

# 1. Executive Summary

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## 1.1 INTRODUCTION

This Draft Environmental Impact Report (DEIR) addresses the environmental effects associated with the implementation of the proposed Yucca Valley General Plan Update. The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public document designed to provide the public and local and state governmental agency decision makers with an analysis of potential environmental consequences to support informed decision making. This document focuses on impacts determined to be potentially significant in the Initial Study completed for this project (see Appendix A).

This DEIR has been prepared according to the requirements of CEQA. The Town of Yucca Valley, as the lead agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable Town technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR was obtained from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (air quality, biological resources, cultural resources, geological resources, hazards and hazardous materials, noise, and transportation and traffic).



## 1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project, as well as anticipated future discretionary actions and approvals. The six main objectives of this document as established by CEQA are:

- 1) To disclose to decision makers and the public the significant environmental effects of proposed activities.
- 2) To identify ways to avoid or reduce environmental damage.
- 3) To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- 4) To disclose to the public reasons for agency approval of projects with significant environmental effects.
- 5) To foster interagency coordination in the review of projects.
- 6) To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines and provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences of a proposed project that has the potential to result in significant, adverse environmental impacts.

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An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

## 1.2.1 EIR Format

**Section 1, Executive Summary** Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

**Section 2, Introduction** Describes the purpose of this EIR, background on the project, the Notice of Preparation, the use of incorporation by reference, and Final EIR certification.

**Section 3, Project Description** A detailed description of the project, the objectives of the proposed project, the project area and location, approvals anticipated to be included as part of the project, the necessary environmental clearances for the project, and the intended uses of this EIR.

**Section 4, Environmental Setting** A description of the physical environmental conditions in the vicinity of the project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective. The environmental setting provides baseline physical conditions from which the lead agency determines the significance of environmental impacts resulting from the proposed project.

**Section 5, Environmental Analysis** Provides, for each environmental parameter analyzed, a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance of the adverse impacts of the project after mitigation is incorporated and the potential cumulative impacts associated with the proposed project and other existing, approved, and proposed development in the area.

**Section 6, Significant Unavoidable Adverse Impacts** Describes the significant unavoidable adverse impacts of the proposed project.

**Section 7, Alternatives to the Proposed Project** Describes the impacts of the alternatives to the proposed project, including the No Project Alternative and a Reduced Intensity Alternative.

**Section 8, Impacts Found Not to Be Significant** Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this EIR.

**Section 9, Significant Irreversible Changes Due to the Proposed Project** Describes the significant irreversible environmental changes associated with the project.

**Section 10, Growth-Inducing Impacts of the Project** Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

**Section 11, Organizations and Persons Consulted** Lists the people and organizations that were contacted during the preparation of this EIR for the proposed project.

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**Section 12, Qualifications of Persons Preparing EIR** Lists the people who prepared this EIR for the proposed project.

**Section 13, Bibliography** A bibliography of the technical reports and other documentation used in the preparation of this EIR for the proposed project.

**Appendices.** The appendices for this document (presented in PDF format on a CD attached to the hard copy) contain the following supporting documents:

- Appendix A: Initial Study/Notice of Preparation
- Appendix B: Initial Study/Notice of Preparation Comments
- Appendix C: Air Quality and Greenhouse Gas Emissions Modeling
- Appendix D: Biological Resources Technical Report
- Appendix E: Paleontological and Cultural Resources Assessment
- Appendix F: Technical Background Report to the Safety Element
- Appendix G: Agency and Service Letter Responses
- Appendix H: Noise Measurements and Calculations Outputs
- Appendix I: Traffic Impact Study
- Appendix J: General Plan Buildout Assumptions and Methodology

## 1.2.2 Type and Purpose of This DEIR

This DEIR fulfills the requirements for a Program EIR. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in Section 15168 of the State CEQA Guidelines, a Program EIR may be prepared on a series of actions that may be characterized as one large project. Use of a Program EIR provides the Town (as lead agency) with the opportunity to consider broad policy alternatives and programwide mitigation measures and provides greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis.

Agencies generally prepare Program EIRs for programs or a series of related actions that are linked geographically; are logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or are individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][3]). If a subsequent activity would have effects not within the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. In this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis. The CEQA Guidelines (Section 15168[h]) encourage the use of Program EIRs, citing five advantages:

- Provide a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;
- Focus on cumulative impacts that might be slighted in a case-by-case analysis;



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- Avoid continual reconsideration of recurring policy issues;
- Consider broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them;
- Reduce paperwork by encouraging the reuse of data (through tiering).

## 1.3 PROJECT LOCATION

The Town of Yucca Valley is near the southern boundary of the central portion of San Bernardino County, approximately 30 miles (driving distance) north of downtown Palm Springs in neighboring Riverside County (see Figure ES-1, *Regional Location*). The Town is surrounded by portions of unincorporated San Bernardino County and is near the City of Twentynine Palms and the unincorporated communities of Morongo Valley and Joshua Tree. The southern boundary of Yucca Valley is adjacent to Joshua Tree National Park. State Route 62 (SR-62) traverses the Town from east to west, and SR-247 crosses the northern half of the Town from north to south. The Town's sphere of influence (SOI) has the same boundaries as the Town (see Figure ES-2, *Townwide Aerial*). These boundaries are generally the same as those established in the current General Plan, adopted in 1995, except for a one-square-mile area on the northern edge of the Town that was annexed in 1996.

The Town of Yucca Valley encompasses approximately 25,000 acres (or 39 square miles). The vast majority of Town land is either single-family land uses (24.0 percent) or vacant (65.4 percent) (see Figure ES-3, *Existing Land Use*). This is due to the Town's low density residential character and isolated, high desert location. With a few exceptions, existing commercial and industrial uses are generally within ½ mile of the SR-62 corridor and concentrated in the Old Town and Mid-Town areas. Yucca Valley does not contain any major water bodies. The Town's abundant vacant land generally consists of undeveloped desert saltbrush scrub, Joshua tree woodland, and pinyon-juniper woodland. The majority of roadways in the less developed portions of the Town are unimproved (i.e., dirt roads).

## 1.4 PROJECT SUMMARY

The proposed project is an update to the Town of Yucca Valley General Plan. The Yucca Valley General Plan Update is intended to shape development within the Town for at least the next 20 years and involves reorganization of the current General Plan into the following elements: Land Use, Circulation, Safety, Noise, Open Space and Conservation, and Housing. The General Plan Update will also revise the General Plan land use map, as shown in Figure ES-4, *Proposed Land Use Plan*. Table ES-1 outlines the proposed land use designations and summarizes the acreage and total percentage of each land use designation. Buildout of the Yucca Valley General Plan Update would result in a projected population of 64,565, 27,229 residential units, 20,963,702 square feet of nonresidential development, and 34,926 employees in the Town.

Pursuant to CEQA Guidelines Section 15064(d), this DEIR considers the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by the General Plan Update. Consequently, this DEIR focuses on impacts from changes to land use associated with buildout of the proposed land use plan and impacts from the resultant population and employment growth in the Town.

