well.
A town needs a Golf Course and Dining options. Also we have all of this land around us with no cool trails to hike and run at. We should get these here it would be great.

The lack of jobs in our community
DOG PARK PLEASE.

The sewer is most important, not because of new development but because the existing water supply is Municipal ownership of the golf course would be a financial mistake, as would be any kind of partnership with a private operator which entailed shared financial liability.

I do not think large residential developments improve the appearance of YV. Just makes us look like every other overdeveloped suburb like Moreno Valley. Our semi-rural atmosphere is our best asset along with proximity to We have a National Park within less than 30 minutes. I feel that funds should be placed on road and flood water control before you enlarge the "recreation department". The Hi-Desert Museum should not be closed in order to develop more parks. New is not the answer at this time but improving what we have until funds are available for Why not composting toilets..the new kind that turns it all to ash? Why waste water on flushing waste!!! Really??? We could set a standard of solving our water and sewer issues the GREEN way and be a role

I would like to see a very nice high class golf course type restaurant. If the golf course were to be redeveloped, residents could buy golf membership privileges. Also, the restaurant could sell social memberships for use at the restaurant. If the golf course were of high quality, tourists could purchase a pass for a certain number of Most of these are "city" things. I CHOSE to live in a small town without all these things.

Diversity in shopping and dining may very well lead to more job opportunities. Those of us who do NOT shop Walmart and other such bland retail operations will still NOT shop there. Those tax dollars will continue to be spent in Riverside County. Spread things out and offer more so more of us have reason to stay 'up the hill' and keep our hard earned monies local. MORE housing is NOT going to help anyone but the developers who slam Be neat and clean without all the fussing.

If it's hiking or trails, you want explore the JTNP.

There goes our starry nights if you have to do more street lighting. Palm Spgs has plenty of environment unfriendly golf courses, but at least they have more water than we do.

Ever since the town put in asphalt curbs my yard, and those below me flood out when we get rain. This wasn't the town's smartest move. It take about 40 hours of yard work after a storm to be able to use the driveway again TOWN MUST BE WELL-MAINTAINED but does NOT need a WHOLE NEW "FACELIFT!"

Jobs & shopping will take care of themselves if the sewer issue is resolved. Can't grow a town without water.

The sewer isn't important because there should be a moratorium on any new development. With all the foreclosures, why do we need new homes? You can improve the appearance of the community by not approving such big developments along 62, like the new drug store, that mega huge Chevron station that was originally supposed to be a small Aero burger stand, the huge car lot that went out of business leaving dead Joshua Trees, when the idea of incorporation was lobbied, promises of better road conditions over the county's record was touted. road improvements on west end of town have not been done. even though there is a shortfall in back

road maintenance, i am concerened that some folks think creating new ball fields are a high priority. the town needs to start charging for the fields and then the usage will go down. new development has not paid for these Clean Air..If the city would put a complete ban on smoking at all outdoor areas and especially the strip malls

they could cut down on the heavy second hand smoke that is occuring, especially outside Walmart and Stater Bros. We need a few Big Box stores to provide jobs and BENEFITS. The Golf course is a great investment..FIX IT! It could be a great tourist and Wedding/event location. People have money to spend and want to keep it More jobs could come from using existing facilities more efficiently, i.e. employing teens in after school

The sewer is a no win for the entire town. In this economy this will break the town, it will not help us. There are other options - HDWD needs to explore them. Cannot afford the sewer. Golf course needs to be cleaned, make it a 9 hole course, then remaining land turn into the affordable senior housing (putting senior housing on dumosa and hwy is a joke) by updating course, will improve the Country Club area. JOBS JOBS JOBS. To get jobs, a golf course would not just serve the golfers, but would help real estate & the business community golf course would be my no1 issue with the town

We already have plenty of parks and hiking opportunities. We DON'T need a golf course, it's a waste of water.

Community appearance can be improved with a coat of paint, trash removal, removal of signs and edison poles. No up-scale appearance needed--just show that someone cares.□

□
This place is a park, don't mess it up anymore by removing more of the natural environment. Pave the back roads so people don't get stuck in the washy areas. Allow individual permaculture design and development using green technology that doesn't require being on the grid or being on city water. our blighted golf course is a disgrace, why can't the town operate it and bring so very many people to our town with it, and give our youth and public something to do and be proud of!
Define: sewer for new development... what type of development?□

□
I agree with more jobs only if the intent is focused on encouraging and supporting small business development and growth as opposed to resource draining big corporate businesses coming into town like WalMart, Subways etc.□

□
We need to (1) revitalize existing small businesses and (2) encourage new businesses to open in vacant commercial buildings rather than build infrastructure just for big-box, national chains. Small will ultimately brand Yucca Valley as unique and drive the visitor business we need for financial stability, plus allow cross-marketing with JT, 29 and MV. Focusing on bigger businesses (& requiring strapped residents to make huge payments for keep us from becoming "Palms springs north". we don't need another walmart or applebees. keep us small. i've lived here 32 years and can go down below when i want dining and traffic! STOP all of this improvement that YV needs to retain what little is left of its rural character and not worry about development. Many of us moved here for a rural/desert community and do not like the trend to develop it into an urban area.

I think the existing golf course needs to be made functional. It would bring in visitors and revenue. You need to maintain the parks you already own. I just bought a house. If you put through the sewers as has been Turn the golf course into a real park with trees

If we intend to grow into a big developed city then yes sewer are required.
the sewer may be important, but can we afford it?! more street lights, NO we have enough light pollution in Golf? What are you a retired rich geezer from Palm Springs? Do you know how much water they waste in Coachella Valley PER DAY??? Over a million gallons with their 250 courses in Coachella Valley. WE don't want Crosswalks are desperately needed between the Acoma and Sage lights on Highway 62. There is nowhere safe to cross and this is a long walk from one end to the other.

things have been just fine for a long time so why is there such a big need for big changes? most of the folks here are on fixed incomes and cannot keep up with the increase of taxes, etc. to accommodate more big improvements. Many of the low income folks have already been rendered homeless. there is really no interest in the people here, it would seem, only money folks who just want more money. That is what developers are all If we have more street lights and sidewalks and big shopping malls, this will snarl traffic on Hwy. 62 adding more Let's take care of what we have and quit adding what is not needed. We need job growth in our established, small businesses, not new 'Big' businesses.

We dont need more parks, we have JOSHUA TREE NATIONAL PARK, more lights bring more crime and drive The town of Yucca Valley is not responsible for jobs, however restrictions, fees, etc. prohibit many new businesses from this area. Who is going to pay for Sewer System...to demand the homeowner do this will bring more empty houses and people moving out of Yucca Valley. Let private citizens buy the Golf Course. Street I imagine having a sewage system will affect the air quality downwind from Yucca Valley, which would not be welcomed by Joshua Tree residents! So, rather than build into a community that cannot handle the infrastructure, why not just leave it alone and build elsewhere that can handle it (somewhere that does have We had horses, and there are plenty of trails, and open spaces to ride. That is the beauty of this area. I think a larger park would be nice for the kids. A gold course would bring visitors to town, therefore, good for shops and These are all great ideas. Hope you follow thru with some of these ideas!!!

As far as sewer is concerned; scrapped the whole thing!!

You ask about shopping and dining. Have you noticed how many are closing? And with the new sewer development more will be leaving. I remember the council started sewer treatment yrs. ago. What happened to

We need a Super Walmart in Yucca. The one we have is too small and would be a great cooling center for all. Implement grey water control, quit inviting more people here and force surrounding communities to share the cost of any improvements regarding water quality we share the same aquifer.

This is hard to answer because there is a right and wrong way to do these things. Jobs are crucial, but they need to come from local business and wealth needs to be generated and STAY local. Trying to bring in so-called large employers from outside who end up exploiting local resources and take their profit far away is a huge mistake. History provides examples. We need a more creative approach and one that respects the natural limits of our I do not want the sewer for new development, but for complying with state laws. No new development necessary until our inventory of vacant housing is almost used up.

#1 we do not need a sewer to develop

#2 we need new engineering not asphalt and concrete

#3#4#5 will come with new technology that is all ready here #6 mom and pop business needs to be encouraged this will bring outside customers in to area to do something different unlike

other cookie cutter places #7 again we need sponsored walk, running, bike, horse, events #8 who needs them and

Why does it cost \$ 1 million to revision the general plan? Don't we have employees to do that? Why spending

money in sewage for new development whereas there are so many empty stores and other buildings; why not

I put "No Opinion" for "Improve appearance of community" = that statement can mean many things. Some want

all our businesses to look the same...BORING. We need to develop our own look that is NOT beige, bland and

boring. Think color, whimsy and entertainment. Give people a reason to come here that is different. We are not

Palm Desert. Palm Desert is fine, but let Palm Desert be Palm Desert. People with money like originality and

A sewer system is VERY IMPORTANT but for the current population, unrelated to new development.

Roads are adequate. Flood control necessary for highway 62. Improve appearance of community by

encouraging native landscaping, desert tone colors for buildings and providing enticements to property owners to

clean up their lots. Encourage locally owned businesses to start up and thrive. Golf courses tend to serve a

I do have a comment on the golf course thing. If it were me, I would not invest a dime in that golf course on the

West end (as an investor or developer) until I saw that the town was investing in infrastructure, and even then I'd

probably drag my heels a bit. I really don't think Yucca needs a golf course. I'd sooner turn it into a park.

golf course is a really bad idea!

The sewer development should be in response to mandated requirements, not FUTURE DEVELOPMENT.

need to do some thing with the land . would like golf course and its beauty. however we can't afford it.

If the private company that developed the golf course couldn't make a go of it, it's certainly not up to the town to

sink money into a failing enterprise. There are plenty of golf facilities in the nearby Coachella Valley. Watering a

golf course is an unforgivable waste of our limited water resources. Yucca Valley's unique atmosphere is best

suited to a tourist and retirement town. More development will ruin its uniqueness. Street lighting interferes with

When the sewer system is implemented then most of these other concerns will be addressed in the future.

The sewer issue needs to be resolved but I do not feel like I am financially responsible for it. It should have been

planned better. If tourist dollars are important then the appearance of the community must improve. When I give

directions to friends that visit I send them a certain way because I am embarrassed at the trashy homes and

visible overflowing dumpsters at a certain housing complex near the post office. What exactly does the code

Have been keeping an eye on the sewer system developments - this will be GREAT for the area and long term

ground water supply. Lets tax what we need to do, and get it done!

Public Golf Course improves the community image and brings revenue in by drawing in golfers and friends. We

already have a Adult Mobile home park adjacent to the property. Property values in the area will begin to

People come to the desert to enjoy unique local businesses and recreation opportunities. More development like

Applebees, Sizzler, Jack in the Box, just make this city like any other...uninteresting, undistinguished and not

unique. Control the development on hwy 62 so it is not just an endless strip of gas stations, drug stores and fast

Yucca Valley is the gateway to one of the most heavily visited and fragile National Parks in the country. It should

reflect a deep commitment to maintaining the natural environment with reduced impact on the flora and fauna.

The city planners should be studying Permaculture. This IS NOT the place for heavy development and dense

Golf course, are you crazy! Where will the water come from.

I would love to see the shoulders paved on the town's "bike paths" to make them actually safe for bike riders. We live in a beautiful community with lots of opportunities to be outside, let's focus on recreation by paving shoulders for bikes and planning for a community pool. Twentynine Palms has a wonderful pool facility. The Sewer system is Most important because it has already been MANDATED! The Items I checked Somewhat Important will mostly come with further development but should NOT come at the cost of increased taxes. The Sewer System will be more than many can afford. The "No Opinion items will mostly "take care of themselves" with new development. However, a 1% increase in sales tax to help with the Sewer System might spread the All of the things above, if implemented, will simply lead to complete disappearance of desert ambience. You can't have a big city and open spaces too. They are incompatible. More jobs means more people, more growth, more big city, □

no more building-too many houses sitting empty now! we need jobs, have to drive to the lower desert for work, how many golf courses does a small rural town need? We have JTNP at our back door, why not enjoy it and not worry about more parks? everytime we have rain our roads flood - I have to drive 8 miles out of my way to get back home, we need a bridge on the Mesa or in J.T. so residents can get back and forth. We live in a wonderful To purchase a bank building (now the biggest eyesore in town) and ignore the golf course demonstrates a total Quit wasting water on golf course-not a desert activity.

this is a desert community, not a city. we dont need more light to pollute our night sky or golf courses to humidify the climate. if i want a swampy 'desert' city full of sidewalks and shopping i can simply drive 20 minutes to palm without sewer or decent roads, no one is going to want to move here. Every friend I have ever made here has Or a golf course that doesn't look like a weed patch?
no golf courses!

I read a recent letter to the Star recommending that we revive the golf course for at least 9 holes. I believe that Bicycle lanes.

People must remember that even if we did not grow, we are still adding to the problem of the ground water. Growth will help pay the bill. The longer we wait, the cost to fix these area will continue to go higher.

3. Growth and Development: What are your views regarding growth and development? Please check the box that best applies to each statement. - Comments
Answer

The development of Yucca Valley will happen without bribing developers, so long as the infrastructure is taken care of, and there are people to buy the products.

IN TERMS OF RETAIL , I BELIEVE THE CITY HAS ENOUGH . THE SAME GOES FOR FAST FOOD RESTAURANTS . BEING THAT MANY BOATERS GO THRU YUCCA ON THE WAY TO THE RIVER THESE SHOULD BE CATERED TO AND RECOGNIZED AS A GOOD SOURCE OF CITY INCOME . PERHAPS A LARGE TRUCK STOP GAS STATION WITH AMPLE PARKING FOR BOATERS AND WAVE RUNNERS WOULD BE WELL RECIEVED . I DON'T SEE ANY REASON TO GIVE SUPPORT TO SMALL DEVELOPERS I support incentives, not variances which I see as the meaning of exemptions as given.

It makes my blood boil to see what the YV PC is doing to the Town. Allowing developers to mass grade 20 acres to build developments with houses on 13,000 sf lots when the zoning is R-2 is absurd. R-2 means 2 houses per acre, which in my mind, and in a rural area like YV, should mean minimum 1/2 acre lots. Yucca Valley's rural character and natural environment is what draws people here. Why will people come to YV if all the Joshua it seems some of our small developers have got away with murder. 200% profits. they dont deserve any There has already been an overgrowth to this town that upsets the true "desert rats" of over 30 years. These jobs are needed because of being overpopulated. GROWTH MUST STOP!

Please define "Small Developers" Do you mean developers who bring in small businesses who will provide jobs or do you mean small developers who want to develop a site that contains megastores that destroy small town character. Three years ago in my Irish hometown of Carrick there were eight butchers shops each supporting a family. Then a big store opened up (Tesco) and there is now but two butchers left and unemployment has risen. We have made a mess with the construction projects we have now. What about that fiasco off of Acoma, above Navajo? What about Phelps? The Town Council should be ashamed of themselves. And now we have nobody representing those of us who want to keep this area pristine. Most of these yahoos are from Joshua Springs Any more exemption costs for the developer will cost the average citizen, the perfect example is the lake of

As homeowners we are already OVERTAXED and codes are a disguised tax everyone understands as such. ANY new codes will be absolutely an overkill to the already maxed out family budgets. □
More codes will stall any improvements one could otherwise afford to do on a private or business property. □
WAY TO MUCH GOVERNMENT _WE NEED LESS GOVERNMENT CONTROL OVER OUR LIVES!!!!!!
Support to small developers should be skewed to incentivize environmentally sensitive designs -- creative solutions to development that don't include mass grading and create livable, walkable neighborhoods. Wildlife Developers should pay for infrastructure, not citizens.
Not preserve the existing environment but change it with educational programming.
That is the road to drawing more businesses in is to give developers incentive to build. The sewer tax and restrictions have kept many businesses at bay
Whether you want growth or not, this will happen, so by encouraging growth, it can be controlled
The existing environment is undefined. It certainly is a not small town environment; neither is it big. The Town cannot even take care of the roads it has; but the TC does not want to burden development with the true cost of infrastructure. There is no chance for jobs here as there is no freeway (and we don't want one) and no rail spur. The SuperWalmart and better restaurants would be welcome, but to have them, we need rooftops, so there goes Development in the traditional sense is not what is important. It's development of sustainable systems, food growing systems, water systems, currency systems that are important in these challenging times.
I really do not want to see the town grow rapidly. First let's take better care of what we have. Better quality Provide more support to owner builders. So people can build their own homes here. That is how this community grew here in the first place. Now it is almost impossible to get through the red tape and the absurd fees are killing the owner builder traffic to this area. The biggest expense for building your own home should NOT be paying off the government. Make these people feel welcome again. Like they were before incorporation. Owner Give bonuses for desirable developments, such as a reduction in fees (building permits, school fees), etc. YES, focus on local small developers and builders. We have thousands of infill lots to build out. We have ten thousand roof tops that need to be solarized. Between building out infill lots, densifying our core with multi-family apartments, condos and town houses, going solar and switching to quarterly pumping of every septic tank as opposed to sewers, we will produce hundreds of jobs that are sustainable without going to a development model We have an oversupply of available homes, no sound reason to encourage small developers to add to that Jobs keeps the town prospering. I think every house in town has Joshua Trees and we live so close to the National Park we don't need any other restrictions with all Native Plants in this Town. Let's work on getting this town moving in this economy and forget about the damn plants and focus on people.
The Town of Yucca Valley shot itself in the foot by allowing too much development and contaminating its water supply. It's going to take a long time to fill up the existing empty storefronts and empty houses, which should Small development including renovating existing homes and businesses that have become distressed would provide construction jobs. I feel there is adequate shopping and service for most people's needs - I need to go Find ways to preserve and provide adequate infrastructure takes two lines and development takes 3....development with those things in mind will have a good outcome if it is not driven by greed and lack of study Provide support to your existing business through allowance or exemptions/ most important
The Town needs to hire "locals" whenever the expertise exists.
See previous comments about choosing to live in a SMALL TOWN without a lot of development, clearcutting, walled or gated communities, sidewalks, lighting and paving over paradise.
If small developers have the heart of our community in mind (not just the pockets of paid elected officials like Rowe and Hagerman), then it could be a win-win situation. Our planning commission and town council need to Stop allowing developers to rape and pillage the land and then run with our money (but not before helping out Rowe and Hagerman for their votes and push to help their fellow "church" goers)
Just move to a big city.
I find it hard to respond to these general statements, because the TYPE of development is critical. SMALL business and LIGHT industry--GREEN industry--are preferable, not housing developments and big box stores. Save the Joshua Trees
WHAT HAPPENED TO PROJECTED ARRIVAL OF 'FRESH & EASY?'
Again, development and jobs will resolve themselves if the infrastructure supporting growth is in place.

that is; encourage intelligent, transparent development decisions based on community input. We should have a vision of our goals, and reject those proposals that are presented primarily as creating jobs.