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**Table ES-1  
Proposed General Plan Land Use Designations**

<i>Land Use Designation</i>	<i>Acres<sup>1</sup></i>	<i>% of Total</i>	<i>Units<sup>2</sup></i>	<i>Population<sup>3</sup></i>	<i>Total Square Feet<sup>2</sup></i>	<i>Employment<sup>4</sup></i>
<b>Residential</b>						
Hillside Residential (HR)	4,017	15.8%	201	477	-	-
Rural Living 10 (RL-10)	79	0.3%	8	19	-	-
Rural Living 5 (RL-5)	4,842	19.0%	968	2,300	-	-
Rural Residential 2.5 (RR-2.5)	4,915	19.3%	1,809	4,295	-	-
Rural Residential 1 (RR-1)	1,802	7.1%	1,795	4,263	-	-
Rural Residential 0.5 (RR-0.5)	3,332	13.1%	6,600	15,675	-	-
Low Density Residential (LDR)	1,453	5.7%	5,077	12,058	-	-
Medium Density Residential (MDR)	248	1.0%	1,478	3,510	-	-
Medium High Density Residential (MHDR)	326	1.3%	3,260	7,743	-	-
<b>Subtotal</b>	<b>21,015</b>	<b>82.4%</b>	<b>21,196</b>	<b>50,341</b>	-	-
<b>Commercial, Mixed Use, and Industrial</b>						
Commercial (C) <sup>5</sup>	491	1.9%	1,679	3,987	6,011,947	10,889
Mixed Use (MU) <sup>6,7</sup>	238	0.9%	922	2,087	4,099,513	7,318
Industrial (I) <sup>8</sup>	752	2.9%	10	23	7,099,111	10,142
<b>Subtotal</b>	<b>1,481</b>	<b>5.8%</b>	<b>2,611</b>	<b>6,097</b>	<b>17,210,572</b>	<b>28,349</b>
<b>Westside Special Policy Area (WSPA)<sup>9</sup></b>						
Residential	625	2.5%	2,229	5,294	-	-
Commercial	42	0.2%	77	183	346,141	636
Industrial	47	0.2%	-	-	506,385	723
Open Space Recreation	99	0.4%	-	-	-	-
Public/Quasi-Public	4	0.0%	-	-	-	-
ROW	170	0.7%	-	-	-	-
<b>Subtotal</b>	<b>986</b>	<b>3.9%</b>	<b>2,306</b>	<b>5,477</b>	<b>852,526</b>	<b>1,359</b>

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**Table ES-1  
Proposed General Plan Land Use Designations**

<i>Land Use Designation</i>	<i>Acres<sup>1</sup></i>	<i>% of Total</i>	<i>Units<sup>2</sup></i>	<i>Population<sup>3</sup></i>	<i>Total Square Feet<sup>2</sup></i>	<i>Employment<sup>4</sup></i>
<b>Old Town Specific Plan<sup>2</sup></b>						
Old Town Commercial/Residential (OTCR)	57	0.2%	413	981	699,769	1,166
Old Town Highway Commercial (OTHC)	56	0.2%	-	-	889,684	1,483
Old Town Industrial/Commercial (OTIC)	39	0.1%	238	565	551,834	854
Old Town Mixed Use (OTMU)	29	0.1%	465	1,104	759,317	1,266
<b>Subtotal</b>	<b>181</b>	<b>0.7%</b>	<b>1,116</b>	<b>2,651</b>	<b>2,900,604</b>	<b>4,769</b>
<b>Miscellaneous</b>						
Open Space – Conservation (OSC)	386	1.5%	-	-	-	-
Open Space – Recreation (OSR)	19	0.1%	-	-	-	-
Public/Quasi-Public (P/QP)	330	1.3%	-	-	-	449
Airport (AP)	52	0.2%	-	-	-	-
ROW	1,055	4.1%	-	-	-	-
<b>Subtotal</b>	<b>1,841</b>	<b>7.2%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>449</b>
<b>TOTAL</b>	<b>25,503</b>	<b>100%</b>	<b>27,229</b>	<b>64,565</b>	<b>20,963,702</b>	<b>34,926</b>
Existing Total	25,492	-	9,458	21,282	3,560,317	7,539
Difference	11	-	17,771	43,283	1,700,000	27,387
Current GP Total	24,111	-	24,401	62,223	17,633,100	27,370
Difference	1,392	-	2,828	2,342	3,330,602	7,556

<sup>1</sup> Acres are given as adjusted gross acreages, which do not include the rights-of-way for major roadways, flood control facilities, or railroads.

<sup>2</sup> The total number of units and square footage of retail and nonretail uses for Specific Plans were taken directly from the approved land use plans associated with each Specific Plan document.

<sup>3</sup> A vacancy rate of 5% was assumed for population projections, adjusted down from the 13% vacancy rate identified by the California Department of Finance (2012) to account for housing market improvements.

<sup>4</sup> Employment generation rates are in employees per building square footage and were developed by The Planning Center | DC&E.

<sup>5</sup> The Commercial properties are assumed to be 80% retail and 20% office, except in the Corridor Residential Overlay where 60% retail and 40% residential uses were assumed.

<sup>6</sup> The Mixed Use Town Center Mall properties are assumed to be 60% retail, 20% office, and 20% residential.

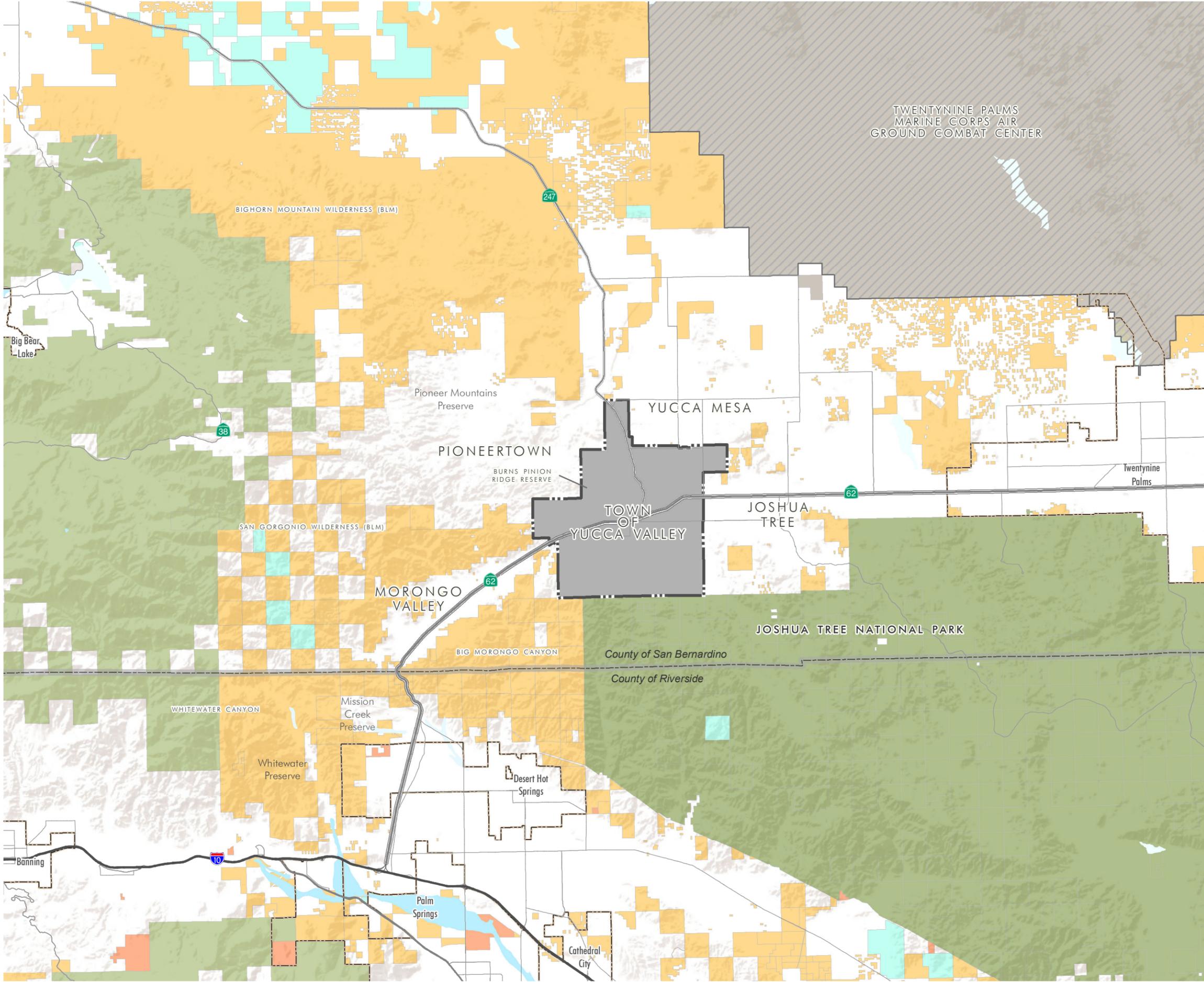
<sup>7</sup> The Mixed Use Civic Center properties are assumed to be 80% retail and 20% residential.

<sup>8</sup> The buildout for Industrial properties assumed a 90% industrial and 10% office mix of uses except in the Rural Mixed Use Special Policy areas north of Skyline Ranch Road, where 10% office, 80% industrial, and 10% residential was assumed to accommodate home-based businesses.

<sup>9</sup> The Westside Special Policy Area is listed separately to reflect an assumed development opportunity above the capacity provided by underlying land uses. The WSPA allows for additional development potential (units, hotel rooms, and retail and nonretail building square footage) above the maximums that can be developed with the underlying land use designations. Properties in this area can be developed according to the underlying land uses depicted on the General Plan Land Use Map, or, at the discretion of the property owner, can be developed with different or more intense uses if the additional criteria identified in the General Plan for the WSPA can be met and the maximum buildout thresholds identified in this table are not exceeded. A detailed breakdown of buildout assumptions for the WSPA is provided in the Land Use Element.

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Figure ES-1  
REGIONAL LOCATION



- Town Limits
- County Boundary
- Bureau of Land Management
- Local Government
- State
- US Forest Service
- National Park Service
- Military

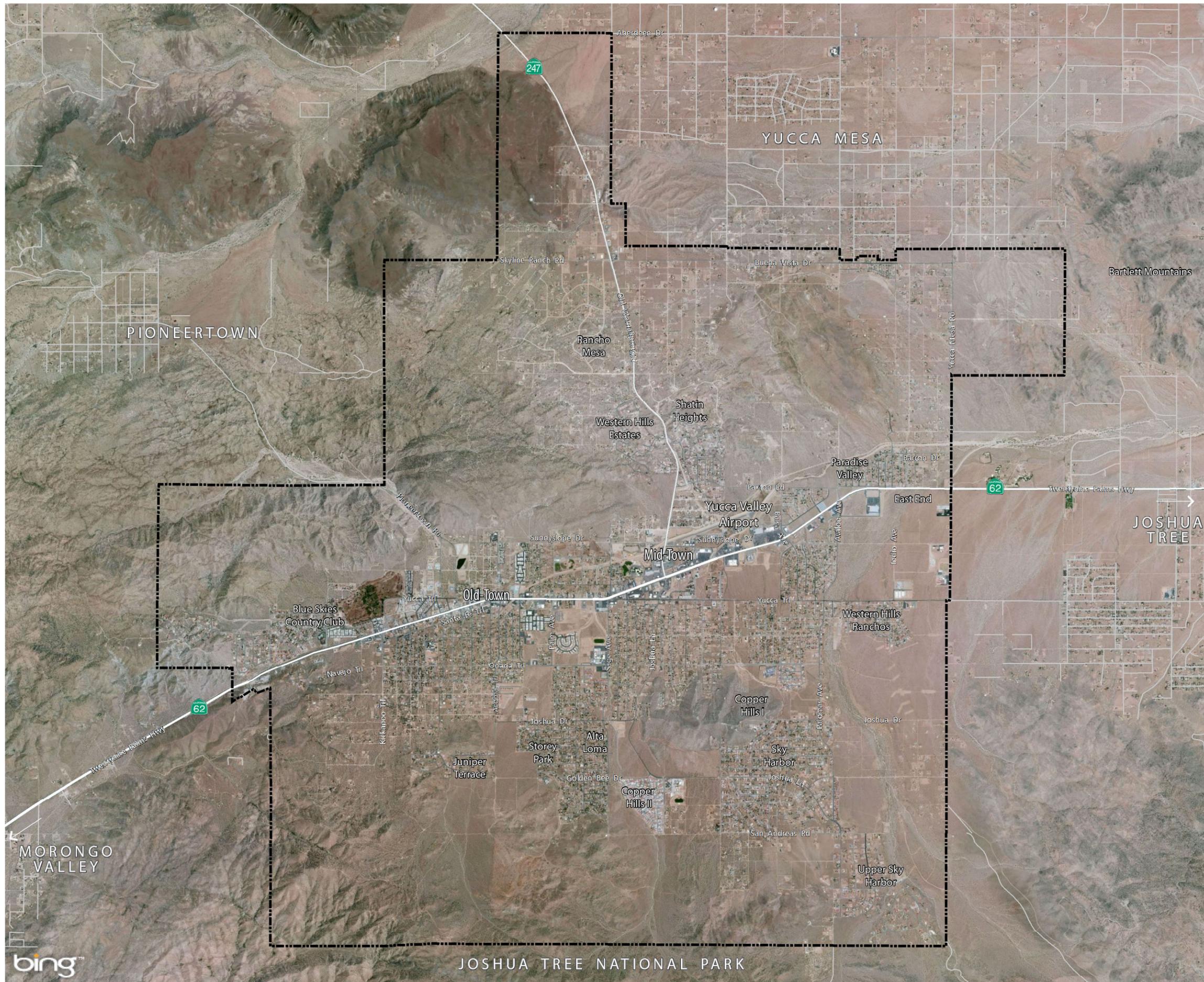
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Figure ES-2  
TOWNWIDE AERIAL