Preserve the existing environment, what's left of it. YV believes in the myth of infinite growth. YV is already in a state of imbalance and has gotten itself through greed and short term vision into an unsustainable position.

Paradoxically, development needs to be discouraged and YV should elect officials that understand the natural resources and original appeal that brought me and so many others here in the first place. YOU CAN AND MUST the cultural center of the Town is in the west end and more strip mall type commercial on the east end, only demands more new infrastructure and denigrates the small town atmosphere as well as creating more sprawl.

focus on developing in areas within the existing town corridor: senior center should be relocated over the library: find existing empty buildings. consider playhouse in west end: golf course could become preserve like Big

With gas at 3.50 a gallon many people are refusing to go down below especially the elderly and poor, they have landlocked themselves up here for whatever reason. We all need a few more shops and good restaurants...no more fast food Please! I feel it is time to finally redline certain businesses from getting permits. No more Tattoo,Smoke shops or so called oriental massage shops. You NEED to start changing the face of the city. It Why should developers benefit at the expense of the general community and the environment? Why should standards and codes be lowered so they can profit and then walk away?

Take the RDA money while you have it (not for long) and assist new business and existing (facade improvements, restaurant requirements for their elevator sewer items (250K each??) Encourage development and entice a point system to encourage local employers (not out of area) to bid and use them. Current City Council, not focused, case in point - Senior Housing on prime business land on 62 - dumb. Old town wont grow if we preserve the environment our growth will continue without any governmental encouragement

We need to work on town as it is without new housing. With our water and sewage issues,and recession related issues it is really not the time to be thinking about building anything. Let work on making our town more functional for the people who live here now! We dont need anymore shopping or development when we are

Development won't do anything for the economy here but put a drain on existing infrastructure and natural resources. People visit here because it's different and those that will come to stay will stay for the same reason I don't believe in exemptions or allowances if it weakens our existing ability to hold people accountable.

Allow individual contractors to build green homes that are off the grid and off city water without penalizing

Revitalization should focus on small resort town ambiance with specialized chamber and grant support for SMBs that locate in existing vacant commercial structures. Chasing urban sprawl will not work in Yucca Valley because it has been done across So Cal and will only serve residents. What will bring additional dollars to town is an aesthetically pleasing community with refined high-desert character, not another 10 strip malls that could be

stop the development we have enough empty homes now.

Developers need to maintain as much as possible of the desert not just bulldoze everthing out of their way so I believe YV's strength is in small businesses, NOT huge corporations that require huge sections of land to be clear-cut, destroying important habitat and resulting in erosion. There are so many vacant houses right now, building more is not the answer. Jobs are very hard to come by in this town, but we should be creating jobs to

Endless growth is a ponzi scheme which benefits□

a few,the real estate owners,the construction people,banksters,everyone else foots the bill to provide the□

infrastructure to support the new homes;schools,roads,water,electricity,prisons,medical care,etc.□

If it isnt stopped now america will soon have ONE BILLION PEOPLE just like india ,and china with 3/4 living in abject poverty and crime.□

A exemption to developers would be to relax the already extreme requirements and costs. It seems that only well financed developers can afford to build anything these days.

With the new Monuments coming focus on small town gateway to the old west - tourism/sanctuary/art/inspiration when all the joshua trees are gone, when all the native plants are gone, the starry sky has gone, and yucca valley is full of cheezy tract houses, why not go live in fontana?!. i wish i had bought a home in joshua tree, but its too late to sell my home. its not worth anything. the idea of mowing everything down, doing it cheaply, to NO development--NONE! Look at Mesquite 55 and tell me what abandoned housing projects are here for?

They create flood zones by eliminating the native plants!

Again, do we want a metropolis here?

Again- let's take care of what we have. STOP developing the area.

there are plenty of vacant stores, restaurants and car dealerships that can be taken over and fixed up, why dont we focus on that instead of building more ? same for housing, how many unfinished projects are out there all With the number of empty houses and stores in town I do not see the need for more "development". □

Reducing fees and permits would go a long way to bring in more building/renovation jobs to Yucca Valley. It is amazing that Town Government demands a permit to remove a dead tree from ones property, to dictate what Development does not need to be encouraged. It will occur naturally if there is demand from the community, either commercial or residential. □

□

Look at the Phelps fiasco. I presume that rules were bent and that there were other forms of "encouragement" for that development. Look what happened. The potential upside is gone, and we are left with an eyesoar and I do not support development in this fragile desert - drought- environment. We have enough light and air pollution. IF development is inevitable, then of course the adequate infrastructure would have to be provided. We think a Super Walmart would bring into the town more revenue than it is now getting. Also, if you noticed, most people up here a not very wealthy, so having a super walmart would be the best thing to help people and We should not encourage over development!

Help the small business. Stop running off business by requiring too much.

Provice more support to small developers, you got to be kidding!! look what they have done so far. Our whole I am all for homeowners adding on to existing home to improve quality of living. I oppose developers and Based on our track record and history, when I see the word "development" in a survey like this I can only shudder. We have plenty of empty buildings for businesses to occupy and we need to encourage local #1 always #2need new engineering #3,4 do not seem to use in town labor just provide minimum wage enslavement! revenue leaves daily #5 again mom and pops bring variety and will bring a none cookie cutter Of course, development is important, but not as long as YV doesn't utilize or upgrade what is already available, so that YV gets attractive for others to move here or to start their business; besides the lack of increase in population doesn't seem to justify expenses for growth, but rather should be used for improving existing bad conditions (roads, drainage, no side walks etc.); plus the Town should be very much aware of the poor financial Yucca Valley's charm lies in it's open spaces, clean air, lack of pollution, if you just keep building you will lose the value...create jobs by developing vacation atmosphere,bike trails, parks, tennis courts, create a vacation home rental website, etc. and the services that go along with that...without building out and destroying the Don't realy understand the first and last statements, therefore "No Opinion".

don't develop it any more. try to improve the mess on the strip

Small, locally owned businesses that reflect the character of the Morongo Basin need to be encouraged.

National chain retailers send our few local dollars out of the area and DEPRESS real estate values by making Yucca Valley a cookie-cutter suburb with all the attendant problems. Yucca Valley also needs to encourage the That we even need an expensive sewer system now is the result of allowing more development than the area can support. Giving development incentives, instead of making it pay for the needed infrastructure improvements development necessitates is putting out-of-area businesses' and prospective immigrants' desires Much of Yucca Valley has an unkept, uncared-for look and feel. This is an "attitude" that I would like to see change. Taking pride in the place one lives is important to the quality of life that place provides.

In case you haven't noticed this are is very special in several ways.Please do not over develop the town.

Maintain the character that brought most of us here. □

The construction does not create many jobs. Workers are from other areas. Shopping could improve but not a Super Walmart. We already have a Walmart. Don't need another empty building. □

We shouldn't bend the rules for any developer. Why have rules or a plan if everyone can get a variance?

Dont like the idea of allowing exemptions to smaller developers. This is a recipe for disaster. These decisions allow clear cutting of properties that sit vacant for sometimes several years. Look at the Mesquite 55 project on The existing environment has already been heavily damaged in Yucca Valley. Rather than preserve the current damage, Yucca Valley should repair it. Permaculture should be at the heart of all development decisions.

Protect the environment through sustainable ecological practices. Take a look at the Transition Movement. Go

I think Yucca Valley's development plan is short sighted. Allowing a new Rite Aid across from the old one; opening another Wal-Mart; the abandoned auto dealers--I could go on, it is embarrassing. We need growth but must be careful about giving major discounts or help to "small developers." EVERY Developer/development must pay it's own infrastructure costs. We are already behind in terms of street maint., sidewalks, lighting etc. If the development is financially viable it will be able to cover those costs directly related. As most people& towns are in dire need of jobs, it would be benefecial that growth was supported, people had more opportunity,& businesses were supported by the town rather than having conflict due to codes, increased fees, etc. As so many of the current businesses struggle as do community members, anything that would help or encourage the well-being of the two is of utmost importance. Also, Landlords with rental property should do their Encourage development in a responsible, sustainable manner. Encourage small businesses, not just big chains that put the little person out of business. Create unique commercial opportunities. Incentivizing development will only tend to encourage sprawl, increase crime, burden our infrastructure, and further deplete our limited water resources. Preserving the existing environment will, on the other hand, maintain we need businesses, we should encourage companies to move here so there are more jobs....we do not need any more houses built - there are thousands houses sitting empty right now - we are going to have terrible issues with break-ins, vandalism, etc, it is a matter of time. There are so many people strugling right now, no work, work in the lower desert but a long drive with fuel prices so darn high. How can you even think of building more The codes are wonderful the way they are, leave them the way they are, or people who moved here for the We do not live in Yucca valley so it becomes Newport Beach. If we want Newport Beach, we will move there. no more development!

- Keep lighting low for night sky viewing.
- More things for our tourists to do when visiting the national park.
- More local jobs.
- Good teachers, learning aids & less children in each classroom.

Opportunist developers are ruining the High Desert

Development costs are passed on to the purchaser. Why should I have to pay for infrastructure to serve newcomers? They should pay their own way. If exiting neighborhoods need upgraded infrastructure, form assessment districts. If additional infrastructure is needed to serve both existing and new development, let both Real Estate Development and Building is the main industry for Yucca Valley. We need to encourage growth for jobs and tax dollars for the town. We also need develop tourism (JT Nat.Park)as a another source of jobs and

4. Critical issues: what are the three most important issues currently facing the town of Yucca valley?

Responses

Answer
Businesses can't afford to build here unless they are huge corporations. The town needs to be more user friendly to businesses, real estate development and get rid of the impact fees for at least 3 years to encourage growth for residential growth.

Need the sign ordinance to be done and with teeth this time. Equal for all, regardless of how old the business is. Get rid of old ugly and huge signs. Highway looks blighted.

The Town needs to sell the PFF bldg, and get more involved in fixing the recreation issues. Accept the Brehmn park gift, support it. Buy the BG Club gym, you need your own facility. Then the whole park in that area would all 1 ingress and egress during flooding

2 sidewalks and streetlights

3 sewer

Lack of infrastructure

Road conditions

Local Employment

Property maintenance

Follow-through with Old Town development!

Creating walking communities (Old Town is one such) for shopping and recreational experiences.

Provide areas that aren't just some low-end suburb somewhere -- Yucca Valley could be beautiful, but as you drive through it just looks like a low-end burb in any poor suburb in the US. This is what Old Town is supposed to provide -- a walking neighborhood with some positive and distinctive atmosphere so people will actually want to live there. Too many businesses of the same nature are competing in a small town. For example, three tattoo shops are enough.

Proper drainage for rain - will it run off into the new sewer system? Possible gutters under sidewalks on the streets.

Small sales tax base

Not business friendly enough, although better in last 12 months

Ongoing sewage debate, we need it now so that we can grow

1. Correcting drainage issues

2. Protecting the desert environs

3. Keeping the small town atmosphere

Sewer/Ground Water Contamination Issue.

Crime.

Poor Economy.

Not necessarily in that order.

1),,lack of buissness growth

2) Lack of the ability of the Planners to plan

3 housing moratorium until the current housing market and economy /infrastructure improve growth,jobs,enviroment

A Sewer system

Roads

Development

We need more services such as restaurants

We need more retail shopping

We need to enforce traffic violations. The intersection of OWS and 62 is the worst. People are making a left turn on to OWS, then stop short to pull into the Chevron Station crossing over double yellow lines to do so.

SOME ROADS GET BEAT UP BY THE TRUCKS AND HEAT AND NEED WORK . I WOULD LIKE TO SEE STRONG LAWS IN PLACE TO ELIMINATE THE WEEKLY YARD SALE AND THE YARDS THAT ARE FULL OF JUNK ALL AF THE TIME PERHAPS THE CITY CAN ALLOW A SECTION OF STREETS TO ALL HAVE A YARD SALE AT THE SAME TIME , AND BE ALLOWED MAYBE TWICE A YEAR . THEN YOU COULD ROTATE STREETS TO COVER THOSE THAT WANT TO PARTAKE IN A GRAND EVENT LIKE A NEIGHBORHOOD SALE ALL AT ONCE . START AT 6AM OR 7 AM AND EVERYBODY END AT THE SAME TIME ☐

I THINK CLEANING UP THE HOMES WITH JUNK YARDS WOULD GO VERY FAR TO CLEAN UP THE

1. Image/ First Impressions:☐

On January 19, 2011, Radio hosts John & Ken, KFI640 talked about their visit to Yucca Valley and their impressions were less than positive. Their opinion was based on their visit to StarBucks and obviously their travel along Hwy62. ☐

☐

2. The town's name (image issue):☐

Fondly referred as "Fuckin Yucca" & "Yuccy Valley"☐

☐

1. get the new members of the town council conscious of being incompetent as a matter of education with regard to ordinances and the general plan. Particularly with regard to a general plan change at this time.☐

☐

2. Roads☐

☐

3. Flood Control

1. Services means more taxes.☐

2. Lowering cost to run the city for lower taxes to the citizens.☐

3. Reduce city jobs.

Increased traffic issues, closed store fronts, no business' moving in

Destruction of the desert for development.☐

Sewer☐

Light pollution.

Water, water use, and waste water. All needed to expand the community.☐

☐

Jobs, Jobs, Jobs.☐

☐

Expansion for development, retail and dinning, and some kind of industry.

Disgracefull road surface on very very busy highway cause of many accidents wrongly attributed to bad driving!☐

☐

Far far too many restrictions preventing small business deveopment HIGHLY VISIBLE PROFESSIONALLY DESIGNED ASTHETIC signs and signage including pavement signs are a MUST for struggling businesses to attract customers using the arterial highway which is the aeorta of the whole business community throughout the basin not just YV.REDEVELOP A FAIRER SIGN CODE AND RID THE TOWN OF OLD HIGH OUT OF CODE SIGNS REPLACE WITH NEW PRO SIGNAGE.☐

☐

Massively over zealous traffic policing in the town motorists are actively intimidated often causing accidents it's difficult to know what the town thinks are most important

jobs☐

shopping and resturants☐

sewers (affordable for homeowners!)

jobs, jobs, need more construction

This is personal opinion, but business locations. There was a limitation on space that has not been admired with businesses moving across streets. Both AM/PM and Rite Aid are absolute nonsense and extremely upsetting. More retail is needed on the west end and is not balanced. □

Traffic control. There was only ONE traffic signal on OWS when I moved here in 1980 and traffic was not a problem until everybody decided to jump in the pool of Yucca Valley that now has had all the water splashed out of the pool with residential overflow. Constant growth overflow has made the highway horrible based upon driving behavior AND caused the employment issue in the area. Constant speeding and freeway drivers need be stopped from their LA behaviour that is not considered welcome at all. □

Destruction of sense of community. □

Urban blight feel as more and more For Sale/For lease signs appear on business locations. I am sure you have seen them. □

The threat of megastores destroying jobs and the small town feel I understand the difficulties of managing a town that, just like Malibu is long and narrow and does not have a natural center. □

I suspect that eventually it will grow large enough to need a wastewater treatment plant for the majority of dwellings but do not have enough information or cost/benefit analysis to make an educated guess as to how soon. □

There is nothing I want to do that I cannot do or get here, either through internet or by making a little effort. Only Jobs, Side walks and Golf Course

1. Remember that this area attracts tourists because of the National Park, our wide open spaces, clean air. If we Californicate this area like they did in Apple Valley, Victorville, we are seriously stupid. Smart growth without having your pockets lined by developers is imperative. Have a vision. There is no going back. □

2. If we need a good sewage system, which should have happened years ago, get a bond, don't burden people on severely limited income. □

jobs; jobs; jobs

1. The absurdity of continuing to spend money on the West End resurrection program. There's no way CalTrans is ever going to endorse re-routing the highway, much less pay for it, so why continue to waste time and money on an impossible objective. It's not going to happen and it's stupid to continue to waste time on the subject. □

2. Correct the error of purchasing the old PFF bank. Sell it or get an appropriate tenant to rent/lease it until the market returns and it can be sold for what was paid for it. At worst, take a loss, accept the fact that it was a bad move and move forward. Don't just let it sit there! □

Balanced growth, with no growth there is no money. □

Jobs, without employment people will move. □

Don't make developing here so difficult, work with the developer for solutions. Don't make them figure it out on their own, who knows the Town best but the people that work for it. Have a program or a fund that can be used

The Sewer □

The Sewer □

Town Leadership

Having a Sewer system is very important to the future development of this town. □

Maintaining the roads

Projects like the ones listed below will prevent individual local enterprenuers from being able to succeed and therefore stop job growth in Yucca Valley□

-
- 1-SuperWalmart□
- 2-Sewer connections with a 10K pricetag per homeowner and a additional \$80.-sewer fee per month per home-OUTRAGEOUS!!!!□
- 3-Car dealer ships□
- 4-More building codes-just another name for more taxes.□
- 5-Sewer plant on HYW 62 and La Cantenta-serious heath issue to next door public school.□
- 6-Water treatment plant in the middle of resiedential areas-near to the code departement and public school.□
- 7-lack of focus on helping small local business development, the arts and reduction of oppressive codes and city/government controll over its citizens.□

1.□
Forcing every property owner to purchase the treatment plant when the only necessity would be for the commercial corridor to implement the system is bad policy..And wrong.. The big contributors are the hotels, walmart, restaurants etc along HWY 62.. Fix those big contributors at their expense like it should have been done from when they were built.. We knew in the 90s that after 10000 water connections we would need a sewer system... Now after the damage is done the H.D.W.D wants the public to pay. How silly that people who live miles from an aquifer will be abandoning their septic so that their funds can be used to pay for big business impact on our system and water supply. □

- 2.□
- protect the environment□
-
- small business development□
-
- traffic flow - consider traffic circles
- Preserving its character, especially along the Highway 62 corridor.□

□
Redevelopment of abandoned commercial along Highway 62.□

□
Creating trails and walkability with connections to public transit.
WASTEWATER TREATMENT: The town knew this was coming for years and yet did little to prepare. If the current figures are correct, the financial hardship on residents and small businesses will be hard to overcome. I fear YV will see flight of both residents and businesses. You can bet on it.□

□
THE HIGHWAY: Makes an important impression on visitors and residents. Right now, its pretty sad. Victorville junior. Hesperia wannabe. Our goal should use other paradigms for highway appearance, not franchise and chain beige boxes from here to beyond.□

-
- Sewage□
- Water□
- jobs
- Jobs□
- Roads□
- Flood control
- Sewer system□
- parks development including sports copmlex with gym□
- golf course, it is time to go through the process of acquisition and development

The town's job market: The high percentage of residents who must drive over an hour to another city for employment. Considering the price of gas and the state of the current job market in itself, it's unthinkable that anyone would consider saving plant life and lizards more important than the morale and well being of the population.