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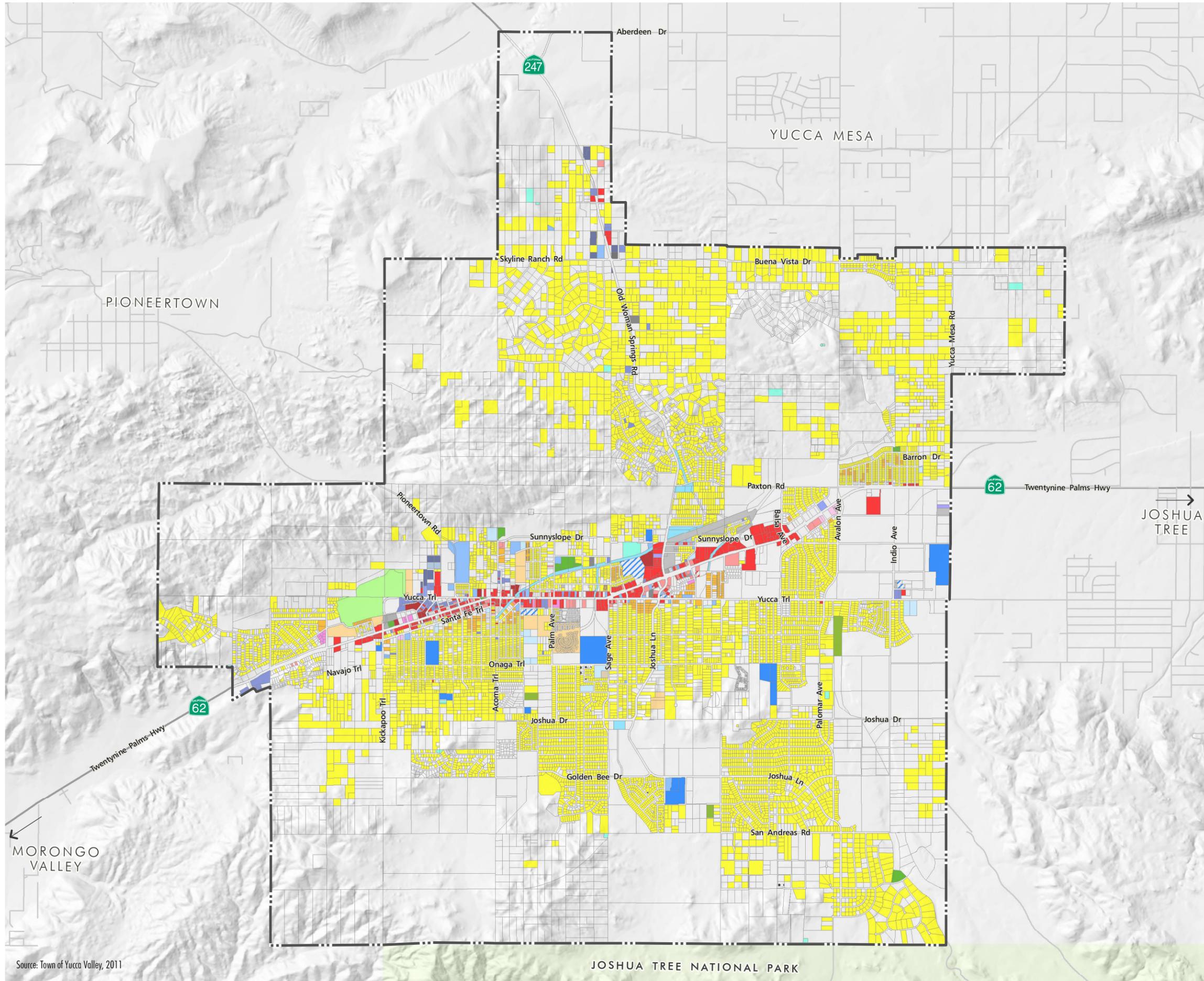
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Figure ES-3

## EXISTING LAND USE

- Single Family Residential
- Multi Family Residential
- Mobile Homes and Trailer Parks
- General Office Use
- Retail Stores and Commercial Services
- Other Commercial
- Hotels and Motels
- Public Facilities
- Special Care Facilities
- Government Offices
- Open Storage
- Park and Ride
- Maintenance Yards
- Fire Station
- Major Medical Health Care Facility
- Religious Facility
- Educational Institutions
- Light Industrial
- Manufacturing, Assembly and Industrial Services
- Heavy Industrial
- Manufacturing
- Wholesaling and Warehousing
- Airports
- Communication Facilities
- Electrical Power Facilities
- Water Storage Facilities
- Improved Flood Waterways
- Under Construction
- Open Space and Recreation
- Local Parks and Recreation
- Other Open Space and Recreation
- Agriculture
- Vacant
- Town Limits



Source: Town of Yucca Valley, 2011

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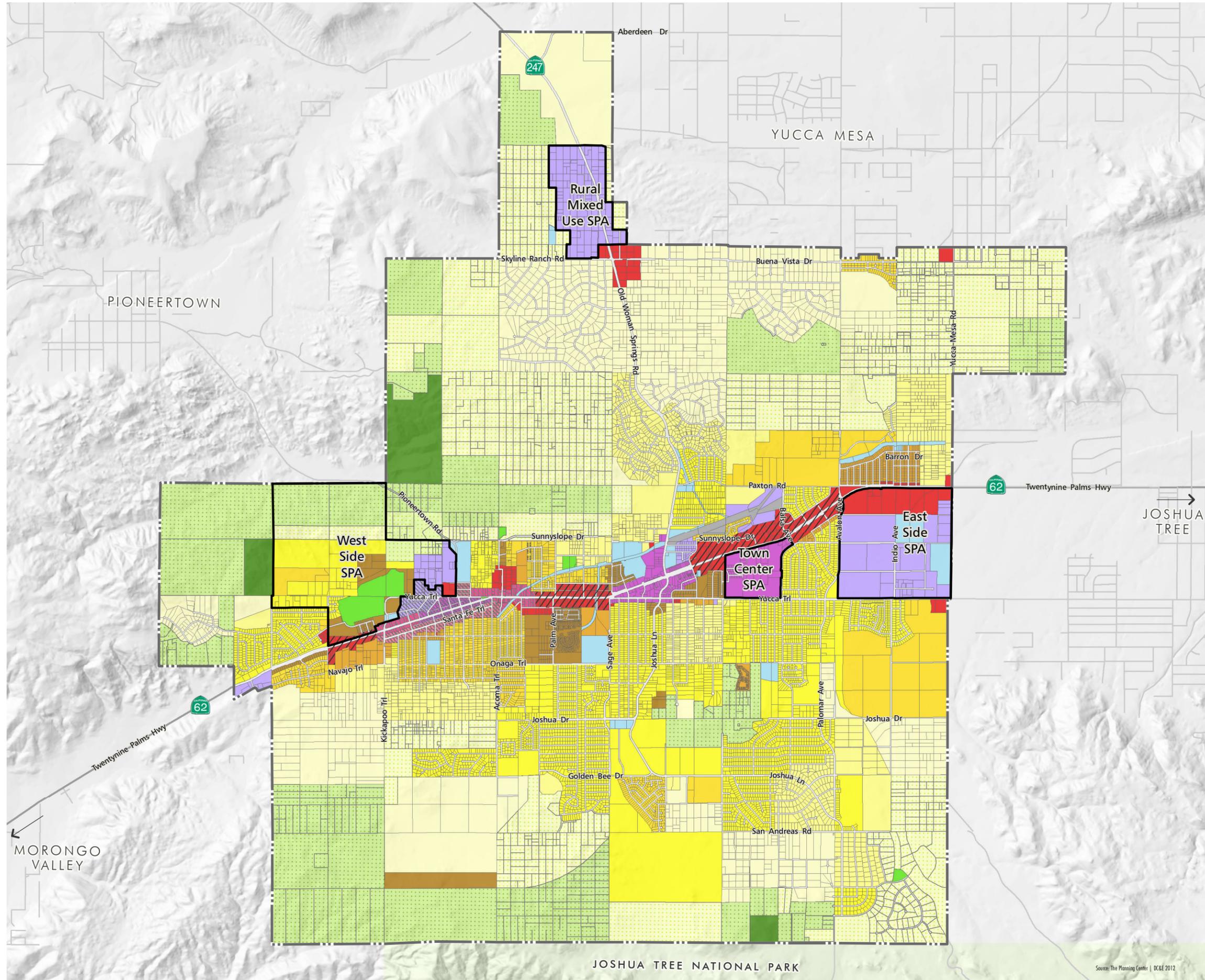
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Figure ES-4