The sewer: The current estimate proposes such a financial burden on homeowners, that even those of us who understand its importance and necessity will still not be able to support it.

Lack of entertainment/services/shopping: We're asked to support our local economy and then given no options

1. Need other / high wage jobs than retail & services.

2. Clean up old commercial strip buildings on Hwy 62.

3. Traffic is sometimes dangerous on Hwy 62 in main shopping district.

road conditions, cut red tape for companies wanting to relocate within town limits, water resources

1. Water

2. The misconception that mass grading is permissible in the desert

1. Wastewater infrastructure

2. Street and road infrastructure

3. Economic health and growth

The need for a sewer system is foremost. Everything else goes down the toilet with it.

Infrastructure is the next item. Roads and drainage facilities are very bad.

Native plant preservation is third on the list.

Educational programs for teens at risk, young mothers at risk, teens on drugs, uneducated adults. Educational Programs in the local schools on drugs and the real consequences. We have the people to support these programs we just need the local support to achieve these goals. If we change the area from the inside out more people would be more apt to want to live here due to the educational environment that fosters such attitudes.

Without these we can only go so far in this small town. Once people scratch the surface and see the reality of

Sewer System

Jobs

Road Improvements

water

sewage

traffic flow

Sewage Treatment project and cost.

Roads and traffic.

Flooding and drainage.

Sewer System

Slowing down traffic on SR 62

Finish the Old Town Plan

Businesses moving in. Cleaning up old town.

Sewer

Recognised for "no building"

retireing people and hireing outside venders

1. Public Safety

2. Maintain quality standard of living

3. Allow development and encourage building within the City however, the City needs to establish guidelines and standards for building designs, colors and architectural consistency. The City also needs to look at lighting standards and ordinances similar to those in effect in some of the Low desert communities. Lighting standards should include minimum and maximum footcandle levels for commercial properties and the requirement for full cut-off luminaires on all residential and commercial properties. The City should also standardize the types and maximum heights of commercial pole mounted fixtures I would recommend using maximum 150 watt, high

Development of sewer

Allow growth of business / shopping

1) Side walks

2) Road maintenance

3) More jobs

lack of amenities

condition of streets

flood control

1. Sewer system

2. Golf course -- how to improve a town eye sore
and turn it into something positive

3. Becoming more business & building friendly

Jobs

Community Outreach projects

Assistance to Elderly

#1, SEWER #2, BUSINESS CORRIDOR DEVELOPMENT #3, MAINTAIN SMALL TOWN CHARACTER,
street improvement

water district tearing up streets

cleanliness

1. The Town needs a larger tax base to afford its infrastructure. The sales tax is fair because if you don't want to spend the money, you don't have to buy. Re-incorporation as a charter city would allow a larger documentary transfer tax, which would be imposed on all who sell rather than the insipid development impact fee which is infinitesimally small and can't be used for existing infrastructure.

2. The Town needs to settle on what it wants as far as growth. Those in power want to grow. Another segment does not. These two are incompatible. Since we have no chance for jobs other than construction or service, those in power are spitting into the wind.

The Town lacks backbone. I see it at the Town Meetings. They cave to the small but loud minority. The Town needs to have fair balance.

The sewer system planning is way off course. We do need a treatment plant w/ sewers. But I think it should only have to be mandated towards new tracts and a main line down 62 in order to service the businesses/restaurants. Other wise, retrofitting all the existing will create a local financial disaster. We would risk having a ghost town. The Sewer on 62 NEEDS to be expedited. Everyday is money lost to the Town coffers when it's a known fact that there's a ton of restaurants waiting in the wings to open here. But will not develop w/o sewer.

Park & Rec needs to get with it. A real sports center is needed. Pool (indoor & out) needed. Sharing the school's

Sewer

Jobs

Infrastructure

1. CURRENCY. Because we have this ideal, small, self-contained town with both a Wal-Mart and a Home Depot, we can create our own currency system, which would allow us to go through the loss of the dollar as the reserve currency and resulting dollar collapse with greater ease than millions of people caught in the old dying dollar denominated system. WE NEED OUR OWN CURRENCY more than anything.

2. FOOD. We need to build sustainable FOOD GROWING systems within our town limits to insure our residents access to food if/when the present food brought in by truck system breaks down and our grocery store shelves are empty.

The most important is getting a wastewater treatment facility in place. Without it we cannot address the other major issues. Park facilities, roads,...are all important too, but the main issue is the wastewater treatment facility. It also needs to be planned in conjunction with park and road development to ensure we are tearing up

Need more traffic control , especially signals

Most important , restore our Golf Course

saving the natural habitat as much as possible with reasonable growth

Please get the police to do something about the drug/alcohol problem. It seems that I can't swing a cat in this town without hitting someone who is stoned or drunk in public.

#2 and #3 would be the same.

no building of new homes/subdivisions until a majority of the existing empty homes are occupied.

no building of commercial buildings until vacant commercial buildings are filled.

more mom and pop restaurants, shopping and entertainment -- not big chains -- to keep small town vibe but having more unique shops and entertainment options.

Sewer vs. septic system, cost and affordability. Just think, had we not gotten the water in, we might not have the growth problem, and would not need a sewer. Now we have the water, growth potential and need a sewer system that we can't finance without more big development, that will in turn complete the destruction of our unique rural desert environment.

Flood control north and south of the highway washes out dirt roads and run off destroys property and access routes.

sewer system

street maintenance

stop focusing on old town as it is just that..OLD

They need to fix the streets

They need to fix the flooding problem

They need to lower all the salaries to make room for more employees.

1) need more recreation infrastructure: bike lanes, soccer fields, basketball courts, smaller parks rather than one massive park.

2) no jobs that pay more than \$10/hour

infrastructure

stop treating the real estate industry as if that is the ONLY reason this town exists, is to support them. They should be supporting the town and development should stop until the infrastructure deficit is made up and impact fees should be LARGE enough to prevent an accumulation of FUTURE deficits.

1. Stopping Super Wall Mart from wiping out the rest of the locally owned small business and real jobs that Wall Mart has not killed. □

□

2. Saving what is left of the most beautiful and biggest stand of trees in the whole area. The old golf course must be turned into a public recreation area to accomplish this. What are you waiting for? All the trees to be dead. □

□

3. Help repair the traffic congestion problems created by poor planning. Right turn lanes at intersections will go
1. It's time to incorporate the water district into the Town. Why continue to pay for double management, double equipment, the health benefits to the directors, etc., etc. Take a yes if as opposed to a no because attitude and it can be done. It won't be popular, however if the numbers are crunched I don't think not doing it can be defended. It won't be popular, especially with the WD, however leadership is doing the right thing at the right time. □

2. Abandon the absurd West End Redevelopment idea. Cal Trans will never endorse or pay for a highway rerouting and it's stupid of the Town to keep sponsoring the idea, to say nothing of the wasted money. □

3. Start exploring the establishment of a Town Judicial Dept. Why not keep the traffic fines where we can

1) Vision Conflict □

There is polarization between those who have fundamental differences as to what this communities values are and thus its direction. Presently the political and business leadership is collaeced in a particularly traditional American conservative model. There is an alternative view that generally beleives this model has failed and will ultimately fail the Hi Desert communities. □

There are always compromises to be made and a heightened level of respect for diversity needs to be fostered and encouraged. The Open Spaces Group is the best model we have of this solution to this big problem. □

2) Education cutbacks □

As a community we have to gather up ALL of our young ones and fill in what has been cut by the state. Kids are this communities future. □

1. Sewer system needed □

2. Appearance of the Community. SR62 needs to be visually enhanced along the Highway to include building enhancements, landscaping maintenance, sign code enforcement, etc. □

3. Sidewalks are needed!

1. Waste water sewer system □

2. Public golf Course/West end blight □

3. Parks and recreational facilities

Protect the environment - reduce all emissions □

Jobs □

Sewers

1. Meeting current infrastructure needs: streets, flood control, security, public facilities, etc. □

□

2. Not having a master plan that encompasses the current issues, which were not foreseen in the last such plan; i.e.; the existing plan. □

□

3. The social issues related to the poor, unskilled, disaffected population that the town and this place attract.

Golf Course. Sewer. Restaurant/Shopping

1) Direction on their general plan. □

2) Believing that jobs are not created by local government □

3) Infrastructure

1. Corruption □

2. Conflict of interests □

3. Environment

1. Water security, primarily future availability and the state of water resources
2. Town infrastructure (and the lack thereof), particularly on the west end of town
3. Dependence on construction and low-wage service jobs for employment

1. WATER SUPPLY

2. SEWER SYSTEM

3. PROTECTING THE ENVIRONMENT

Over population

Lack of sewers

Lack of water

Town council wasting money on things like the back they purchase for over a million dollars and now are going to rent it out for 2 thousand dollars a month. Stop wasting our tax money.

Over development

Loss of night sky darkness

Loss of open spaces

NO INDUSTRY

NO CONSTRUCTION

NO JOBS

to get the people running the town to STOP spending and ask for money that people do not have.

Stop with the new treatment plant. what is

not clear about business having to close!

You need to find a affordable way to meet the

State requirements there has to be more then

one way We must do what the busines and people

can afford.

There are small business that are having a hard

time keep there door's open and people loseing

there jobs and homes.

ENORMOUS SEWER DEVELOPMENT RATE PLAN.

THE POWER TO ENFORCE CODES.

LACK OF DECENT JOB OPPORTUNITIES.

1. The Sewer.

2. Road improvements

3. Flood control

Bottom line: the town has basic infrastructure problems that must be addressed before additional development can even be considered as a possibility.

I don't get the town's response to the sewer problem, i.e. "We don't have to help pay for it." I think you do. It looks bad to be spending money on a sports park and animal shelter, etc. when you won't help people stay in their homes or help businesses stay open. There are lots of people here who are so poor they don't have any money to hook up to the sewer. They will walk away. And businesses will leave too like so many have already.

Sewer system

expanded small businesses to provide jobs

Preserve the environment

1. badly planned and profit driven development -too many houses too fast, too much natural beauty unnecessarily destroyed (ie. natural erosion control, increased need for landscaping water with new plantings, local animal habitat destroyed)□

□

2. any other place demands reasonable impact fees from its developers... I'm sorry to say our town decision makers should mostly recuse themselves because they are associated (i.e. earn/ed their living) in some way with development. This needs a hard line and strong forward looking decision making. □

□

3. If you let someone build a car dealership with bulldozers and require they put back a minimal number of Joshua Trees for appearance sake, then don't let the town's population watch them slowly die when that

1. Preserving financial stability of the Town of Yucca Valley□

□

2. Preserve present levels of safety and infrastructure maintenance□

□

3. Coping with the socio-economic consequences of this area being attractive to very low income, under-educated, and present- and ex- wards of the court system.

Preserving our unique environment and semi-rural character through sustainable growth.□

Exploring all alternatives to meet water and waste needs - I fear the current waste treatment plans will negatively impact many homeowners who will not be able to afford the upgrades and will lose their homes.□

Improving our image in the tourism area - many of the parks visitors drive right on through or only stop for gas.

The park is our greatest potential draw for tourism dollars if we had more to offer.

do not clear cut and destroy joshua trees.□

provide an alternative to existing sewer problem.□

Keep the museum.

1. Dealing with poor real estate involvements that drain funds.□

□

2. Listening to the previous surveys about what matters and finding a way to represent all of the people.□

□

3. Out of touch with the fact that everyone who has an opinion on these issues is Not on Line. This town has a great opportunity to explore "out of the box" kinds of thinking..i.e. how to bring in revenue with out destroying the town.□

□

The sewer system is the biggest issue in our community. Most of the residents who live here cannot afford what this will cost. I purchased my first home here and now I wish I did not. At what cost does the state of California and Yucca Valley expect the hard working members of the community to pay. I for one will probably have to
The sewer issue: It is probably urgent to keep the aquifer clean and drinkable, but the cost will cripple many homeowners who are barely hanging on with the recent loss in home values and the low incomes in the area.□

□

The appearance and desirability of the town as a place to live. It just looks crappy, and there's little reason for travelers to stop here except for gas.□

□

Water...how about mandatory gray water systems for plants and tress etc?□

□

Sewer....composting ash toilets□

□

Stop destroying the Joshua Trees. Every time I drive past the now defunct Car Dealership, I think of all the Trees that died for no reason. What a travesty.

1. First and foremost, you MUST get the wastewater treatment plant/sewers project funded, built, and completed. NEVER let developers leave the residents holding the cost of infrastructure again! Yucca Valley must not be a "soft touch" for developers to make money and then leave town.
 -
 - 2. The safety, quality, and quantity of the water supply needs to be assured. No one wants to move somewhere that has contaminated water. Quite frankly, I don't know what it will take to convince some folks the water is safe, but somehow HDWD needs to talk with other water companies who have had this problem to find out how they solved the problem.
 -
 - Funding the sewer
 -
 - Glorious night skies which means decreased development and lighting
 -
 - Open Space-that is, wildlife corridors, fixing the 'golf club' issue, connecting the open spaces with trails
 - Keeping town government small so the need for additional sources of revenue is minimized.
 -
 - Limiting growth to conserve this as a small, rural community with open spaces, which is what drew most of us here in the first place.
 -
 - Resisting State and federal mandates that could cause us to spend money we do not have or force development in such a way as we would not want. Example: recent State building codes which were eventually enacted.
 - Looming septic/sewer problem.
 -
 - Lack of respect of beauty and environmental concerns by many builders/developers. During the "good times," construction without builders paying fair share of added infrastructure load.
 -
 - While mindful of budgetary concerns, there must be a preservation of educational and cultural facilities, the Property rights,
 - working with the public
 - common since ordinances
 - working with the people that live here, not against them. How to do improvements not how not to. How to not Blindly developing for the sake of inside jobs and support for a privileged few.
 -
 - Not taking ALL residents' views into account of how our community need to grow. (Joshua Springs does NOT own the town)
 -
 - UNbalanced decision making.
 -
 - Poor and short sighted development issues (i.e. helping the developer without regard to outcome...Think Phelps and the 55 project off of Acoma)
 -
 - 1) when it rains it floods. existing roads are poorly engineered for drainage, but worse, new development without strict enough regulation diverts waters, often sending them onto streets that become impassible, and into people homes
 -
 - 2) there are rules that protect native plants (like yuccas and joshua trees) and there are people on waiting lists to Jobs
 - Maintaining the environment
 - Infrastructure

- 1) Fighting unfunded State mandates
- 2) Clean affordable water
- 3) Slow, very slow growth. It is a non-renewable desert and can only support so much intrusion and destruction.
 - 1) Preservation of rural character and UNIQUE desert plants. Not enough attention is paid to the millions of visitors generated by the JTNP and the quality of life this aesthetic value provides for these tourists. Instead the focus is on the drab and common that permeates cities across Southern California. Focus on the unique development of Old Town, not Walmart..that is what attracts tourists.
 - 2) Addressing lack of diversity and dissenting opinions in the town council. Also of concern is the conflict of interest among council members.
 - 3) Developing a pedestrian friendly town and development of a community golf course. This town needs to get Safe and secure water supply
- Roadways
- Managed development
- Sewer system, or lack thereof
-
- infringement of the Joshua tree grove between Cholla Ave and Acoma on the south side of town.
-
- Lack of "small" businesses to meet the needs of the community.
- Lack of jobs in the community.
- Too many signal lights
- Losing night sky
- Making smart choices about maintaining the best things of Yucca Valley is critical, choices that maintain small town atmosphere and recognizable desert features as a "gateway to the National Park" atmosphere, NOT a "suburb of LA" atmosphere.
-
- 1. Don't over-incentivize large-scale development not in keeping with small town, National Park Gateway atmosphere.
-
- 2. Support youth and the cultural treasure of the community by continuing support of the Museum at least at Growth - Need Wal-Mart to start construction
-
- No New Subdivisions or mass housing
-
- Save the local plants, ie. Joshua Trees
- NOT ABSOLUTELY SURE.
- Sewer.
-
- Preserving the desert environment that draws people to this area.
-
- Responsible, rural growth that does not negatively impact the environment. We do not need tract houses on less than 1/4 acre lots. This is never going to be Orange County and no one here should want OC anyway.
 - High traffic volume on hwy 62
 - Increase in property taxes for a sewer system, which is needed because of sub-divisions and irresponsible development.
- Funding of the sewer project.
- Storm drains
- Attracting business

traffic

too many people

gangs

1. cheap development, eg; strip malls, small housing lots, etc. that provide very short term gain and then a lifetime of non-descript revenue, minimal (probably declining) attractiveness, etc.

2. sewer system cost

3. maintaining adequate services within budget

Preserve the existing environment, what's left of it. YV believes in the myth of infinite growth. YV is already in a state of imbalance and has gotten itself through greed and short term vision into an unsustainable position.

Paradoxically, development needs to be discouraged and YV should elect officials that understand the natural resources and original appeal that brought me and so many others here in the first place. YOU CAN AND MUST native plant ordinance

general plan update

centralizing govt services: e.g. with no building going on, planning dept reduce overhead by returning to its We need jobs! Support for small businesses. Support education.

FIX ROADS!!!! 62 GOES TO THE MARINE BASE..IT IS A DISGRACE NOT TO MENTION THE EXPENSE OF TIRES TO ONES CAR!

REASONABLE DEVELOPMENT! CUT FEES SO COMPANIES WANT TO COME HERE. YOU WILL GET YOUR REVENUE!!!

DEVELOP WITH REGARD TO THE DELICATE ECO-SYSTEM THAT SURROUNDS US.

JOBS-THIS IS A SOMEWHAT POOR AREA. YOU NEED TO STEP IT UP. IT KNOWN AS THE PLACE WHERE DRUGGIES CAN LIVE REAL CHEAP!!! THERE IS A DIRE NEED TO GET PEOPLE WORKING IN THIS TOWN. IT IS NO LONGER A RETIREMENT COMMUNITY...ESPECIALLY WITHOUT A GOLF COURSE! ALOT OF YOUNGER PEOPLE ON PUBLIC ASST. ARE MOVING HERE. WE DO NOT WANT TO

1. Find funding sources for sewer system. The average property owner in Yucca Valley cannot afford to shoulder the cost. 2. A stricter and more inclusive Native Plant Ordinance with better enforcement. 3. Stop re-1)To remain a slow growth community or to facilitate a developer's paradise under the guise of creating jobs.

2) To provide opportunities for youth to participate in the community in ways that would make them feel invested in their neighborhoods.

SEWER - Need better options, they are available - explore them, and demand them - current plan will ruin the town, cant afford it, an exodus will happen - and you will not get any new business, you will lose business

JOBS - need development and jobs to sustain the town. New development is construction jobs, then employers, which in turn the monies earned go back into community at restaurants, mom and pa stores etc. It also allows homeowners to pay their property taxes, so City will get money instead of empty foreclosed homes. Without Jobs, there is ZERO money, zero taxes, zero anything.

DEVELOPMENT - need it to get jobs (above) also will lead to improvements throughout the town, and discretionary income for residents to pay their bills, then spend within the local community and Old Town. This

1- preserve our small town environment- we do not want to be like Moreno Valley or any other congested town. □

□

2- avoid any large tract developments but encourage the smaller local contractors □

□

3- actively seek a developer for the golf course- whatever incentives we give will be more than covered by the increase in business & revitalization of the West Side.

Current building been utilized fully.(old bank building)Why are we talking about redoing a park that hardly anyone uses. Lets do work on the one that gets the most use,smack in the middle town! □

□

No to the sewer treatment plant. Let just do a no cost loan to home with septic tanks that need replacing and require all homes to have annual pumping done! Put filters on our water system to filter nitrates.. □

□

Sidewalks!!!! Lets make this a nicer looking town not a strip mall look.. Why do they only talk about Old Town getting redone! I think we need to move up to the area from Old Women Springs Road to where the new Arco golf course, jobs, shopping

Anti- Growth Nay sayers □

people not in the community give there two cents □

false statements from community members about the town

NO bright lights so we can enjoy the sky at night □

More jobs up here □

More cool things for tourist to do and see up here □

More choices for eating & shopping up here

1. I think the biggest issue is in trying to convince the powers that be to forget about growth. The world is expanding at an exponential rate, the world is a ghetto. □

□

We need to maintain a small, peaceful, community or we'll just blend in with the rest of the ghetto. If Yucca Valley is no longer 'special' our value will drop, our charm will disappear, we'll destroy this place. □

□

2. See #1 □

□

3. See #1

Too many people on Welfare, and to many people from LA area moving here. □

□

Some roads get repaved all every couple of years some never get fixed. □

□

WE dont need anymore Pizza places, Tadoo shops or Grocery stores, lets try something different.

I am conflicted here because we need jobs in this area, however, that would require growth. I know that growth is inevitable but RESPONSIBLE growth is important. The other problem is when new buildings are built for example Rite-Aid what happens to the old building? It sits there empty and rots away. □

□

The roads could use some work. Right now thats all that comes to mind.

Sewage treatment □

□

Failure to understand the need for long term planning that will preserve the unique qualities of the place. □

□

Failure to understand that quality of life depends on more than eating and shopping. A healthy cultural arts community will draw more to YV than smooth roads.

- Sewer Infrastructure -- the Town needs the plant to promote development;□
-
- Water resources / reclaimed water -- we pay way too much for water and need more affordable sources identified;□
-
- Through-traffic has exploded□
-
- Roads are neglected□
-
- Flood control is woefully lacking
- Image, tourism,culture
- It has become too big and it is requiring citizens be tied to the grid and the water district. We stopped our purchase of 10 acres that we had planned to develop into a green construction earth ship utilizing Michael Reynolds inspired building technology because the building department requirements are too rigid and costly.
- Infrastructure□
- Jobs□
- Homeless shelter/food
- Yucca Valley needs to develop its own identity and it is never going to be another Santa Fe.□
- At this point Yucca Valley is not very attractive (visually). All the people get to see are big parking lots with a store in the back and unless you are in town for shopping there is no other reason to stop - besides the museum.
- fix the golf course and make it public□
- job development□
- job development
- Maintaining rural feeling.□
-
- Having developers pay ALL the costs resultant from the impact of their developments. Storm drainage, surface improvements, traffic signals, parks, school facilities etc. We don't need take the money and run developers who leave the existing population pay for their profit taking.□
-
- Maintain rural life style □
-
- Require developers to pay for ALL impacts of their developments including sewer, surface improvements, traffic signals, contribute to area parks and schools. □
-
- Encourage tourist related developments which bring outside money to the town.
- A misguided focus on infrastructure to support uncontrolled, strip mall-mentality growth□
-
- Under-appreciation by the city council of the financial value of our uniquely beautiful natural desert environment as a destination - the only thing that sets us apart from thousands of other small towns□
-
- A rush to charge residents in an area that skews toward low-income a disproportionate share of the cost of a new sewage system that is ultimately just to attract sprawl, when other alternatives - such as policing existing septic systems (why not require a septic inspection every 5 years to control nitrates?) could work
- city planners from down below who want to make us like the place they left/came from.□
- stupid planners, see above□
- inept town officials who keep trying to change us into a fancy, gated community!
- 1-monies□
-
- 2-you do not listen to the people of are city□
-
- 3-paving the dirt roads,in city.

- 1. Not letting development destroy the quality of our rural desert area.
-
- 2. Providing quality education for children and youth.
-
- 3. Retaining our unique character and developing an appreciation of our natural and cultural history. The High Desert Nature Museum is a prime example of a cultural institution that adds value for our youth, as well as the I know the sewers are important, but you have to find a way to do it without forcing all the home owners into foreclosure. Also, phase one should be the area closest to the facility, not spread out to the other end of the city.
-
- Too many big box stores, including that horrific Wal-Mart proposal.
-
- Light pollution.
-
- Ugly development while neglecting existing properties and space (ex - the abandoned car lot on the highway)
- Sewage treatment facility
- Hi-Desert Water District
- Road Improvements
- Overpopulation
- Overpopulation
- Overpopulation
-
- Do you want YV to become another LA, endless homes, endless crowds, endless crime?
- Evaluate goals and objectives such as spending. getting into the real estate business, (speculating). Study after study with no results. Staff hires staff supported by staff, two years later still no one has picked up a shovel. ie sports complex of 1970's swimming pools etc.
-
- More ordinance's, (lights/signs etc.) laws, restrictions (building), taxes, associated cost will just drive the retired folks out - if thats what you want then so be it. I have joined the fixed income crew.
-
- To juggle, relate and respond to the needs of a diverse community, keep us informed with facts. Build a lack of a clearly articulated future vision to frame development evaluation
-
- no/poor/incomplete examination of unintended consequences when evaluating long-term development
-
- WATER - source/cost/quality/independence
- Illegals, enviro. wacos, the jr Hi
- law enforcement
- restricting recreational use of land, both public AND private, in residential areas
- strategic plan for future retail development
- the environment. save the joshua trees save the native plants, save the night sky.
- There is no separation of church & state here. WHY are ALL 5 members of the board from the same CULT church who buys their ads to get elected?
- WHO is the town's auditor? Is it the same one who lied to Bell, CA about being financially stable?
- NO builders or real estate investors should be ruling our town! If it wasn't for massive over-building we wouldn't
- Sewage
- Flood Control
- Crosswalks
- lack of revenue; homelessness; developers and anti-environmentalists.....trying to ruin a perfectly beautiful
- Jobs, Business Development to support jobs, & water.

1. Preserve existing rural character.
-
2. Examine carefully pros and cons of sewer system.
-
3. Always be aware that when more people come in, this strains the Town budget for police and fire services.
Jobs, affordable housing and the un-needed sewer system
Overpopulation and its resulting pollution
Non-aesthetic architecture
Invasion by Big Box, road conditions, water treatment
- 1) Too many codes and regulations.
-
- 2) Burdening the long-term residents with the costs of a sewer system when the costs should be born by the developers.
-
- 3) The increase of crime.
keep the town rural, Is bigger really better ?
-
- help joshua tree national park keep its animal population, keep development away from the park
-
- Keep the museum, it is the only feature the town has that everyone can enjoy !!! Including tourists
1. Lighting. Laws already in effect protecting
the night sky need to be strictly enforced. It is obvious that areas, especially on the mesa, are entirely ignored.
Sad.
-
2. Keeping big box stores out. Small business owners and thier employees should not be forced out of business because of a Super Walmart.
-
1. Street repair/improvement
2. Balance Budget
3. Cut spending
- 1) Keeping the kids active and away from drugs and mischief.
-
- 2) Preserve the small-town and natural advantages of Y.V.
-
- 3) Move out undesirables and make the area safer.
Sewer, Litter, and road improvement. Also better flood control to avoid having to clean up sand off the roadway after a rain. This has to be very costly year after year.
Depressed real estate market
Lack of employment opportunities for many residents
Vacant industrial/commercial properties while additional construction is allowed to continue
Poor use of water.
Poor use of electricity.
Poor use of sewage.
Depressed real-estate market
Joblessness/unemployment
Vacant commercial buildings and private housing while new construction continues to be allowed
I'd like to see the schools improve in their clothing codes. Still way too loose!!!
-
- We definitely need to get on sewers. Too many people, not enough land to safely keep using septic tanks.
-
- Crime is climbing up.

First, Find funding other than the home owners to build the new sewer plant and lines! This should NOT be built with funds from us as we can not afford it! Second, Deal faster and better with all the blight. If we want to keep our property values up, and make it a more desirable place to live, then we have to get rid of all the old cars,boats,trash,and junk lying around peoples homes! We should encourage people to keep there houses looking fresh and new. Third, Form a program to help lower income and retired people on fixed incomes with

The roads□

We need more shopping. □

Get out there and find name resturants to come here. □

Landscaping, landscaping.□

More family activities.□

Dog park□

Water parks□

Something to do. □

Drive in □

Super walmart.....

Growth and how do we manage it. It seems that every time that a builder/developer comes in front of either the Town Council or planning commission that they get whatever they want despite public opposition against the project and that is how we end up with projects like Mesquite 55 and Palm Vista.□

□

Flood control. Every time we get any rain every road that runs North and South becomes a food channel. The catch basin at Joshua Lane and Joshua Drive overflows every storm and with the new Shack projects the problem will only get worse. □

□

Infrastructer. The town is lacking in maintained roads and approving new projects only makes the problem worse. Despite what town officials believe growth will never pay for infrastructer. Nor will infrastructer ever be The lack of new development to stimulate job and community growth.□

Needs adequate flood control for city streets.

Sewage treatment plant and sewers□

□

Roadway improvements□

□

Keep the small town environment

Overdevelopment without adequate infrastructure□

Home foreclosures

NO DEVELOPMENT! NO ONE BENEFITS! THIS IS WHY ONE GOES DOWN THE HILL! KEEP IT NATURAL!

Sewer system.□

Do something about the empty storefronts in town.□

Do something about the old golf course.

1. Preservation of Open Space, Native Plants & Land Formations.□

2. Stopping Sprawl□

3. Rehabilitation / reuse of the abundant commercial & retail real estate currently available.

The waste water treatment plan.....just get rid of it. This town and it's people will suffer...it's just too

- 1. Need more higher paying jobs
-
- 2. Need to reduce the amount of people dependent on government resources.
-
- 3. Street lights, sidewalks
-
- 4. Flood control.
-
- 5. Improved Roads.
-
- 6. More business friendly local government.
-
- 7. Rec. center for kids to have something to do. Look at lower desert parks and rec. district. They have lots of water for all residents
 - 1. Golf course.
 - 2. Code enforcement. Have you seen the junk in some of the yards, and along 62? I have been dealing with code enforcement for almost 4yrs. Two have quit and I still am waiting for some resolve. By the way, this house is on the road to our Black Rock Campground. National Park!!!
- Adequate water supply
- Roads
- Sewage disposal system
 - 1) Surper Walmart
 - 2) Road repair on hwy 62
 - 3) Get rid of all the pigeons, they are a pest and spread deasese.
- building where not needed when there are vacant buildings that can be used instead. Trying to bring the big city to a small rural comunity. Trying to take away the night stary sky with the idea of more street lights.
- #1 Traffic- Stop inviting people and buisness here that our roads cannot support or put in a toll road. No more signal lights.
-
- #2 Clean and maintain hiway west to eastat all times. no weeds -plant mesquite trees- keep ornamentaly pruned.
- 1) decisions based on greed or that our natural resources/enviornment are not important
-
- 2) Balance growth and development with regard to preserving the environment.
-
- 3)unemployment
- Preserving desert environment which is critical to quality of life and our most important resource.
-
- Promoting sustainable development, ie not overbuilding and increasing dependence on water and energy shipped in from elsewhere
-
- Promoting and educating citizens about conservation, native plants, etc that are cost-effective and satisfying
- There are not enough jobs. There are not enough places to shop and dine. And because of these issues, people will drive to the Coachella Valley for work and since they are down there, they will shop down there, which does not help the economy of Yucca Valley.
- Sewers
- Sewers
- Sewers
-
- Until this is solved, we cannot move forward with other things.

Jobs☐

Small and large businesses☐

Strangling policies/laws prohibiting growth

Growth for the sake of growth is haphazard at best. We need specific plans on where and how growth will occur without destroying the desert environment. We have already done too much damage.☐

☐

Native plant and animal species need to be protected as much as possible. We moved into their yard.☐

☐

The practice of scrapping the entire lot bare for construction should be abolished. Only the footprint of the

Improve traffic flow on Hwy 62.☐

Allow the Super WalMart to be built☐

Job growth.

the biggest one is that we are allowing a status quo to develop even if its wrong for Yucca Valley Ca. to survive. We have the people to do something so awesome it may take 500-600 years to out do if ever!!!!

1. a sound financial budget to tackle conditions of: ☐

roads, side walks, flooding/drainage, improvement of ugly HWY 62, in short improvement of all already existing eyesores ☐

☐

2. maybe, instead of spending \$ 1 million for updating the old general plan (and why so much?), help out with the waste water plant; whose responsibility is this: only the Water Board's or also the Town's?; maybe the Town can urge the Water Board to come up with a realistic plan and be open for the input of the residents☐

☐

Empty houses☐

Lack of employment opportunities☐

We need shopping other than Walmart

More sidewalks everywhere...including in residential neighborhoods.☐

☐

More crosswalks across the highway.☐

☐

Redevelopment of older commercial building sites in town, as opposed to new development of business on

Preserve natural resources☐

☐

Sewer Treatment Plant☐

☐

Protect water supplies

the push from landowner/developers to make money by building in Yucca Valley...I do not believe that they or their supporters are concerned with the community but rather their own pocketbooks.☐

☐

It is a turning point for the town...it should not desire to become an LA wannabe suburb, which it is danger of doing☐

☐

1.Lack of sufficient stores and restaurants for the population base.☐

☐

2.Too much of the traffic requires travel on 29 Palms Highway. New commercial development needs to be in locations other than the highway and other continuous roads through town need to be developed.☐

☐

3.Insufficient employment opportunities will cause people to move.

1. Jobs☐

2. Jobs☐

3. Jobs

Keeping the rural feel of this area. It is why we moved here from the San Francisco Bay Area. □
Let's keep it that way. □

□
Build a sewer. I was raised in a small town in Nebraska that makes YV look like the "big city". And they have a sewer. □

□
Infrastructure is not free. □

This is the only place I've ever been where people who claim to be Republicans are not willing to pay for anything. They want the govnmnt to pay for the sewer that should have been built 20 yrs ago. Get over it. Every town in America has a sewer tax, except the "Conservative Republican" town of YV. □

□
Talk about a welfare mentality! □

1. The need for a sewer system with all it's ramifications including the design and costs. This does not seem to be understood as vital to the life of the community as it exists today. □

□
2. The appearance of the town. Yucca Valley is severly lacking in charm. It's uninviting appearance might be improved by minimizing the signs, having some restrictions on all the notices plastered on the windows of businesses and planting relocated Joshua trees in the hiway medians and along the streets. □

□
3. Tie between Hiway 62 and the golf course. □

We will never be rid of 62 going thru the center of town. We need to treat it like a major thoroughfare, not like some rural country road. Other towns with this situation minimize left turns with continuous medians having through access at strategic locations. Could we not do the same? □

The golf course is a neglected jewel. It's rehab would promote tourism, be an attractive setting, be good for

1. Sewer system □

2. Water □

3. Infrastructure, such as road improvement

1. Sewer system. □

□

2. Availability of water □

□

3. infrastructure

Preventing senseless destruction of irreplaceable native vegetation. □

□

Water conservation and quality. □

□

Encouragement of new locally owned businesses.

1. sewer system and treatment plant □

2. shopping/restaurants (lack of) □

3. stagnation (This town refuses to grow up in a healthy way.)

It has developed without a plan. It's very ugly. You need a plan so it can be improved aesthetically and stop

I. The sewer project done in an affordable way for the residences and businesses. Understanding that the community is largely retired and low income owners and renters. □

□

II. Planned, reasonalbe residential, retail and commercial growth. Not the irresponsible way that it has done in the past. □

□

III. Correct the water drainage problem that floods residences and streets due to irresponsible permitting of building accross natural water flow. □

no jobs
homeless
traffic

The single most pressing matter is a re-evaluation of the mindset that brought about today's commercial blight, abandoned residential developments, and wastewater problems. Either the current town leaders need to re-assess their attitudes toward community planning, as well as their ties to developers, or we need new town stop competing with outside development for land or empty buildings. {pff} need other types of stores to compete with walmart, target, kohls etc. no more fast food.

The need to preserve the native plants, vistas, night skies and healthy environment that make the area unique and inviting.

Water supply/conservation

Sewer project

Enforcing building ordinances

Roads and flood control

Don't know.

1 Sewer is most important in my opinion

2 The need to address the abandoned buildings. These are a disgrace to the community and create a poverty feel to the area. They also encourage questionable activity.

3 An area set up with good walking paths without the fear of loose dogs to contend with.

SEWER, ADEQUATE WATER SUPPLY, NO BIG HOUSING DEVELOPMENTS.

1) The waste water issue should have been dealt with before it became critical. I plan on fighting any attempt for the average joe to foot the bill. Let the CEO of the HDWD, in all his reported financial wisdom, come up with better plan.

I will also participate in the fight against drastic changes in the native plant ordinance. This is a very important issue. The Joshua Tree and the Yucca are obviously an important aspect of life in this area. Please be smart with the native plants.