## PROPOSED LAND USE PLAN



### GENERAL PLAN DESIGNATION

- Hillside Residential (HR) 20 ac min
- Rural Living (RL-10) 10 ac min
- Rural Living (RL-5) 5 ac min
- Rural Residential (RR-2.5) 2.5 ac min
- Rural Residential (RR-1) 1 ac min
- Rural Residential (RR-0.5) 0.5 ac min
- Low Density Residential (LDR) 2.1-5.0 du/ac
- Medium Density Residential (MDR) 5.1-8.0 du/ac
- Medium High Density Res. (MHDR) 8.1-14.0 du/ac
- Commercial (C)
- Mixed Use (MU)
- Industrial (I)
- Open Space - Conservation (OSC)
- Open Space - Recreation (OSR)
- Public/Quasi-Public (P/QP)
- Airport (A)

### Old Town Specific Plan

- Old Town Industrial/Commercial (OTIC)
- Old Town Mixed Use (OTMU)
- Old Town Commercial/Residential (OTCR)
- Old Town Highway Commercial (OTHC)

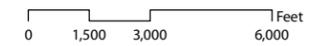
### Special Policy Areas and Overlays

- Corridor Residential Overlay
- SPA - Special Policy Area
- Town Limits



**YUCCA VALLEY**  
**GENERAL PLAN**  
 DRAFT EIR

TYV-01 05.01.13



Source: The Planning Center | DC&E 2012

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## 1.5 SUMMARY OF PROJECT ALTERNATIVES

CEQA states that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives” (14 California Code of Regulations 15126.6[a]). The significant, unavoidable impacts of the proposed project are:

- **Impact 5.2-1.** Buildout of the General Plan Update would generate more growth than the current General Plan; therefore, the project would be inconsistent with the Mojave Desert Air Quality Management District’s (MDAQMD) Air Quality Management Plans (AQMP). Mitigation measures incorporated into future development projects and adherence to the General Plan Update policies and implementation actions for operation and construction phases described in Impacts 5.2-2 and 5.2-3 would reduce criteria air pollutant emissions associated with buildout of the General Plan Update. Goals and policies in the General Plan Update would facilitate continued Town participation/cooperation with MDAQMD and the Southern California Association of Governments (SCAG) to achieve regional air quality improvement goals, promotion of energy conservation design and development techniques, encouragement of alternative transportation modes, and implementation of transportation demand management strategies. However, no mitigation measures are available that would reduce impacts associated with inconsistency with the AQMP due to the magnitude of growth and associated emissions that would be generated by the buildout of the Town in accordance with the General Plan Update.
- **Impact 5.2-2.** Construction activities associated with the buildout of the General Plan Update would generate criteria air pollutant emissions that would exceed MDAQMD’s regional significance thresholds and would contribute to the ozone and particulate matter nonattainment designations of the Mojave Desert Air Basin (MDAB). Goals and policies in the General Plan Update would reduce air pollutant emissions. However, due to the magnitude of emissions generated by future construction activities associated with the buildout of the General Plan Update, no mitigation measures are available that would reduce impacts below MDAQMD’s thresholds.
- **Impact 5.2-3.** Buildout of the proposed Land Use Plan would generate additional vehicle trips and area sources of criteria air pollutant emissions that exceed MDAQMD’s regional significance thresholds and would contribute to the ozone and particulate matter nonattainment designations of the MDAB. Goals and policies in the General Plan Update would reduce air pollutant emissions. However, due to the magnitude of emissions generated by the buildout of residential, office, commercial, industrial, and warehousing land uses in the Town, no mitigation measures are available that would reduce impacts below MDAQMD’s thresholds.
- **Impact 5.2-4.** Buildout of the Yucca Valley General Plan could result in new sources of criteria air pollutant emissions near existing or planned sensitive receptors. Goals and policies are included in the General Plan Update that would reduce concentrations of emissions generated by new development. Localized emissions of criteria air pollutants could exceed the MDAQMD regional significance thresholds because of the scale of development activity associated with theoretical buildout of the General Plan Update. For this broad-based General Plan Update, it is not possible to determine whether the scale and phasing of individual projects would result in the exceedance of MDAQMD’s localized emissions thresholds. Therefore, in accordance with the MDAQMD methodology, these impacts are considered to be significant.
- **Impact 5.3-2.** Growth accommodated through long-term buildout of the Town of Yucca General Plan would result in significant loss of habitat. CEQA and FESA regulate the loss of habitat as it pertains to special status plant and animal species. Coordination with the US Fish and Wildlife Service and California Department of Fish and Wildlife would ensure that, on a project-by-project basis, habitat is replaced or conserved in accordance with the agency-determined ratios if it is determined, through consultation, that special status plant and animal species occur or are likely to occur onsite. Implementation of mitigation



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measures would also mitigate impacts for each individual project site. However, to this date, no regional Habitat Conservation Plan/Natural Communities Conservation Plan has been prepared for the Morongo Basin that mitigates the cumulative loss of habitat as a result of future development. Consequently, although impacts from loss of habitat would be mitigated on a case-by-case basis for each individual development through consultation with the relevant federal and state agencies, cumulative loss of habitat would be significant.

- **Impact 5.6-1.** Buildout of the Town of Yucca Valley to the maximum level allowed by the land use designations of the General Plan Update land use plan would generate a substantial increase in greenhouse gas (GHG) emissions over existing conditions. Goals and policies are included in the General Plan Update that would reduce GHG emissions. Compliance with the goals in the San Bernardino Association of Government's (SANBAG) proposed Regional GHG Reduction Plan (identified as Mitigation Measure 6-1) and policies and implementation measures of the General Plan Update would ensure that long-term GHG emissions from buildout of the General Plan Update are reduced to the extent feasible. However, due to the magnitude of emissions generated by the buildout of residential, office, commercial, industrial, and warehousing land uses in the Town, and the fact that no statewide MDAQMD's thresholds at buildout of the General Plan would be significant.
- **Impact 5.10-1.** Traffic generated by buildout of the General Plan would substantially increase traffic noise along major traffic corridors in the Town and could expose existing and planned residents to substantial noise levels. To reduce potential noise impacts to new sensitive land uses, Noise Element Policy N 1 would require noise-reducing, site design, and building construction features in residential and mixed-use projects in areas where outdoor average daily noise levels exceed of 65 dBA CNEL. However, no feasible mitigation measures are available that would prevent impacts to existing homes fronting the major transportation corridors. Though new uses can be designed for the expected noise exposure, there would be no feasible mitigation measures to reduce potential noise impacts to existing noise-sensitive uses, despite the application of mitigation measures.
- **Impact 5.14-2.** The proposed intersection improvements required to meet the San Bernardino County Congestion Management Plan (CMP) acceptable level of service (LOS) standards may be difficult to achieve due to right-of-way acquisitions at the intersection of SR-62 and SR-247. This intersection would operate with more than 45 seconds of delay in the PM peak hour, which is inconsistent with the CMP guidance for that facility.

As described in Section 7 of this DEIR, three project alternatives were identified during the scoping process and analyzed for relative impacts to the proposed project:

- No Project/Existing General Plan Alternative
- Clustered Development Alternative
- Reduced Land Use Intensity Alternative

## 1.5.1 No-Project/Existing General Plan Alternative

In the No Project/ Current General Plan Alternative, the General Plan Update would not be implemented by the Town. The existing 1995 General Plan, including land use designations in the Land Use Element shown in Figure 4-1, *Existing Land Use Designations*, would remain in effect. Overall, land use designations between the current general plan and the proposed general plan are similar. However, the proposed land use plan would allow for more intense commercial, residential, and civic uses, and higher-density residential land uses concentrated near SR-62. The proposed land use plan would generally decrease land use density to the north and to the south with distance from SR-62. The following changes were made to the land use designations in the current land use plan under the proposed project:

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- Large areas of the Town would be designated Hillside Residential.
- Four specific plan areas are designated—three abutting SR-62 and the fourth straddling SR-247 near the northern end of the Town.
- Some additional area south of SR-62 in the western part of the Town would be converted to a Medium Density Residential designation from Rural Living designation.

Under the No Project/Current General Plan Alternative, these changes would not occur.

Impacts of this alternative would be neutral to those of the proposed project for aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, population and housing, and transportation and traffic. Impacts of this alternative would be slightly reduced compared to those of the proposed project for hydrology and water quality, noise, public services, recreation, and utilities and service systems. This alternative would reduce air quality impacts compared to those of the proposed project; however, such impacts would remain significant and unavoidable in this alternative. This alternative could reduce greenhouse gas emissions impacts; however, such impacts would also remain significant and unavoidable. This alternative would not reduce any significant and unavoidable impacts of the proposed project to less than significant.

This alternative would not provide a comprehensive update to the Town's General Plan consistent with California Government Code Sections 65300 et seq. This alternative would not revise the Town's General Plan pursuant to various state requirements for General Plans, for instance, AB 1358, the Complete Streets Act of 2008.

## 1.5.2 Clustered Development Alternative

The Clustered Development Alternative is proposed to reduce significant and irreversible impacts to biological resources from the cumulative loss of sensitive habitat. In this alternative, development would be concentrated in the central parts of the Town, along SR-62, to minimize or avoid development in Wildlife Corridor Evaluation Areas (WCEAs) and in Open Space Resource Areas (OSRAs), as shown on Figure 5.3-2, *Biological Resources*. Decreased intensity would occur within WCEAs and OSRAs; in areas that would be designated Hillside Residential, Rural Living-10, and Rural Living-5 within WCEAs and OSRAs in the proposed General Plan. Increased intensity would occur in commercial, mixed-use, medium-high-density residential, medium-density residential, and low-density residential designations along SR-62 and SR-247. Total permitted development intensity in the Town in this alternative would be the same as the proposed project.

This alternative would reduce impacts of the proposed General Plan to aesthetics, cultural resources, land use and planning, and geology and soils. Impacts of this alternative to hazards and hazardous materials, hydrology and water quality, population and housing, public services, recreation, and utilities and service systems would be neutral to those of the proposed General Plan. This alternative would reduce air quality, biological resources impacts, and GHG emissions compared to those of the proposed project; however, each of these impacts would remain significant and unavoidable in this alternative. This alternative would decrease noise impacts in the lowest density areas of the Town and increase impacts in urbanized areas of the Town; and therefore, noise impacts under this alternative would remain significant. In addition, this alternative would increase the traffic impacts by reallocating growth along the SR-62 and SR-247 corridors and exacerbating traffic conditions at affected intersections.

This alternative would achieve all of the objectives of the proposed General Plan; however, at General Plan buildout, the development pattern in the Town would be slightly more urbanized and slightly more concentrated in the central parts of the Town, compared to the proposed General Plan, in which much of the Town would be built out with very low density single-family residential development (rural residential, rural living, and hillside residential designations).



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## 1.5.3 Reduced Intensity Alternative

The Reduced Intensity Alternative is proposed to reduce significant and unavoidable impacts to air quality, biological resources, transportation and traffic, noise, and greenhouse gas (GHG) emissions. In this alternative, residential and nonresidential development potential at General Plan buildout is reduced by 25 percent compared to the proposed project.

This alternative would slightly reduce impacts to cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems, compared to those of the proposed General Plan. Impacts to aesthetics and biological resources would be similar between the two scenarios. Impacts to land use and planning would be increased by this alternative. This alternative would reduce impacts to air quality and greenhouse gas emissions compared to those of the proposed project; however, these two impacts would remain significant and unavoidable in this alternative.

This alternative would meet most of the objectives for the General Plan, but would meet some of the objectives to a lesser degree than the proposed General Plan would. Two objectives promote conservation of the Town's hillsides, wildlife corridors, and desert character and environment. This alternative and the proposed General Plan would each designate almost the entire Town for development; however, in this alternative, development would be at lower density as well as dispersed over almost a majority of the Town.

The Reduced Intensity Alternative has been identified as the environmentally superior alternative because it meets the majority of the project objectives and would lessen impacts to 12 resources. However, this alternative would increase impacts to one resource, Land Use and Planning.

## 1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, and mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides those identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

## 1.7 AREAS OF CONTROVERSY

Prior to the preparation of the DEIR, an EIR scoping meeting was held on December 5, 2012, at the Yucca Valley Community Center to determine the concerns of interested parties regarding the Town of Yucca Valley General Plan Update. These and other environmental issues are fully addressed in Chapter 5 of this DEIR. No other areas of controversy are known to the lead agency. Table ES-2 summarizes the issues identified by respondents to the NOP and attendees of the scoping meeting. The table also provides references to the sections of this DEIR in which these issues are evaluated.