High density housing. Seems like the plan is to cram as much housing in this town as they can so the hills look like yorba linda or moreno valley and all of the brokers and developers can cash in.

Larger lots with plenty of space should be the norm.

To much development in the way of chain stores which are squeezing out mom and pop businesses.

Preserve the small town feel and rural qualities of life, while increasing both job opportunities and responsible growth, for both housing and businesses.

Implementation & delivery of the planned sewer system, and address the occasional flooding issues on major roads.

A better health care district for the the High-Desert. Instead of going down the hill, zone, and encourage PCP, hospital, labs, etc to be in one area. Bringing the health care providers in to the area will increase tax base, increase foot traffic (shopping, dining), keep funds in YV, increase local jobs and the economy. Work closer with Uncontrolled development with no public infrastructure to support the development.

Trying to make yucca valley into a place that most people moved away from.

Keeping it's rural atmosphere. Improving the appearance by removing the highpower lines along Hwy 62 (the number one eye sore - no amount of landscaping can off set this major blight to the town). Encouraging and

1. Pedestrian safety on Hwy 62.□

□

2. Sewers□

□

3. Preserving natural environment

Overcrowding□

Overdevelopment□

Leadership

Schools, attracting more businesses to Yucca valley, water treatment facility

Become more fiscally responsible to the people by getting rid of the consulting firms. These firms cost more money that they help to our community.□

□

If we dont have the money to maitain the new Brehm sports park, then we should not build it until we do. It is stupid to do so. The money should be banked (So No One can get to it CD whatever)and when the Town can pay for its maintainance then build away.□

□

The build then figure out how to pay for it mentality has to stop!!!!□

□

Stop the stupid idea of senior housing on the Hwy and Dumosa.□

□

Either sell or develop plans to use the PFF Building.□

□

The critical issue is that in the name of development you are destroying what is unique about this place...open space, night skies, and majestic Joshua trees and yuccas. Instead by encouragning Rite Aids and Walmarts you are creating just another sprawl like many other short sighted commnuties in America. Preserve our Natural Heritage by encouraging unique business, town center, parks,museums that will attract visitors rather than

1. Sewers□

2. Balance between development and environment□

3. Jobs / economy

Jobs□

Real Estate values□

need for new investment

Law Enforcement□

Jobs□

Shopping

Sewer system, lighting control,street maintenance

1....wildlife□

2....road repair□

3....jobs

loss of jobs, high homeless rate, too restrictive codes

Sewer system, Golf Course, and lack of jobs.

1. We need bicycle paths and sidewalks with shade trees□

2. We need to manage our urban runoff better (no to a sewer system, yes to better drainage)□

3. We need to improve our schools!

Alternatives to a Sewage Treatment plant - the town needs to think outside of the box. There are other ways to deal with sewage treatment rather than an enormous sewage treatment plant that doesn't even utilize the water that is treated. Do your research.

No more big box stores - instead encourage local business and sustainable green business practices.

Stop allowing people to scrap the land. It's devastating to the desert ecology.

Commit to a sustainable population level - this is the desert with a finite water source!! It's madness to try to

1). Over development. My family did not move here for this place to become suburban sprawl. I am all for new businesses, but let's have a plan.

2). Protect the night skies. Maybe we should stop allowing people to install those giant outdoor lighting fixtures.

3). Protect the native plants. This is a unique place, why do people plow down all the plants on their property. It
1. The sewer system. This will increasingly become a public health issue if it is neglected. Our water supply is at risk from pollution of septic tanks. The Town Government needs to focus on the needs of the community and make some hard decisions instead of reverting to worrying about the next election.

Paying for the Sewer System without driving people out of the area.

Removing roadblocks to development by reducing some restrictions and duplication in permits etc. Streamline and simplify as much as possible.

economic prosperity, town has no cohesion of building no nice malls, places to shop or do business, it is all spread out and appears depressed. All the cheap homes and trailer like houses look cheap. We want town to Preserving the fragile desert environment, including flora, fauna, and the night sky.

Allowing for responsible, sustainable development.

Limiting growth.

Runaway development that destroys the pitifully few charms remaining of YV, and renders it into yet another American McTown--nothing more than a corporate feeding station--sad, sad, sad.

Sewer System

Jobs

Road repair

1. Long term availability and quality of water supplies.

2. Developing policies and regulations that allows for sensible and restrained growth, that prevents sprawl and that improves, not degrades, our small town quality of life.

3. Maintaining infrastructure.

1. Put this sewerline project in a temporary hiatus. It's absolutely crazy to consider this extremely costly item in this repressed economy.

2. Sell town property, build new dog shelter there.

Septic contamination of water supply.

Mom and pop businesses are being shoved aside in favor of big box stores who ship profits out of the area and take away good jobs and replace them with jobs with fewer benefits and no union representation.

Encroachment of development onto pristine desert lands.

Re-develop the golf course to bring needed revenue to the town.

Keep the small town quaint atmosphere.

Keeping a clean water supply,

The sewer system.

The golf course.

Revitalizing downtown.

Maintaining our Rural and Cultural Environment

Retaining existing small business

Obtaining a sensible solution for septic or sewer needs

We need parks and facilities for our young people. We need the town to work with the schools to develop better fields, parks, etc. Many communities work with their schools, however it seems our town and schools do not work together. It is absurd that our students at YVHS cannot use the pool. There needs to be a team effort.

We need to attract a younger demographic. The Town has nothing to offer the young family such as entertainment, shopping and dining. The next issue is that of the appearance of blight. Driving around there are way too many properties with trash, weeds, broken down vehicles etc. The general overall appearance is nothing that a resident in this area can be proud of.

we have had issues recently with people shooting out frontages of buildings, we need to keep the gangs and/or problem individuals under control. The high speed of drivers is causing too many fatal accidents, many of them are the Marines driving back and forth to the base, as well as them falling asleep, it is important to keep our highways and roads safe for our residents!! We need to find ways to get companies interested in coming out into the Morongo Basin and then have jobs available for the residents here....without work we can not survive. I recently was in Laughlin and they are talking about the town closing up within a couple of years if something major does not happen!! I was shocked....the town across the river - Bullhead City is filled with empty don't over build

Sewage treatment to protect the ground water.

Out of control developers who want to put more homes that 4 per acre.

Phasing horse property out would be bad for people who moved here to have their horses in their yard.

1. Lack of CEQA understanding/enforcement.

2. Lack of nearby 4 year college.

3. Absence of good jobs.

Too much regulation

Too much development

Losing small town quality

stop building homes. there are too many people with not enough jobs/ restaurants/ shopping / etc.

for that matter stop building period. yucca is already too big. do we really need a brand new rite-aid when the old building accross the street is just going to sit empty in a mostly empty shopping center. and how did that whold kmart/"mall" work out? too many buildings sit empty while newer, uglier places go up. lets backward develop.

Keep lighting low for night sky viewing.

More things for our tourists to do when visiting the national park.

More local jobs.

Good teachers, learning aids & less children in each classroom.

- 1. Roads, the roads are horrible
 -
 - 2. Lack of entertainment and places to eat.
 -
 - 3. No code enforcement making people keep their houses cleaned up and vehicles where they belong. I feel as
 - 1. Sewer
 - 2. Jobs
 - 3. Growth
 - 1. Perserving the native plants, and natural environment.
 -
 - 2. Perserving our dark skies.
 -
 - 3. Supporting local small businesses. No more Big-Box stores!
 - Water,air,and the night shy.
 - Sewer
 - natural landscaping
 - underground utilities
1. Safety: Changes being made to busy traffic areas by CalTrans will help a lot. We need sidewalks, especially for motorized wheelchairs. That would also reduce the need to drive short distances, because it isn't safe either to walk along uneven dirt areas or to cross the highway.
-
2. Drug Enforcement at the High School. Yucca Valley High School has a lot of children who are using drugs on campus, bragging about it, and being seen by other children who are afraid to report it!
-
3. Keeping the cost of the sewer system as low as possible, for both businesses and homeowners. We know Transparency in government.
-
- Long range planning and harmony in planning for development/future growth.
-
- Possible loss of native desert landscapes, and peacefulness of community.
 - 1. Jobs
 - 2. Loss of sales tax reveunue to lower desert
 - 3. Enforcement of codes, clean up of blighted areas, increasing crime
 - Over building.
 - Conservation (solar, wind, water/grey water)
 - Blight.
 - Developing and expressing a vision of the future.
 - Generating enough funding to provide community amenities and services.
 - Encouraging consensus on how and where future development is to occur and how it will be paid for.
 - 1. Need for a Waste Water Plant
 -
 - 2. Find local way to encourage growth.
 -
 - 3. Find a funding source to repairs our local paved roads.
 - economic recovery without overpopulating and overbuilding in our fragile desert ecosystem and not draining our aquifer
 -
 - highway safety
 -

- 1) Implementation/Maintenance of sewer
- 2) Expansion of parks, etc...with appropriate supportive infrastructure
- 3) Controlled growth which promotes more commercial development

- 1) Sewer and water reclamation
- 2) Code Enforcement - you need more people
- 3) Community involvement in City Council Meetings

wastewater

jobs

services

The Town should consider building a High School and Junior High School.

Hello?

1) wastewater treatment without devastating the ongoing and future business's

2) More jobs that allow people to survive.

3) Wider use of our area. Designate offroad areas that are accessible and no just pushed into a corner. Promote our area as a great place to visit. Mammoth Mountain, which is pristine mountain country, promotes mountain biking, hiking fishing, motocross, racing, etc. We could follow their lead to get more visitors.

Jobs The sewer expense jobs

5. Native Plant Protection: Some individuals move to the desert to enjoy the natural environment and want to protect native plants on their property. Others want to build their dream homes complete with large garage, swimming pool, horse barn and corral, and RV parking covering most, if not all, of the property. With this in mind, please select the option that best reflects your opinion. - Other responses

Answer

b-d

#4 O.K. If State regulations rigidly enforced

Reticulus fees and regulations on local plants

educate the developer, and provide reduced impact fees for saved plants.

Education are you kidding

Allow residents to "pick" and tansplant vegetation before it is distroyed by con

Preserve and protect all desert naitive plants and discourage grading

Let people do what they want with their own property.

Don't clearcut, educate, save our ancients.

Look at the older neighborhoods - native plants abound and were not bladed

make up your minds about the stated "priorities"

Have limited areas for the development of the described "dream homes."

Save the desert plants!!!!

NATIVE PLANTS ARE PART OF OUR COMMUNITIES WEALTH!

Preserve and protect all desert native life to the greatest extent possible.

People should be able to build what they want on their proerty within reason,

Offer adoption of native plants when they need to be removed.

should be left up to the land owner; plenty of them in JTNP

NO CLEARCUT COMMUNITIES

Native plants are NOT protected on MY property .

What an owner does with the plant life on their property is their own business!

It is my property. I should decide the landscape.

Joshua trees are beautiful, but, they are a hazard when too close to a home.

I think your dream home thing is way over board, come on.

Preserve and support all they were here first

if it's private property then let the owner deside

Native plants should be protected or transplanted when feasible.

Preserve and Protect ALL indigenous desert plants AND animals!

BALANCE

If you want to preserve the plants buy the property then do as you wish

6. Hillside Development: Some individuals enjoy looking at the natural surrounding hillsides with no structures obvious or visible on the slopes or ridgelines. Others want to build their two-story dream home in order to have the best view possible from their ridgeline property. Please select the option below that best reflects your opinion. - Other responses

Answer

WHO WILL BE RESPONSIBLE FOR FLASH FLOOD DAMAGE WHEN THE SLOPES COME FALLING DOWN

I don't like any of the different views, there are good points to them all.

I think everyone has the right to build their dream home

Hillsides O.K. Ridgelines not.

This survey is missing a huge opportunity.

Two story homes should not be allowed if impedes the view of other homes

Do not allow building above specific heights, consider watersheds/ washes

Should be done case by case. I can't tell someone what to do with their property.

Tuck new homes in to their lots - avoid grading slopes

build where and what you like, but require that cut/fill be well engineered

The town should not allow development.

the town promised to have a one mile buffer zone around the Town

Protecting all native vegetation with ordinances and strict enforcement

to late now

#3 but nothing on ridgelines

Ridgelines should be preserved, but people should be able to grade and contour

7. Outdoor Lighting: Some individuals enjoy a dark night sky so they can see the stars. Others are more concerned about safety and security and want their property brightly lit. How would you rate the following statements when Town regulations are being written? Please check the box that best applies

Answer

SOME INDIVIDUAL HOME OWNERS WANT TO LEAVE UP THE LITES THAT THE STORES CLEANED OUT AT 50% TO 65 %OFF SO YOU WILL ALWAYS HAVE SOMEONE THAT LIKE HIS JUST AS THEY ARE .

MANY CITIES MANDATE START THANKSGIVING WEEK AND TAKE DOWN NEW YEARS WEEK

Solar battery LED lamps are less expensive and less intrusive, while providing sufficient light for normal sight

The first one will allow people to be a pain in the butt to the people next door and so on, that is crazy, are you guys on crack or what?

Light pollution is a serious problem in YV. The glow from YV is visible from all parts of the Morongo Basin.

all lights should be shaded

#1. Since this issue has been mandated for several years why the need to change and decrease the joy of living here?

Remember Phelps???????

If we do not preserve our night sky we will lose the tourism that draws people to the Joshua Tree National Park to view the night sky. 29 Palms the Marine Base are committed to preserving the night sky for the observatory

WE the people are disgusted with the focus on a light bulb wattage.

TRULY ridiculous.

Please use your powers which are granted by us to you the city employee to focus on helping small business
Wattage is no longer a valid measure of light intensity with newer LED lights. An ordinance should be updated/developed with the assistance of experts from the field who understand night sky issues: here is a contact Teri Jackson, Seaport Lighting Inc., Cell: 760-969-8348. Teri has a expertise in this arena.

This survey suggests creates a false dichotomy -- dark skies VS Safety. Bright lights and overlit areas actually hinder law enforcement and safety by creating shadows. contact Teri

Even 75 watt bulbs at the front door can be very intrusive in an otherwise dark neighborhood. Would prefer

Education I can't stress it enough

Down town businesses should be exemp

how many people have to be killed because of no lighting on hwy

IF THE TOWN DOES NOT ALLOW OUTDOOR LIGHTING ON □

MY PROPERTY AND MY WIFE COMES HOME ONLY TO HAVE □

SOMEONE HIDING ON MY PROPERTY OF WHICH SHE CANNOT SEE.. BECAUSE THE TOWN DOES NOT ALLOW, WILL I HAVE A RIGHT TO SUE THE TOWN, DUE TO THE TOWN LIGHTING ORDANANCE

An example: the SFR on Richard Drive on the west side, nearest the highway has a light standard at lease 20' high. It has a bright light, totally unshielded that blots out the stars for at least 3 properties in any direction. □

Nothing more than a flashlight should be exempt.

I understand the "Dark and Starry" night thing. But it again, the Town seems to cave towards the load minority.

Common sense is out the window here. Yes, we do want to be considerate towards others, but if I want a

security light on my house, I should be allowed to do so, even if I want a switched floodlight to allow my kids to

play basketball in my driveway. But according to the current codes, I cant do so. So I am technically illegal doing

There should be strict guidelines about sheilding all lights and using low wattage LED fixtures. Lighting the sky is

unessary and inefficient. The eye needs to adjust naturally. More lights do not equal safety. Smart lighting does.

Auto Dealers should have to shut lights off after a certain time like 8pm.

Protect the night skys.

Low level lighting is ok but a limit should be set as to how many you may have.

Even with restrictions on wattage - if outdoor lighting included several or many fixtures with only 60 or 75 watts the impact would be negative to dark skies.

There is an outdoor lighting ordinance. Once again the "what you want to be known for" issue is what will

Rules should apply to businesses too! The Phelps lighting was absolutely horrid and could be seen lighting the

Studies have shown that outdoor night lighting actually aids criminals. Many of us came here for the space and

dark night skies and do not appreciate city people bring the city with them.

There is a strong need to enforce regulations in place.

A guard dog MIGHT make me feel safer and more secure than relying on outdoor lighting. If one doesn't feel secure here, there is always other places to move to.

Really? We have such a unique resource here that attracts tourists. This shouldn't even be an issue.

I greatly favor the prevention of light pollution and degrading the area's access to a clear and visible night sky.

There is not a dichotomy between night sky friendly lighting and safety. Brightly lit properties are less safe

because the surrounding darkness becomes easier to hide in. Law Enforcement agrees. NIGHT SKY

Don't allow people with money to have an exempt for the outdoor lighting regulations. Outdoor tennis courts and need more info on the major reasons why/how a dark night sky is compromised

Citizens should be discouraged from using any lighting as a theft or crime deterrent. It's not very effective and

the sacrifices are not worth the gains. Night was meant by nature to be dark, not just for us but for all plants and dark skies are an attraction for homeowners and is a unique resource that should be protected. the large town of

santa rosa, ca has considerably less light pollution than the town because they enforce their ordinances. the dark skies committee has attracted a lighting engineer from the low desert who has been working to rewrite their

SOME PEOPLE IN MY NEIGHBORHOOD USE VERY BRIGHT SECURITY LIGHTS...THEY NEED TO GO TO

MOTION LIGHTS! I UNDERSTAND SOME BUSINESSES FEEL A NEED TO HAVE THOSE ALSO...PUT

THEM ON TIMERS...MAYBE THEY CAN SHUT OFF AT SAY 1;00 AM OR USE A MOTION LIGHT.

Security can be achieved with low level, shielded lights. Police will tell you that high wattage only increases

This is a case of property rights. If town had adequate street lighting some of this would be avoided.

Businesses should have some requirements to preserve night sky, but to enforce a lighting ordinance on

The sky view is why we moved here!!!!

Outdoor lighting should be discouraged but solar lighting should be encouraged.

Yucca Valley should follow International Dark-Sky Association guidelines for outdoor lighting ("objective, third-party certification for luminaires that minimize glare, reduce light trespass, and don't pollute the night sky").

I have no problem exempting low level lighting DOWNTOWN - as that's a lost cause. Say within 1000 feet of

The NIGHT SKY IN YUCCA VALLEY IS DISGUSTING. ALL YOU SEE ARE A BUNCH OF BRIGHT LIGHTS ALONG TWENTYNINE PALMS HIGHWAY AND ADJACENT BUILDINGS AND SCHOOLS. NOT WORTH
I would not like a neighbors 300w flood light pointed at my bedroom window, however there is no doubt my neighbor and I could resolve that. I think what was done to Phelps was criminal. And WM as far as that goes. If you sell me ag property and I want to build a chicken ranch then I should be able to, otherwise don't zone it ag. County code has done a good job of these parameters but is not enforcing them. Local home supply retail Night skies are polluted by ANY unnecessary lights! Have you idiots learned nothing from Phelps car lot???

We are not Los Angeles. The beauty of the area is its open, clear skies. Besides, light pollution is POLLUTION. security will not be much of a concern if development is halted or reduced.

More street lights are needed in some residential areas. I do think that commercial lighting should be kept to a Lights just help the thieves see better. □

We can capture a tourist base from astronomy with dark skies, that you cant get down the hill.

We need lights for safty.

Our night skies is one of the things that we can enjoy. To exempt residences from lighting ordinances would only encourage people to put up floodlights to light up and protect their property at the expense of the night skies Ask the National Park, which brings in many vistors what they think. If you want outdoor lighting move to the big Its not rocket science no lights in the desert. It is our town lets enjoy it,you want lights go to the city.

Night sky ordinances offer many many benefits and good leadership means making a case to the citizens for The town needs to get much more involved in outdoor lighting regulations and compliance. The towns own parks are some of the most serious offenders. If you need lights, move to Las Vegas. □

Our night skies are one of our most significant assets. It is time that we realized this and acted accordingly. this is critical to the establishment of the town as a forward looking entity

Lose the dark skies and we lose the tourists. □

Lose the dark night sky, we become just another ticky-tacky S. CA city. □

Same with the ridgelines.

Unshielded outdoor lighting, whether commercial or residential, destroys the atmosphere that makes the Morongo Basin unique and actually depresses real estate values--and the community's economic prospects. In the ten years we've lived in this area there has been a great degradation of the starry skies for which the area was famous. This needs to be halted and reversed.

The ordinance already exists. It is rarely enforced. I have neighbors with way too bright of lights but nothing is enforced. I am reluctant to bring it up with my neighbors. □

□

The ordinance, when properly applied, does not jeopardize security if the right fixtures, lenses, bulbs and practices are used. Educating the general public would be a good start. Having the planning commision and Darken the skies, enjoy why we all want to live in YV! Through simple actions it will greatly improve our quality Without some regulation you will eventually not be able to see the stars...just like in LA. This will not make Light polution is relatively easy to control and should be.

Some regulations are necessary but a "common sense" (it that still exists) approach is needed to regulations which should keep regulations short, simple, uniform, understandable, consistent, affordable and enforceable.

If they can limit outdoor night lighting in Tucson, as well as other places(and they do!), you can do it here!

I loved the night sky - a neighbor moved in 4 yrs ago and put up 25 huge lights and were on all night - when I drove home it looked like a landing strip. I asked and asked her to either point them down or eliminate, no use, now dark as she lost the house - and good for all of us around her. Most people don't care about others, only what they want - shame on them!! We want to see the night sky and can not when all the lights are on, and the I love the night sky here, I have a telescope. I complain to new neighbors all the time about their unshielded lights. People from the big cities move out here and the 1st thing they do is put up a big street light because they are afraid of the dark. The stores should sell only shielded lights, they don't help the ordinance at all by selling how many places are there left where we can actually see stars. if people want to live in the city, go there. don't mow down my desert to simulate orange county.

Keep lighting low for night sky viewing.

I lived in Hawaii and they had plenty of lighting without effecting their observatories. We lose high school students every year, because they are hit by vehicles that do not see them. I think that putting stars before There are very few areas left with dark skies. Many people come from the cities to enjoy the stars. We need to Too many people do not understand that the effects of their outdoor lighting do not enhance security, but instead defeat its purpose. more light is not necessarily a deterrent. More use of motion detector lighting close to the ground should be promoted. (How about motion activated sprinklers to deter prowlers and graffiti artists instead

8. Old Town Area: The existing Old Town Yucca Valley Specific Plan includes commercial design guidelines for the Specific Plan area (westerly portion of the Town), which generally includes the area from Kickapoo Trail to Church Street. One overall goal of the Old Town Specific Plan is to create a pedestrian friendly environment similar to Old Town Temecula or downtown Redlands. Please check Answer

It could be made MUCH better and become a real attraction. Who on earth is attracted to grocery-store anchored shopping centers? YV looks like the low-rent district of any given suburb anywhere. We have unique and wonderful things here, heritage and history. Let us USE them, in Old Town, to create a tourist area that will Let's keep Old Town old please.

THERE ARE ENOUGH JUNK FOOD RESTAURANT ON THE MAIN DRAG . I BET IF YOU ASKED THE OWNER THEY WOULD NOT LIKE AND MORE COMPETITION. THOSE THAT ARE THERE ARE It is only money that no one has right now....

The Old Town atmosphere would assist Yucca Valley Tourism and locals. I grew up in Redlands and their The highway is so wide in this part of time I can't imagine how it will ever become "pedestrian friendly." please no huge apartment buildings on hwy 62

Decoration is not needed. Business types, such as grocery stores and mid size retailers

Question 4 too vague. It is a statement, not a question.

Conformity in building styles show a lack of creativity and create a sterile environment. For example track home buildings project a very antiseptic and none family oriented feeling.

Many retailers there are doing a great job of preserving what the rest of the highway should aspire to. Sidewalks The old town district in Temecula used to be the main highway but has been bypassed by the 15 Freeway, making old town Temecula feasible for a pedestrian district. The amount of traffic, especially truck traffic on Hwy 62 through Yucca Valley would not be conducive to creating a pedestrian area. Such a district would need It will be difficult to see the Old Town Specific Plan to fruition, as it is in the Phase A portion of the sewer treatment plan, and old town owners and/or merchants won't be able to pay for that.

this is really the only viable pedestrian oriented portion of town so we need to preserve that aspect of it. having said that, the expansion of hwy 62 into 6 lanes is going to kill whatever pedestrian options you may have unless I don't mind the wait, just keep moving forward aqs we can with plans,etc.

I like the idea of having a Town Theme and sticking to it. I think you need to be flexible with developers if you expect them to invest in the City with their projects. There needs to be a "happy median".

Unfortunately Yucca Valley buildings are close together like Temecula or Redlands, plus we dont have the sidewalks.. We need to do something to improve the cosmetics of old town as this is the first image when Old Town is a blight on upward thinking development. However, a pedestrian friendly environment is very forward thinking. This is not rocket science. How many people go to Old Town? Few. Most want to get through The Old Town master plan is a joke. There is no need to reroute 62 to preserve the area. That part of town never had or will have anything comparable to Old Town Temecula or downtown Redlands. Those places are true HISTORIC places. Our Old Town isn't even old enough to merit any real historical value. The only place that will ever have that wanted charm would be Pioneer Town. I do think keeping that area dolled up would be There should be strict guidelines about sheilding all lights and using low wattage LED fixtures. Lighting the sky is unessary and inefficient. The eye needs to adjust naturally. More lights do not equal safety. Smart lighting does. One and two are loaded questions.□

Starting with "I like this area" and "This area is okay" then having the the second part be completely unrelated to the opening sentence is in fact DISHONEST for a poll of this sort.□

Therefore no opinion is the only option.

See my earlier comment. I think this is a gross waste of time and money.

This should be our #1 focus for development! High density, seniors and families, public transportation, bicycles and pedestrians, walk to shopping for basic needs!!!!!!

Preserve and conserve the perimeter open space!!!!

Mixed usage is terrable. Just look at Paradise you have apartments and houses next to each other and look at that mess. No one wants to live there. You need to be careful about what you do concerning Zoning and have less apartments that breeds crime and bad elements. Look where the apartments are and you will see the worst part of town. Commercial on the Highway represents the town to people when they come in to town. Let's look If jobs are provided to local contractors I would agree!

It isn't possible to create a pedestrian friendly environment along a heavily traveled 4-lane state highway!

Limited to two stories, I like the idea of combining commercial and residential. Best of both. Can still see the I would like to see a consistent quality design with small shops and perhaps some condominiums that blend in. There should be lots of Joshua trees and cafes with outdoor tables overlooking maybe a park or something

Regarding question #2

This area is okay, but Highway 62 is the main thoroughfare for the Town and projects in this area should have a better quality of design and architecture.

This is really 2 issues. Temecula and Redlands old town areas DO NOT have a state highway through them. This has nothing to do with the design and architecture issues.

Old Town is a treasure to our community as it strongly attempts to embody our rural, rustic atmosphere. What a great way to greet and capture the tourists who travel through as well as give our residents a viable reason to travel Highway 62 in and out of town and frankly, never gave it a thought about the area having 'a better appearance' - I'm sorry to be leaving home going out, and coming in, I'm grateful to be back home. I suppose Make it UNIQUE and attractive to tourists. Use existing designs and buildings...otherwise, why bother to call it Need more big stores.. Keep tax money and revenue here not down below

if taxes are raised, this will be the time we consider moving out of here. If it is "only" sales tax, more reason to I think this question and the available answer choices miss the point.

emphasis on vision is needed in the general plan update: the west is the cultural end, the east end has grocery and supply stores. the old town theme works: temecula has a huge draw of tourists to their old town. the town can improve events sponsored by west-end merchants, ie christmas parade, grubstake parade, etc so that these events can improve. this is the most likely area that pedestrian traffic will occur and why the el paseo area in YOU KEEP TALKING ABOUT IT...DO SOMETHING. THE OLD SAYING " BUILD IT AND THEY WILL COME"! YOU WILL GET YOUR REVENUE. IT TAKES MONEY TO MAKE MONEY.

I work in this area and believe it attracts people to shop and eat here because of its current style and ease of approach from the highway. Don't mess with something that already works fine.

I agree that pedestrian oriented shopping and dining is important, but at what cost. Existing plan is to reroute and slow down highway - with Caltrans issues already happening, our River travelers will cease to spend or come through town. Better design needed, and before this happens, need development first at other end of More public transportation is needed. Maybe even a Wagon Train utilizing "Old West" style horse and buggy. Tie ups at merchants would be keeping with the theme too. Anything to lower the need to drive a car. Only bring in a Sprouts or Trader Joes or Clarks or Fresh and Easy. NO MORE STORES!

Old Town Yucca Valley is a perfect location for live-work-shop-play revitalization if done carefully to maintain the unique desert character of the area. This type of town center can drive tourism and destination shopping and dining (why I head out of Yucca Valley to Joshua Tree's little downtown shops and restaurants every weekend). Multi-storied buildings should not obstruct others views.

Don't be too tricky with these questions - obviously Highway 62 needs "a better quality of design and

This is not temecula or Orange county, think outside the box only if you can afford it.

NOTHING is more important than leaving this area unique and rural. Otherwise no one from the city will ever You can't make a silk purse out of a sow's ear.

You have talked about old town for yrs. But bought the old bank building instead. Come on.

I don't agree with moving the highway. I do support the west end's antiques, coffee house, patio dining and arts

Pedestrian friendly environment and Highway 62 will never mix. □

Old Town should be pedestrian friendly, but it should be moved away from Highway 62 (like Old Town in Temecula, CA) or Highway 62 should be moved around Old Town (like Old Town in El Monte, CA).

note again we need new engineering talent

No opinion on number 3 because it is a trick question. Who chooses the definition?

One of the beauties of western architecture is the single story building. Please, no multistory buildings.

"Old Town" does need a new face. However, to spend the money to reroute traffic north and south of 62 with Rather than changing the route of the highway, Old Town should be further expanded several blocks back from either or both sides of the highway. A parking lot needs to become part of it so that a pedestrian shopping/dining area can be enjoyed and seen from the highway without undue traffic interference.

I thought that Hwy 62 was to be rerouted along Yucca Trail to accommodate the pedestrian friendly design already presented to the Town. This seemed like a very workable solution to keep traffic flowing and have a The National Park and other local recreation activities draw many people through our area on SR 62. Give them a good reason to stop and enjoy our town. Artistic architectural development, preservation of the rural character and native plants can all blend to help create this atmosphere. I would rather see tourist revenue than housing DO NOT build multi-story buildings. 1-2 is fine, NO HIGHER. We are not P/S, P/D or others. We moved to YV for a rural lifestyle - PLEASE respect this. Development or re-development, mixed use, businesses are great and want to keep \$\$ in area -but please do not over-develop, and no more than 2 floors.

This is the old area of town. Until all the areas building are occupied the area will continue to be a problem.

Development of this end of town needs to be encouraged and possibly be rewarded.

I think a pedestrian friendly environment, similar to Old Town Temecula is a good idea.

All good goals. Again, each development needs to be evaluated on its own merits and should include how well it blends or "fits in" with its immediate surroundings. Must avoid rigid "standards" that result in a bland, not too many of the businesses in this area are doing any good!! how many have opened and closed and then opened and closed and how many are empty now?? Do you really think that having more of friendly walking area will make the difference??? I don't think so!! That road is very busy and lots of people use it heading to L.V., the river, Marine Base, or just going back and forth to their jobs.... I love the western look but there is more Yucca Valley is an architectural nightmare. Respected professional architects need to get involved.

We are not Temecula or Redlands. Leave us alone.

i love old town. lets make as much of yucca as we can more old school.

More things for our tourists to do when visiting the national park.

I don't know many people who go to old town anymore. The majority of people hang out at the starbucks plaza.

We can't make it difficult for the little guy, nor can we change the corporate logos/colors of the big companies with our rules/guidelines...we need the job opportunities!

The whole town needs this, not just old town

The local property owners and/or their tenants need to show more pride of ownership. If not, no one with a money or a vision will want to improve this area. Any town of YV rules should be enforced to clean up the current

We are a rural community. Most of us drive considerable distances to shop, work, and for entertainment.

Pedestrian oriented shopping and dining opportunities imply proximity. How can this occur without an influx of more residential properties? I certainly don't want more low income apartment complexes in Yucca Valley.

9. Development Intensity. The Town has three primary areas or districts along State Route 62 (SR 62) where new development types could be encouraged. These include Old Town and the west end of Yucca Valley, the Town Center which includes areas on both sides of the intersection of SR 62 and SR 247 / Old Woman Springs Road, and the East End which includes the Home Depot/ Super Wal-Mart development. With these three areas or districts in mind, please check the box that applies to each Answer

We do not need more generic suburbs. That kind of development detracts from the area. We need to position ourselves for a tourist trade and USE JTNP. The highway is UGLY. Let's redevelop Old Town and finish ONE project before we start more projects that will just detract from the town. Who needs another cheap, low-class, High density housing brings too many costly demands on infrastructure and takes away from the small town

WHY PUT IN HIGH RISE WHEN SO MUCH LAND IS AVAILABLE , I WOULD RATHER SEE DUPLEXX RESIDENCE SCATTERED AROUND A TOWNGOLF COURSE .

Neighborhood specific as needed.

#1. if you mean lots of small buildings then why not say so?□

What is a small lot? 1 acre. 10 acres. 1000 acres?

Multi storied is a bad idea, it cuts the view of our community.

Keeping big box stores and commercial structures in the old town industrial area-hidden away.□

Keep 62 and hill sides free of HDWD/Superwalmart and other large corporate developments.□

NO large multi level structures.□

The existing 62 does not support more traffic.

Apartments and condos loated over commercial stores? Yes, of course.

this section was poorly designed. We have three different districts in town. These questions would not be answered the same if I was allowed to answer them based on each district. for example, the first question is strongly agree only for the old town area, not the others. The last question is also strongly agree for old town I've lost interest due to lack of reality

I can't see this type of enlarged development being successful in this town.

We need to get that sewer system on the highway ASAP. We need a BETTER variety of restaurants.

Consider mixed uses side-by-side or front to back. Hesitant to support multi story building that may disrupt the viewshed. High density residential development should be aware of military flight routes. Helicopters tend to be loud and building homes under a flight path should come, at minimum, with disclosure and the use of

Not sure what your question means: □

Clustered small lot development in close proximity to SR 62 should be encouraged

Pedestrian corridors as you are proposing at first seem like a good idea but have historically been hot spots for crime that is hard to patrol.□

Always, always keep commercial and residential apart. That's basic planning.

Populations in high density residential developments create infrastructure requirements in excess of their

You have got to think about any combining of land usage. it could look trashy when you have lower income

housing and people next to Commercial. Lets look good to people who judge the town when they come or live

No high density, no more than 3 stories max.

I don't think multi-story buildings are appropriate for this area (meaning above two stories). I like the idea of small clusters of homes/apartments in walkable proximity to small commercial areas.

Yucca Valley doesn't have the water to host any more housing tracts

High density residential development is lethal to any community. It breeds lowered status. Have we not learned anything from communities that exploded with cookie cutter congestion? We have enough eye sores in Yucca Valley already. Stop Rowe and Hagerman from creating more and pocketing their prize for doing so.

This basin is NOT suited for high density development. If you want a big city feel, go live in one.

Who has the funding for all this? Have you checked The Way Station lately? The senior lines for food?

And all this without a sewer system and no guarantee of water delivery?

I hate to see new residential areas built when we still have an excess of unoccupied homes in the town. Also, the "housing tract" on Acoma fizzled. I don't want to see another fiasco with the clear cutting of land to only see No high density development should be planned.

No new housing developments/// Enough houses available in all price ranges

Less development, fewer people. Why are these development questions even being asked? How many vacant homes and foreclosures are there in the valley now? This question does not address the new and urgent development on the east end should not look like tijuana meeting the U.S. border: i.e. intensive development that stops at the border of jt. development needs to be the town center area where much of the infrastructure

I LOVE THE FACT THAT PEOPLE CAN HAVE A BUSINESS AND AT THE END OF THE DAY THEY CAN GO UPSTAIRS OR TO THE BACK OF THE BUSINESS AND LIVE. OF COURSE IT HAS TO BUILDING CODED CORRECTLY. ENCOURAGE PEOPLE TO BUY NOT RENT BUY GIVING TAX INCENTIVES. IT WOULD HAVE TO BE A VERY VIABLE BUSINESS, SOMETHING THE COMMUNITY REALLY NEEDS. THAT MIGHT

This question is doomed. Anything above will be met with opposition and lawsuits from our good friends and neighbors in Joshua Tree. Thanks to the coalition and david fick etc - I dont see any of this happening, unless Town grows a pair and moves forward anyway. We are hindered by outside entities.

Would take more time than I have to understand what my answers mean.