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**Table ES-2  
Notice of Preparation Comment Summary**

<b>Commenting Agency/Person</b>	<b>Comment Type</b>	<b>Comment Summary</b>	<b>Issue Addressed In:</b>
Governor's Office of Planning and Research (OPR)	Notification	<ul style="list-style-type: none"> <li>▪ Notification for agencies to transmit comments within 30 days.</li> </ul>	Not applicable
United States Marine Corps	Land Use Compatibility	<ul style="list-style-type: none"> <li>▪ Identify potential impacts that would affect military convoys.</li> <li>▪ Identify potential hazards from designated military flight routes.</li> </ul>	Section 5.7, <i>Hazards and Hazardous Materials</i> Section 5.10, <i>Noise</i> Section 5.14, <i>Transportation and Traffic</i>
California Department of Fish and Wildlife(CDFW) <sup>1</sup>	Biological Resources	<ul style="list-style-type: none"> <li>▪ Identify potential impacts to sensitive flora and fauna, associated natural habitats, and wildlife corridors.</li> <li>▪ Identify potential impacts to jurisdictional waters.</li> </ul>	Section 5.3, <i>Biological Resources</i>
Mojave Desert Air Quality Management District (MDAQMD)	Air Quality	<ul style="list-style-type: none"> <li>▪ Identify potential air quality impacts from construction and operation, including travel on unpaved roads.</li> </ul>	Section 5.2, <i>Air Quality</i>
Native American Heritage Commission	Cultural Resources	<ul style="list-style-type: none"> <li>▪ Identify potential impacts to paleontological and cultural resources.</li> <li>▪ Consultation with Native American tribes.</li> </ul>	Section 5.4, <i>Cultural Resources</i>
Southern California Edison (SCE)	Utilities	<ul style="list-style-type: none"> <li>▪ Notification for future development plans to coordinate with SCE on construction of new or relocation of existing SCE facilities.</li> </ul>	Section 5.15, <i>Utilities and Service Systems</i>
County of San Bernardino Department of Public Health	Waste	<ul style="list-style-type: none"> <li>▪ Identify potential impacts from increases in solid waste generation in Yucca Valley.</li> </ul>	Section 5.15, <i>Utilities and Service Systems</i>

<sup>1</sup> Formerly the California Department of Fish and Game.



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## **1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION**

Table ES-3 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant and for all significant impacts mitigation measures are identified. The level of significance after imposition of the mitigation measures is also presented.

# 1. Executive Summary

**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.1 AESTHETICS</b>			
<b>5.1-1:</b> Future development that would be accommodated by the General Plan Update would not substantially alter or damage scenic vistas or resources in the Town or along a state scenic highway.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.1-2:</b> Future development that would be accommodated by the General Plan Update would alter the visual appearance of the Town but would not substantially degrade the existing visual character or quality of the Town and its surroundings.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.1-3:</b> Future development that would be accommodated by the General Plan Update would generate additional light and glare in the Town, which could impact surrounding land uses; however, light and glare would be minimized through adherence to the Town's lighting standards for new development.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.2 AIR QUALITY</b>			
<b>5.2-1:</b> The General Plan Update would be consistent with the regional control measures, but development associated with the buildout of the General Plan Update would generate more growth	Potentially significant	Mitigation measures incorporated into future development projects and adherence to the General Plan Update policies and implementation actions for operation and construction phases described under Impacts 5.2-2 and 5.2-3 below would reduce criteria air pollutant emissions associated with buildout of the General Plan Update. Goals and policies in the General Plan Update	Significant and unavoidable

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**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
than the current general plan. Therefore, the project would be inconsistent with the Mojave Desert Air Quality Management District's air quality management plans.		would facilitate continued Town participation/cooperation with MDAQMD and SCAG to achieve regional air quality improvement goals, promotion of energy conservation design and development techniques, encouragement of alternative transportation modes, and implementation of transportation demand management strategies. However, no mitigation measures are available that would reduce impacts associated with inconsistency with the AQMP due to the magnitude of growth and associated emissions that would be generated by the buildout of the Town in accordance with the General Plan Update.	
5.2-2: Construction activities associated with the buildout of the General Plan Update would generate criteria air pollutant emissions that exceed the Mojave Desert Air Quality Management District's regional significance thresholds and would contribute to the ozone and particulate matter nonattainment designations of the Mojave Desert Air Basin.	Potentially significant	2.1 If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the Mojave Desert Air Quality Management District (MDAQMD) adopted thresholds of significance, the Town of Yucca Valley Planning Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to: <ul style="list-style-type: none"> <li>• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.</li> <li>• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.</li> <li>• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.</li> </ul>	Significant and unavoidable

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**Table ES-3**  
**Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
		<ul style="list-style-type: none"> <li>• Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).</li> <li>• Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</li> <li>• Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.</li> <li>• Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.</li> <li>• Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.</li> <li>• Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</li> </ul>	

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**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.2-3:</b> Buildout of the proposed land use plan would generate additional vehicle trips and area sources of criteria air pollutant emissions that exceed the Mojave Desert Air Quality Management District's regional significance thresholds and would contribute to the ozone and particulate matter nonattainment designations of the Mojave Desert Air Basin.	Potentially significant	Goals and policies are included in the General Plan Update that would reduce air pollutant emissions. However, due to the magnitude of emissions generated by the buildout of residential, office, commercial, industrial, and warehousing land uses in the Town, no mitigation measures are available that would reduce impacts below MDAQMD's thresholds.	Significant and unavoidable
<b>5.2-4:</b> Buildout of the Yucca Valley General Plan could result in new sources of criteria air pollutant emissions and/or toxic air contaminants near existing or planned sensitive receptors.	Potentially significant	<p>Review of projects by MDAQMD for permitted sources of air toxics (e.g., industrial facilities, dry cleaners, and gasoline dispensing facilities) would ensure health risks are minimized. Mitigation Measure 2-2 would ensure mobile sources of TACs not covered under MDAQMD permits are considered during subsequent project-level environmental review. Development of individual projects would be required to achieve the incremental risk thresholds established by MDAQMD, and TACs would be less than significant. However, localized emissions of criteria air pollutants could exceed the MDAQMD regional significance thresholds because of the scale of development activity associated with theoretical buildout of the General Plan Update. For this broad-based General Plan Update, it is not possible to determine whether the scale and phasing of individual projects would result in the exceedance of MDAQMD's localized emissions thresholds.</p> <p>2-2 New industrial or warehousing land uses that: 1) have the potential to generate 40 or more diesel trucks per day and 2) are located within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the Town of Yucca Valley Planning</p>	Significant and unavoidable

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**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		<p>Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the Mojave Desert Air Quality Management District. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.</p>	
<p><b>5.2-5:</b> Placement of new sensitive receptors near major sources of toxic air contaminants in the Town of Yucca Valley could expose people to substantial pollutant concentrations.</p>	<p>Potentially significant</p>	<p>2-3 Applicants for sensitive land uses within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities:</p> <ul style="list-style-type: none"> <li>• Industrial facilities within 1000 feet</li> <li>• Distribution centers (40 or more trucks per day) within 1,000 feet</li> <li>• Major transportation projects (50,000 or more vehicles per day) within 1,000 feet</li> <li>• Dry cleaners using perchloroethylene within 500 feet</li> <li>• Gasoline dispensing facilities within 300 feet</li> </ul> <p>shall submit a health risk assessment (HRA) to the Town of Yucca Valley prior to future discretionary project approval. The HRA shall be</p>	<p>Less than significant</p>

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**Table ES-3**  
**Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
		<p>prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the Mojave Desert Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Air intakes located away from high volume roadways and/or truck loading zones.</li> <li>• Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.</li> </ul> <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the Town and shall be verified by the Town’s Planning Department.</p>	
<b>5.2-6:</b> Buildout of the Town of Yucca Valley would not expose a substantial number of people to objectionable odors.	Less than significant	No mitigation measures are required.	Less than significant