ENCOURAGE GREEN BUSINESS. Encourage walking, riding bikes, riding horses. Wagon Train ferry for people. Put in horse trails and hitching posts. Decrease the need for cars! Put in a Sprouts, Trader Joes, or Maintaining rural feeling.□

□

Having developers pay ALL the costs resultant from the impact of their developments. Storm drainage, surface improvements, traffic signals, parks, school facilities etc. We don't need take the money and run developers who leave the existing population pay for their profit taking.□

□

Limited mixed-use development on a scale appropriate to the desert (two stories, shops below, condos above), with pedestrian access would be appropriate but only in tandem with a full-scale strategy to revitalize existing vacant commercial properties, preserve the desert ecosystem, and plan around a town's desired ambiance - We have many unused and underused commercial buildings already, so we do not need to blade the remaining undeveloped lots along and near Hwy 62. Development is already turning Hwy 62 into an ugly commercial strip that is out of character with the scenic beauty of the area. Yucca Valley is becoming an eyesore that other DEVELOPEMENT IS A PONZI SCHEME. BUILDERS WIN BIG,EVERYONE ELSE PAYS FOR THEIR we are not Anaheim, Santa Ana or Las Vegas! Don't continue to permit new slums. Set the bar high and the property values will follow. Nature is our attraction and will attract high-end buyers if we protect it - think We are NOT a city. A c-i-t-y is what LA is so move there if that's what you want!

why not fill the empty businesses first, then worry about building more.....

What kind of question is that last one? Are you people out of your minds even considering that? Commercial development invite vermin of all kinds. It does not mix well with residences.

Multi storied development is not needed, this isnt downtown los angeles

Won't comment on any of these stupid ideas.

All of yucca NO HOUSING ON 62□

All of yucca NO INDUSTRIAL ON 62□

□

62 does have some eye sores from Acoma heading west. If its a equipment rental facility we dont need to see there is a lot of vacant property. use that first

The only high density development allowed should be apartments. High density homes should be forbidden.□

Why do we want to put our Wastewater Treatment Facility out on our front porch for the whole world to see and walk to shops done rite can benefit all note again we need new engineering talent!

I am sorry, but I don't understand what the Town envisions when talking about commercial/residential development. There are still too many empty store fronts (where are the eager developers to do something with those?)and I don't know how high the demand is for residential/housing development; I see empty houses all over the place. as long as I don't get a clear picture about the REAL situation here in YV and its REAL needs I Need more information to have a meaningful opinion.

Multi-storied development would ruin this area I feel. I really don't even care for the walled community idea. The wall in front of the new rite-aid bothers me, but I know it's a retainer so I can live with it. I really don't think there is any good reason for high density here. I think we can afford to keep our rural feel and achieve healthy goals. Property directly on SR 62 should be reserved for commercial/tourist/scenic concerns. At least a quarter mile back from the highway is preferable for residences both for noise and the safety of children who might run out into the busy highway. A waste water facility being directly on the highway is an ugly, smelly thing be exposing tourists and residents to in the middle of our main commercial corridor. Couldn't it be moved a block or two I'm not sure of the question so don't know how to answer. Sorry

Where is the choice that says slow down on the developemnt? And you make it sound like the Super Walmart is a done deal? Are you kidding? We have a Walmart...they should have built a Super Walmart the first time!
How about 1 home on a 1/2 acre? People have space. I don't see any good choices above. Sounds like you already have a plan and are just going through the motions of inviting public opinion.

Thoughtful, rural, local, pedestrian friendly, native to the area - this is what we want. We do not want to stop or discourage development - but it MUST be realistic to the needs of community. 2 story building if residential - and only on Hwy. 62 anything higher; and then ONLY in specific business zones - PLEASE!

we prefer not to see multi-storied structures in yucca valley, besides what is already here

What do you mean by "High Density? Multi story apartments of less than 600 square feet each? Large condominiums of 1500 - 5000 square feet each? perhaps we need to set a maximum (preferably on the "low" side) as to the number of units and total square feet per acer to avoid creating future "slums" with all their All development should be limited, including new residential.

I know the Town needs sales tax revenue, so sales tax generators need to be brought in along the highway. Any building built above a second story would cause a negative atmosphere for those that live in the surrounding ares. Loss of view of our pristine hills and the feeling of a rural atmosphere.

don't want any more residential developments....again, how many thousands of homes do we need sitting empty??? why build more when there are so many available now, don't you realize having all these empty stop the building

More local jobs.

we need to keep residential out of the Highway 62 area. We need smarter development.

Yucca Valley does not need anything HIGH DENSITY

High density residential development will destroy our small town rural atmosphere. Water is always an issue in the desert, as well. I choose to live in the desert for a reason. If I wanted the coveniences of a larger city, that is

11. Business Parking and Public Transit: What best describes your opinion regarding parking and public transit in the Town? - Other responses

Answer

I would LIKE to take the bus, but it's not a decent system.

I would like to see huge parking lots reduced and trees interspersec

I've lost interest due to lack of reality

Parking is fine, but I do see folks with RVs who take up 5 or 6 spaces.

MBTA should run on Sundays

Parking lots are not pretty. Buffer them from view-75 feet of native.

MORE PUBLIC TRANSPORTATION!

I would walk or take buses if there were more buses available.

DONT USE IT

19. Are there public facilities or public improvements, such as repaving neighborhood roads, for which you would be willing to participate in an assessment district? - Comments

Answer

At this time only for road improvements

Our roads were just re-done. Sewers would be nice, but development needs to be paid for via bonds and with minimal assessments, and all assessments over a long time. Don't these idiots know how depressed this area is? How property values and incomes have fallen? We can't afford anything. We need development that will

An Aquatic Center

IF THE PAVING WERE OF BENEFIT TO MU 10 ACRES I WOULD WANT TO SEE THE COST BEFORE I

When the town learns to stabilize decomposed granite as the salt company has specified for dirt roads undergrounding utilities

sewer

Why?

We have the sewer cost to think about.

The short answer is yes, however when the town requires a developer to put in medians or when the town puts in medians, the town should maintain the landscape in those medians. Its really sad when the landscape in the Home Depot medians was allowed to die. The medians on the rest of the town are not maintained in the Not enough information to be able to answer you question

The Town should form a Town wide dirt road maintenance district and provide funding options so all the roads in town will be safe and the financial burden shared by all the residents who live in these areas... however, I don't live in YV so this is a theoretical answer.

Get rid of all dirt roads within the Town limits in the Hwy 62 corridor.

Our commercial area is already fully improved.

sewer

Park & Rec planning.

Indio from Buena Vista south to Douglas, and Douglas from Yucca Mesa to Indio.

Bike lanes, kids parks

repaving neighborhood roads

The Town already has the money available for these improvements. These improvements were already promised as part of incorporation with no increased taxes. None of these promises have been kept. Incorporation I'd be willing to be part of an "Old Town" assesment district that funded a specific strategy to make it happen. depending on the specific project.

None are needed in my area

We better worry about sewers right now and work on roads later

Make the medians maintanance free, quit blocking the damn traffic through Town to clean the medians!

Are you kidding? You have a lot of nerve even proposing the idea of other assessment districts with the existing

I would like to say yes but without specifics it's difficult to know - I'm especially hesitant because of the massive Grading dirt roads and using a surface that holds the dirt down would be a good way to maintain roads and have the neighborhoods with dirt roads contribute to better air quality for all...these things happen now but not in all Assessment district=sewer assessment district in my mind

We are taxed enough already, especially in this economy. Do you really need to control EVERYTHING in we're retired on fixed income

We should try to keep infrastructure viable during the transition, pothole repair, etc.

THAT MEANS INCREASING TAXES! HERE WE GO AGAIN! WE ALREADY PAY PROPERTY TAXES TO THE COUNTY OR MANY OF US DO, TAKE IT OUT OF THAT. DIDNT CITIES AND COUNTIES WANT TO KEEP MORE OF THEIR LOCAL MONIES? MAYBE A TEMPORARY AND I MEAN TEMPORARY INCREASE IN SALES TAX THAT WAY EVERYBODY PAYS FOR IT. STIMULUS MONEY? WHERE IS OUR FAIR

I would like to have utilities undergrounded.

This question should be explained more clearly. What is meant by "assessment district" and "participate"?

Just what we need more assessments

n/a

I live in Landers

Don't know what an "assessment district" is so can't choose

HORSE TRAILS AND PAVE WASHY AREAS OR BRIDGE.

I believe a plan should be made to upgrade all roads to pavement and make assesments to support it.

We moved to Yucca Valley in 2010 for the rural character. We would have bought in Moreno Valley if we wanted suburban sprawl, sidewalks and high utility and property tax fees.

pave dirt roads.

this improves value for city.

if people pay property taxes, they deserve

paved roads, or at least maintenance of these dirt roads.

the city should not say what dirt roads should

be maintained and what dirt roads not maintained.

this is taxation without consideration.

this type of service could lead to a class action

law suit.

Yes, if they really NEEDED it, and it wasn't just pork/makework.

TOO POOR

NA - I live in Pioneertown

don't live in yucca valley; another desert community that is being highly impacted by everything yucca valley does, ie. heavier traffic going through community to get to yucca valley

public roads, only.

You people are already wasting my tax money on things like: polluting our ground water, providing vehicle allowances for town council, and wasting water. If you can't pay it out of the city's funds (or YOUR pocket!) leave. If the town wants more houses and more stores, that bring more traffic to the areas then the town should pay not the people who live here because they like the rural feel.

I want to see sidewalks and street lights thru out the city. This improves safety and makes it easier for people to water to la contenta road

I live on Black Rock Canyon Rd. Have any of you driven on it?? The town says it belongs to the park and the park says half belongs to the town. How's that for passing the buck??? And all of you are worried about the Possibility--but it is not that simple and depends on factors of assessment amount, length of assessment, direct If used to maintain existing roads

I'm not familiar with the case for or against paving more roads but I generally believe in assessments and taxes again we do not have to use asphalt nor concrete we need new engineering talent

Making Yucca Valley a "walkable" pedestrian & bike friendly town would increase enjoyment and property values. I would love to see improvements made during the installation of the sewer system that would link road maintenance

The town should pave all roads.

Raise taxes or sell bonds if necessary.

We all live in this town and we all pay our fair share.

I've noticed that streets south of SR62, for example Sky Harbor are frequently worked on and maintained while north of SR62 like Grand, Cholla and surrounding streets are "bandaid patched" at best. If the city is not going to repaving only, new paving should be assessed in the construction and paid for by builder and owner

Safe designated walking paths

You assume I know what an "assessment district" is. I don't. Don't sign me up for anything that adds more tax to my tax bill or involves using a back-hoe to transplant a Joshua Tree!!

I would like to participate in anything that will help bring common sense and the voice of the people to the table.

Country Club area roads are horrible - knowing that the sewer project will come in the next 2-3 years is acceptable for now; but once in place this area needs to be repaved. We do not want a CDD or Mello-oro - but if the taxes were done correctly, spent locally for a MUCH improved central business district and great QUALITY pending approval of individual property owners affected

yes....repaving of some roads

Bike paths, community pool, sewer.

The coming Sewer Assessments may be more than we can afford. NO MORE UNTIL THAT ISSUE IS SETTLED!
only if cost small, quality of work good, all other funding sources located and applied first
As long as the price is reasonable.

we live on dirt roads, it keeps the look looks out & I feel safer. I can hear anyone coming towards my property.
Town revenues should be spent only on police, fire and roads. There is enough for all these.

parks and rec.

paving roads

I own several properties in the Basin, most of which are already upside down in equity, and I am suppose to pay
It is difficult to consider committing to any assessment district/improvement with the sewer system hanging over
A public, year round, aquatic facility.

Live within our means, and enhance our sales tax revenue by getting more commercial opportunities in town.
Without curbs and gutters, our roads deteriorate very quickly. It would save money in the long run to require
adequate base under the streets, adequate grading and curbs and gutters. Also when the water district or the
gas company comes and digs up a street, they should have to repave it properly and at least put back the berms
The town of YV should set up framework for people to understand the conditions for these assessment district.
Assessment districts should be set up for maintaining dirt roads too.

Maintenance of dirt roads

**20. If you answered yes to the previous question (#19), please identify which public facilities or public
improvements for which you would be willing to participate in an assessment district. Please select yes
Answer**

As required to facilitate structuring the flow of water created by the road.

sewer

undergrounding utilities

"willing to participate in an assessment district".

WHAT DOES THIS MEAN-this is way to ambiguous!!

Dirt roads..

Road design and flood control design if done using newest best management practices and design -- for
example, no concrete lined ditches but natural swales that encourage infiltration and avoid removal of native
Developers need to pay for infrastructure, not the citizens.

sewer

The Town already has the money available for these improvements. These improvements were already
promised as part of incorporation with no increased taxes. None of these promises have been kept. Incorporation
regarding an Old Town assessment district we need to start with sidewalks and landscaping

Though I am willing to pay for my neighborhood, development needs to be responsible for their own
improvements and not put on the backs of the citizens.

Please see previous answer.

the SEWER!

If the general fund cannot fund this, leave it alone.

Utilities undergrounded.

golf course

HORSE TRAILS AND HITCHING POSTS. REDUCE THE NEED FOR CARS. MAYBE EVEN A WAGON

Again, don't take this to be a blanket ok...I would be ok paying for NECESSARY improvements. Not w/ wasting
money, and not with destroying the environment and overcrowding the area.

LEAVE Yucca Valley RURAL!!!!!!

Mostly repaved roads, not new.

Road maintenance for existing roads only

would be interested if new technology. flood control should be at ones property responsibility if developed.

If you want to add sidewalks to new home developments that is fine. Please do not add street lights or side walks

Aster Ave south up hill to Joshua

Sage by high school it is atrocious no sidewalk after 30 years

Projects to reduce light pollution and general blight.

See comments for #19.

I live in an area of 1/2 to 1 acre lots and pedestrians and the kids are always in the street on their way to and Wastewater Treatment - Quit worrying about what the public will say and make hard decisions for the future. These are usually not popular but very important. For example, the wastewater issue has been on the table for **21. Other: Are there other comments/concerns you may have or would like to see addressed? -**

Answer

Paving of intown roads like Church Street, Kickapoo, Warren Way and few others! Drainage so highways and other roads not unpassable. More parks and shopping.

streamline the cup permit process to 6 months or less to encourage more commercial development.

Get on with Old Town and get some revenue into the area by providing an environment that will create sustainable jobs and business opportunities BEFORE you start spending money on sewers and on more residential development and strip malls. Really! Where are your BRAINS? We need more MONEY before we can pay more bills. Finish what you've started here, and finish Old Town, which will actually bring in real NO YOU HAVE COVERED QUITE A LOT

A lot of people that live in this town are low to middle income families. I feel we need to get a super walmart in here to provide more job and to help out on the Grocery bills for lower income families. I drive to Palm Desert to shop at Super walmart down there and I still save money driving there to shop and back. □

□

We also need some good family eating places. Such as Chipotle, Panda express, Olive garden. Some of these really good places. Why give the lower desert all our money when we could be spending it up here and not have to leave our nice town to do those things that people love to do with their families.

Thank you for the survey.

Stop spending other peoples money

I love the Concerts in the Park in the summer; one of my favorite things about Yucca Valley. I love the community center park with its grass; it's nice to get away there and see actual grass and trees. □

Has the Town considered buying the golf course to make it in to a park (not a golf course)? The golf course as it is now is a disgrace. □

I wish the golf course club house would be fixed up and made into a nice restaurant. □

Town residents will have to suck it up and pay more taxes to fund various projects which are important to living here. □

Not at this time. I will access the towns implementation and then voice any concern.

PLEASE PLEASE RE DEVELOP THE HIGHWAY AND SAGE CROSSING AT DENNY'S IT IS A TOTAL JOKE SIMPLY STUPID! in general the town governors do a reasonable job.

dirt roads many of which should be maintained by our water district, exposed pipes and poor drainage

get rid of current code enforcement supervisor and get another one better qualified ! Hire people for what they know and can do, not who they know in the city employment already !

make the permit process easier for small contractors so that we can get this terrible economy going in our area before we are all broke and this place is just a ghost town.

Difficult to say. □

I love living here. I love the dawn, evening, daytime and night skies. I can recall 30 years ago when I first visited the area there was no smog or light pollution down in the valley. I would like to live in the hope that these things will still not exist here in Yucca in 30, or even 300 years time. □

I understand that the wonderful constant winds help somewhat but you do have influence on the future direction of Yucca by what you decide now. □

An awesome responsibility to bear. □

I hear more and more about the expense of the new water treatment plant. The town is really worried about the extra expense to the home owners. We really need sidewalks.

Our natural environment will add value in the long term. That should be taken into consideration as we

The landscaping at commercial businesses and parking lot maintenance is lacking in this town. □
I have been at planning commission meetings where an applicant is finished with a project and they have not done all that was on their approved plan. Instead of making them comply the planning department has said, "they have mostly complied" and they get finalized. Why all the reviews and meetings before with such precise This survey addresses very complex and large issue with far reaching consequences. □

□
To be able to respond to such survey effectively more information is needed. □

The greatest concern I and all my associates, friends as YV residents have is the increase of "COST OF LIVING in YUCCA VALLEY". □

□
The country is in a depression and new taxes and new codes (aka taxes) for the individual owner or small business is not sustainable. □

The last November election made it very clear that most: □

WILL NOT SUPPORT more government spending. □

WILL NOT SUPPORT more taxes □

Plan for wildlife and wildlife corridors in the areas of town where corridors are identified or citizens are interested -- including development codes that reflect this community value. □

□
Night Skies and lighting ordinance update. □

□
Open Space and exercise opportunities that connect trails and recreation areas within and beyond the town (connections to neighboring communities and the JTNP).

Do something about the Phelps property! Sue GM and Phelps and anyone else concerned with this debacle. Get it taken down and replanted. □

□
And what about the bank? How much did the town lose on that little bit of brilliance? □

□
The golf course! 'nuff said there. □

□
The Super Wal-Mart. Honest to God, do we REALLY need that thing? Why must YV be like other small towns water drainage and flood control in the area of Roberts Road and Chipmunk trail need to be handled- road is easily damaged when we have any rain and this could be avoided with drainage pipes installed on the road and The policy of mass grading.

sewer, sewer, sewer

Education

THERE ARE MANY CORNERS THAT COULD USE A STREET LIGHT!

Traffic patterns in Town. □

Such as the left turn pocket from 62 to 247 is WAY too short. □

We need more traffic lights, but should be synchronized during 5AM-10PM. I saw a similar town (Delta, CO) with almost the same mess we have, that went to such a system. HUGE improvement. It allowed for smoother and quicker travel through Town, plus easier left turning patterns. Go contact them for their system implemented. It WORKS! □

Obviously I'm seeing challenges that go way beyond whether roads are paved or we have street lights. My concerns are ALL ABOUT SUSTAINABILITY. Making Yucca Valley a community that is fortified against I think your previous questions on what should be considered for residential development were unclear. I do not feel that ANY sized lot for INFILL development should be required to put in streets, curbs, gutters... However, you may have meant single family subdivisions. If that is the case, then I do believe SFH in planned I don't think we need any super stores, and I think we should encourage smaller enterprises. □

I think we need to rebuild Blue Skies golf course to encourage retirement in this community. □

A traffic signal at Airway and 62 is desperately needed.

Again, I will mention the drug problem that seems to have infected this otherwise wonderful town.

none at this time.

1. Keep the skies dark! The Town is quite a light polluter. Again safety does not necessarily mean more lights. Shield lights, use low watts and motion detectors. A 5W LED is equal to a 50W incandescent. Why do traffic signs have to be lit if no one is there to read them? look at Tuscan as a good example.□
2. With the continued addition of traffic lights in Yucca Valley, the air quality goes down by the constant stop and go of traffic. Gas mileage goes down too. Traffic congestion has increased dramatically nthe last few years.□
3. How are we in Yucca affecting training at the Base? I live constant under helicopter traffic. People should know about that before they move in the area. Maybe bulding houses werhe helicopters fly isn't a good idea.□
4. Consider the use of permeable surfaces when paving. It will allow the groundwater to be absorbed again into the ground and help with flood control.□

Bike lanes, alcohol and tobacco sales to minors

Stop bringing in corporate chain store type businesses. These types of companies only suck money out of the community and reduce jobs. The other problem with bringing in corporate chain store type businesses is the To amplify the % real estate sales tax, see the Bob Thatcher letter to the editor tht appeared several years ago. With slight modifications, he hit the nail on the head.□

□

Rememer: Yes if and no because are a matter of attitude and endeavor.

There is nothing, nothing, more important than the enviornment! All the improvements in the world won't make up for air you can't breathe or a climate you can't survive. Regulations should be written with that in mind.

Support the natural history museum.□

Sponsor and publicize cultural events aimed at drawing people from out of town in addition to local residents□

Keep up the summer musical events for locals

Im glad to see Herbel off of the Town Council. Maybe this new council can start working on getting this town

more people oriented. I would love to have the Golf course back and some incentives to restaurants and

Get the government out of peoples lives. If I own the land and you don't like what I'm doing with it buy it from

Stop spending money you do not have and get□

creative with the funds you do have.

I would like to see the Town and the County take the millions of dollars that would be spent on a new animal shelter and put that money into road and flood control improvements.

2% growth rate.

If you want existing property values to improve, make the roads look better. They make an entire area look less

I don't want to see important decisions made based on short term economic issues that will harm the towns

unique character in the long range. Things like the way we incorporate native plants, night skies, and other

natural resources into all planning will give us a quality of life in the long term that can easily be lost with quick

we don't need a super-walmart

Thanks, but I've said what I could within your parameters.

We don't need any more fast food restaurants. Please encourage someone to build a nice restaurant that has

tablecloths with the kitchen hidden in the background. Willy Boy's is a step in the right direction. Maybe

something similar without a dance floor ... we need a really nice quiet restaurant with excellent service and

wonderful food.□

□

Also, the stores need to be upgraded. We have a Walmart. We don't need a bigger one. How about a bigger Penney's or a Macy's or even a Costco. We need something different.□

□

Bike trails everywhere□

□

Constructive Open Space approach to fixing the golf course.

It appears that the Town of Yucca Valley is gearing up for significant development over the next 20 years. I do

not wish to be forced to sell the houses and home I own and have to relocate to a less controlling, less populated

People move up here and then want to change the place. WE have had very slow groth over the last 50 years,

no need for infill using underground utilities and curb and gutters.

Reliable water service for the current residents and practical, feasible wastewater treatment service
I am concerned that the current flavor of our supposed elected (read bought votes) council will severely damage our fragile environment - both the natural and human components. Never before, in all my 27 years of living here, have I seen such blatant disregard for the opinions of the residents of YV. Dawn Rowe repeatedly says her 'mind is firm and made up, but I'll listen...." When one gets that much money in an election, you can afford to be rude and disrespectful to those who have a different opinion, even backed by laws and fact.□

□
With that said, thank you for allowing this venue to share concerns and thoughts. Let's hope the voice of the We are most concerned with the current attitude of our so called 'elected' council...particularly Rowe and Hagerman. They are hell bent on destruction at any cost except to themselves and their fellow developers. Yucca Valley is not owned by Joshua Springs...a cult business masquerading as a 'church'. When Rowe blatantly says her 'mind is made up but I'll listen...." with her evil smirk, one can only imagine the degradation that will I will have to revisit on this. It's past my bedtime.

Even with the pipeline, we have limited water resources. But we need some development in order to remain a viable town. I'm in favor of allowing growth, in limited amounts, in order to keep the town alive but still Less in fighting and more results. Enforce the native plant ordinance. Get the bigger stores in here.. Keep ENVIRONMENTAL PROTECTION ALONG WITH DEVELOPMENT

-Sub-division developers should take responsibility for polluting our ground water by putting in hundreds of septic tanks in a small area. These developers should be taxed for the future sewer system. Instead, single-family homes throughout the community will suffer, adding to the foreclosure epidemic. □

-If you want to bring jobs to the community, stop constructing new homes and start encouraging sustainable businesses!□

No raised taxes... just cut spending waste the city officials use. Company cars/cell phones/etc.....

I believe the Big Box route will improve the appearance and finances of Yucca Valley, if elected and appointed officials remember that they are working for the electorate (and not themselves). The Big Boxes already have plenty of examples out there, aesthetically and financially, to choose from. It is also easy to identify residential development elsewhere that is not desirable. We can avoid these mistakes if our officials approve ideas that are a compilation of many ideas, rather than their own.□

□
1. Economic decline and the current collapse in the post-oil era as energy prices begin to skyrocket unsustainably in the very near future. If YV does not have a plan for the transition by now, they are still in a state of dangerous denial and a clinging to the old false paradigm of infinite growth and cheap energy. YV needs visionaries and leaders that understand this present and future reality with the current community's well-being at the forefront. YV should be thinking about sustainable housing and services for the new, chronically homeless and jobless in the \$10-20K/unit using local labor, recycled or reclaimed materials. The economic recovery is a myth! We are on the bumpy plateau now. How are we preparing for the new paradigm?□

i am concerned about the idea to move the museum to another location as the museum is integral to the library and recreation activities being sponsored at the town center. it makes more sense to move the senior center to a location nearer to other senior services: i.e. the senior pool on sunnyslope. i understand one of the larger churches off sunnyslope has a severely reduced congregation: that might be an opportunity for the town to purchase.□

□
i am concerned that many councilmembers and planning commissioners view the natural environment as an inconvenience to development rather than a resource that adds value to economic well-being of the town: beware of becoming dhs, or apple valley, the native plant ordinance is being ignored. the town should invest in Stop allowing developers to pay "in lieu" fees rather than providing required improvements. The town should be doing everything in its power to attract business. Reduce / Eliminate fees for new businesses. You will get your monies back in tax generation and employment.□

□
Fight the Sewer system, if it is forced in, this entire survey and update is null - because there will be no town to

Yucca Valley needs to re-focus on what makes this a great place to live. Please look at keeping development minimal. Why we need a super wal mart is beyond logic, I know it brings tax revenue but why is it always about money and not quality of life. Preserve the small town look, put in some sidewalks and come up with some viable alternatives to the sewer treatment plant. We homeowners want to have a active voice in our town development. Ask us to come up with some good solutions to address some concerns our town is facing thru Not at this time.

ALLOW INDIVIDUAL CITIZENS TO IMPLEMENT PERMACULTURE DESIGN ON THEIR OWN LAND.

Perhaps if you require they have a Permaculture Design Certificate it would give you proof that they know what they are doing. Citizens shouldn't have to be tied to municipal water and electricity. We decided that the codes and requirements in YV were too strict to allow us to build our green-home so we surrendered our 10 acre parcel No more fast food restaurants.

Don't sell out future generations by passing infrastructure costs to them. Make current developers pay!

I appreciate this survey and would like to see the town council take advantage of free and low-cost social media options to encourage input from Yucca Valley residents who work or cannot easily come to meetings, otherwise public feedback gets skewed toward a certain demographic rather than reflect the whole community. There should be a full-time online community manager. For example, livestream and archive council meetings on the Yucca Valley website/YouTube, actively use the polling and discussion options on a Facebook page, interact on Twitter, have a SurveyMonkey account to easily harvest the data from extended surveys such as this, and generally check with town residents as a whole BEFORE making policy rather than waiting till afterward and keep the street lights and curbs out of yucca valley

The town should maintain and enforce the code in regard to drainage ditches, not be bullied by one homeowner Full street buildouts after HDWD puts in sewer lines. Might as well since most of the road is going to be ripped up. Just like the typical sections show in the TYV standard drawings.

Allow cannabis collectives,

Limit development to needed businesses, not more and more gas stations.

Limit growth

speed limits in areas which are now more residential than in the past.. 50 mph is way too high

say no to walmart super centers. i can promise you i would never move to a rural walmart super center town.

Recall all the members of the board except Huntington or Rowe. I think these are the only 2 people who do not

Reduce the town's budget and deficit by being more conservative with water and utilities. Maintain what we have. Don't start any new projects if the money isn't in the town's treasury to pay for it.

How about developing community arts centers, senior centers, educational facilities, libraries, museums or

No Super Wal-Mart!

I am very concerned about the enormous hike in my water bill if my residence is assessed for the cost of a new sewer system. I live on Social Security and a small stipend I can't afford an additional \$100+.

what is the town doing about the high numbers of empty buildings? ie: Phelps lots, AM/PM soon to be old Rite

Code enforcement should be more proactive in the area of litter and trash violations. Every house should be required to have trash service to avoid the illegal dumping around town.

I think the town is doing a good job. We still Love Yucca. Animal control is doing a good job.

Like the motorcycle policeman. Perfect!!!!

Speed limit needs to be reduced throughout the whole town.

Before allowing any further development, the issue of traffic needs to be addressed! The 62 is already too busy.

Just take a look at all of the traffic accidents. Safety and speed have already been seriously impacted. Any further developments, especially sud divisions and other large industrial complexes, will add too much noise, air pollution, traffic congestion and road rage! Any further building must be tempered with good judgment and respect for all and not just a select few. If we rush too fast and embrace large development for the sake of more I dont think someone should have to up in a side walk to build a house. That is the towns job like every other not at this time.

Need to have a rec. center for familys with kids. Stop wasting town money on the museum. It's nice but not

I feel the golf course should be addressed. I do not play golf but have a friend who lived on the golf course, sold her house for just about nothing.

Application of various regulations had markedly decreased the availability of water suppliers to homes not on the YV water system but still within YV boundaries. City support and direction to make sure water is available at a reasonable cost to residents dependent on this type of supply should be a priority.

Please build a Super Walmart. Badly needed.

More surveys

The development and job strategy in our town has been totally off base. This is a DESERT and that means certain limitations. You can try to ignore them but it will all catch up with us in the end, when there is not enough water and the land has been degraded and then there truly will not be a way for people to live here and prosper. be reasonable about building, expansion. Stop catering to the faction that wants to stop all growth.

If you can provide jobs to your citizens, then you will have all of the funds necessary for what you want to do.

Nobody here has any idea what the real unemployment rate is in the high desert.

would be interested if new technology. flood control should be at ones property responsibility if developed.

- What will happen with the former PFF building and the Blue Sky Golf Club.

- Can the Hi-Desert Nature Museum get a status of ever lasting and not depending on a one-year-basis budget

- Can the Town realistically look at the existing condition/situation and its eventual creative solutions before implementing and/or thinking about new development; YV is a poor area and it seems to me that the Town sometimes behaves in a 'Big City' manner

- improvement of the infrastructure

We need bike lanes along Yucca Trail/Alta Loma and Yucca Mesa Rd. I can not ride safely along these roads.

I think I had the opportunities to detail my concerns on previous questions.

Provide a buffer zone between industry and residential anywhere in Yucca Valley. Rezone land bordering not at this time

I'd be willing to be involved in an assessment group that involved equine trails along with other types of trails.

The opportunity to own and ride horses and mules is rapidly disappearing and needs to be preserved in this

There is a great distance between safe locations for crossing one side of Hwy 62 to the other. To reduce possible accidents, as well as keep the driving speed within the posted limit, this should be looked at in the near City should buy and operate Blue skies Golf Course

I am a home owner and a tax payer. It appears to me that the TC is only concerned with development and nothing else. Can't we just improve, maintain and enjoy what we have?

This is a beautiful, special area and I fear that certain members of the town government do not appreciate or even acknowledge that fact.

It seems that it is just an opportunity to create revenue and coddle to developers.

I hope many people participate in this survey. I know there are many people who feel the same way I do. And I know there are some who love the sound of the bulldozer. Hopefully we are able to preserve the character and

Make a Town of Yucca Valley building office easy. Easy for new or potential owners to build, easy for the local

builders. Not only will it foster job growth - the word will be out on the ease of building / good response times,

increased level of service to builder and home owners. NOT lax codes / or haphazard developments, but the

Remove and place under ground high power lines along highway 62 in down town YuccaValley!

Remove the high power lines along hwy 62 in Yucca Valley by putting them under ground.

Minimize heavy handed government. Provide incentives rather than mandates where ever possible, such as

Have your street Sweeper use water on the brushes,

To keep the Dust down

better enforcement of lighting codes

growing crime rate

We originally moved to this town because of its eclectic character and regular family oriented activities. In our opinion, it's changed in the wrong direction. It appears that the town is catering to those who moved here from the larger cities (who want it to be just like what they left). It wasn't broken, don't fix it? □

□
Yucca Valley gets tons of traffic by those traveling to other destinations. We need to keep them (and its residents) here. □

□
Towns like Bishop and Big Bear both have a fairground and/or other designated areas for special events and family oriented activities. Yucca Valley would benefit greatly with something like this. □

□
The Golf Course is one venue for that. It would bring people up here from the low desert areas, especially in the summer months. □

□
The Johnson Valley Off Road area is a huge draw for visitors. □

□
Bring back horse and health/fitness related events. □

□
I think that the City Planners should have at least one person who is trained in Permaculture Design. Thanks for asking. Went to an event last night at the Hi-desert cultural center (readings on living in the desert), and Yucca Valley was the butt of many jokes--all stemming from the looks of the town, and how you have to drive through "that" before getting to the beauty of the desert. Yuck-a-valley, was the most poignant phrase used, I am really concerned about building a Super Wal-Mart. I don't think that is the kind of development Yucca Valley should be seeking. As an employer, Wal-Mart, offers low wage, non union jobs, most without benefits. As a retailer they offer limited food items compared with a grocery store and I'm afraid selection will be limited. I have shopped at other super Wal-Marts and they don't stock the staples that I purchase for my household. □

□
I think Yucca Valley will be degraded with a Super Wal Mart. Let's not cater to the lowest demographic. □

□
A great book to read on this subject is "Nickel and Dimed" by Barbara Ehrenreich. She's a journalist who went We already have a 125 Million \$ Gorilla that threatens to destroy our town. Now is the time to cut back on everything else and use all available funds to reduce the negative impact of the Sewer System Mandate. The Sewer System is threatening to suck up all available resources and then some. We can not rely on state or federal help at the expense of further deficit spending to be passed on to our grandchildren. All of these other the parks and recreation, the classes and sports, concerts in park and the museum our very nice. □

The bus service is nice especially the roadrunner

In 50 years the sewers will be obsolete, as the agricultural crisis resulting from peak phosphorus will mean that human urine will be the only sustainable source of agricultural phosphorus. Laugh all you like, but other countries, like Sweden, are already anticipating this and conducting field tests (with great success). When pee NO MORE TRAFFIC LIGHTS!

Sensible, maintainable, and self-sustainable growth is the only way for us to retain a small rural atmosphere. How will this plan protect and secure this for our future?

we need jobs in this area... we don't need to worry about sidewalks - paving roads, we need to do something with the roads we have, the run off is terrible when we have a storm, most of the roads are closed "at the wash" - after all these years this is the best we can do?? Why is everyone so interested in building more homes??? The residents in this area don't want that, we elect you to your positions and then you won't listen to us and our Leave Yucca Valley the way it was meant to be, a small town with character. Don't make it like a city, the country atmosphere is why people move here.

Cultural resources. Under CEQA, an archaeological/historical resources survey needs to be undertaken for any project requiring a discretionary permit. I am concerned that this is being overlooked.

stop building. stop building things we dont need. have a rite aid? build another on an empty lot full of joshua trees. have a wal mart? build another on top of more joshua trees? i think not. just STOP already!

Keep lighting low for night sky viewing.□

More things for our tourists to do when visiting the national park.□

More local jobs.□

Good teachers, learning aids & less children in each classroom.

In order for Yucca Valley to make money to improve its appearance, you first need people shopping up here. I, along with my friends go down the hill. There are few services here or places to eat. I would like to stay up here more often, but find it impossible. I have also watched the amount of drugs and drug addicts increase in this

Our Town needs to go easy on the property owners as well as business owners relative to improvements they expect us to pay for. It's going to be difficult enough getting thru the required sewers without making a ghost

The town should not buy the defunct golf course, Golf courses are money losers fo municipalities. Tax money from all should not support the use for a few.

Stop building island medians that make traffic worse, causing it to back up due to inadequate planning and overly short turning lanes.□

□

Stop spreading out all the comercial development along Hwy. 62. It is ugly, non-unifor, and confusing. Too many busy signs, Street sigs are too small and can't be read by people new to the area. So many different sizes and placements of signs make it hard to find a business. Do more clustered development. Design more trails and bikeways off the streets so they are more user friendly. (Use the washes?) Ask commercial developers to install bike racks.□

Yucca Valley needs to take the lead in build better commutation with our local water district and all other special districts that effect the community.□

□

Safe water for all residential uses.

Town hall centre needs total overall and redeveloped and all town offices should be under one roof. "including police and water department". The car dealership on the south side should be offered to Ford and Chevrolet/Dodge at a discount for the first few years to develop a business atmosphere and encourage employment opportunities. "Also a plan for a town swimming pool should be considered". Advance or stagnate.□

□

-Concerned Citizen□

□

Parking lot a Food for Less is full of pot holes and should be repaired□

stop selling ourselves short. Yucca is a beautiful community that has more to offer than being CHEAP.