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**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
<b>5.3 BIOLOGICAL RESOURCES</b>			
<p><b>5.3-1:</b> Development pursuant to the General Plan Update could impact sensitive plant and animal species known to occur in and/or near the Town of Yucca Valley.</p>	Potentially significant	<p>3-1 The Town of Yucca Valley shall require applicants for future development projects that disturb undeveloped land to prepare a biological resources survey. The biological resources survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity.</li> <li>• Review of current land use and land ownership within the proposed development project vicinity.</li> <li>• Assessment and mapping of vegetation communities present within the proposed development project vicinity.</li> <li>• Evaluation of potential local and regional wildlife movement corridors.</li> <li>• General assessment of potential jurisdictional areas, including wetlands and riparian habitats.               <ul style="list-style-type: none"> <li>a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.</li> <li>b) If one or more special status species has the potential to occur within the proposed development project area,</li> </ul> </li> </ul>	Less than significant

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**Table ES-3**  
**Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
		<p>focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.</p> <p>c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.</p> <p>The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the Town's Planning Department.</p> <p>3-2 If sensitive biological resources are identified within or adjacent to the proposed development project area, as outlined in the biological resources survey letter report/biological resources technical report, the construction limits shall be clearly flagged to assure impacts to sensitive biological resources are avoided or minimized, to the extent feasible. Prior to implementing construction activities, the Town of</p>	

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**Table ES-3**  
**Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
		<p>Yucca Valley shall require applicants to contract with a qualified biologist to verify that the flagging clearly delineates the construction limits and sensitive resources to be avoided.</p> <p>3-3 If sensitive biological resources are known to occur within or adjacent to the proposed development project area, as outlined in the biological resources survey letter report/biological resources technical report, the Town of Yucca Valley shall require applicants to contract with a qualified biologist to develop and implement a project-specific contractor training program to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and measures being implemented to avoid and/or minimize impacts to these species.</p> <p>3-4 If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may result from construction activities, as outlined in the biological resources survey letter report/biological resources technical report, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project by project basis. The qualified biological monitor shall be approved by the Town on a project by project basis based on applicable experience with the sensitive biological resources that may be impacted by the proposed development project activities.</p>	

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**Table ES-3**  
**Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.3-2:</b> Buildout of the General Plan Update would impact habitat types inhabited by sensitive species.	Potentially significant	Implementation of Mitigation Measures 3-1, 3-2, 3-3, and 3-4.	Significant and unavoidable
<b>5.3-3:</b> Development of the proposed project would result in the loss of undetermined amounts of riparian habitats.	Potentially significant	<p>3-5 The Town of Yucca Valley shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the 1987 US Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (2008) to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.</p> <p>3-6 The Town of Yucca Valley shall require applicants of development projects that have the potential to impact jurisdictional features to obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Colorado River Basin Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.</p>	Less than significant

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**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.3-4:</b> Buildout of the proposed General Plan Update could impact undetermined amounts of waters and wetlands jurisdictional to the US Army Corps Of Engineers, California Department of Fish and Wildlife, and Colorado River Basin Regional Water Quality Control Board.	Potentially significant	Implementation of Mitigation Measures 3-5 and 3-6.	Less than significant
<b>5.3-5:</b> Developments pursuant to the proposed General Plan Update could impact wildlife movement in wildlife linkages identified in the Town in regional wildlife connectivity studies and designated as wildlife corridor evaluation areas by the Town.	Potentially significant	3-7 The Town of Yucca Valley shall require a habitat connectivity evaluation for development projects proposed within a Wildlife Corridor Evaluation Area (WCEA) and/or an Open Space Resource Area (OSRA). The results of the evaluation will be incorporated into the project’s biological report required under Mitigation Measure 3-1. The habitat connectivity evaluation shall assess the potential for the project to adversely affect the intended functions of the WCEA and/or OSRA. The evaluation shall also identify project design features that would reduce potential impacts and maintain functionality as habitat and for wildlife movement. To this end, the Town shall incorporate the following measures, to the extent practicable, into projects that would propose development within a WCEA and/or an OSRA: <ul style="list-style-type: none"> <li>• Adhere to low density zoning standards</li> <li>• Encourage clustering of development</li> <li>• Avoid known sensitive biological resources</li> <li>• Provide shielded lighting adjacent to sensitive habitat areas</li> <li>• Encourage development plans that maximize wildlife movement</li> <li>• Provide buffers between development and wetland/riparian areas</li> </ul>	Less than significant

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**Table ES-3**  
**Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
		<ul style="list-style-type: none"> <li>• Protect wetland/riparian areas through regulatory agency permitting process</li> <li>• Encourage wildlife-passable fence designs (e.g., 3-strand barbless wire fence) on property boundaries</li> <li>• Encourage preservation of native habitat on the undeveloped remainder of developed parcels</li> <li>• Minimize road/driveway development to help prevent loss of habitat due to roadkill and habitat loss</li> <li>• Use native, drought-resistant plant species in landscape design</li> <li>• Require implementation of mitigation measures within an OSRA</li> <li>• Encourage participation in local/regional recreational trail design efforts</li> </ul>	
<p><b>5.3-6:</b> Buildout of the General Plan Update could impact migratory birds protected under the Migratory Bird Treaty Act and the California Fish And Game Code.</p>	Potentially significant	<p>3-8 The Town of Yucca Valley shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (February 1 through August 31). The pre-construction surveys shall be conducted no more than seven days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific</p>	Less than significant

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**Table ES-3  
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		situation have been developed and implemented in consultation with the regulatory agencies.	
<b>5.3-7:</b> Projects developed according to the proposed General Plan Update could impact plants protected by the Town's proposed plant protection and management ordinance.	Potentially significant	Implementation of Mitigation Measures 3-1, 3-2, 3-3, and 3-4.	Less than significant
<b>5.3-8:</b> Buildout of the proposed General Plan Update would include development of projects within the open space resource areas and would thus impact biological resources in those areas.	Potentially significant	Implementation of Mitigation Measures 3-1, 3-2, 3-3, 3-4, and 3-7.	Less than significant
<b>5.3-9:</b> Implementation of the General Plan Update would not conflict with a habitat conservation plan or natural community conservation plan.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.4 CULTURAL RESOURCES</b>			
<b>5.4-1:</b> Future development in the Town that would be accommodated by the General Plan Update could impact historic resources.	Potentially significant	4-1 Applicants for future development projects with intact extant building(s) more than 45 years old shall provide a historic resource technical study to the Yucca Valley Planning Department. The historic resources technical study shall be prepared by a qualified architectural historian meeting Secretary of the Interior Standards. The study shall evaluate the significance and data potential of the resource in accordance with these standards. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852),	Less than significant

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**Table ES-3**  
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<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
		mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.	
<b>5.4-2:</b> Future development in the Town that would be accommodated by the General Plan Update could impact known and unknown archaeological and/or paleontological resources.	Potentially significant	<p>4-2 Applicants for future development projects that require excavation greater than five feet below the current ground surface in undisturbed sediments with a moderate or higher fossil yield potential shall provide a technical paleontological assessment to the Yucca Valley Planning Department consisting of a record search, survey, background context, and project-specific recommendations performed by a qualified paleontologist. If resources are known or reasonably anticipated, the assessment shall provide a detailed mitigation plan that requires monitoring during grading and other earthmoving activities in undisturbed sediments; provides a fossil recovery protocol that includes data to be collected; requires professional identification, radiocarbon dates, and other special studies, as appropriate; requires curation at an accredited museum such as the San Bernardino County Museum for fossils meeting significance criteria; and requires a comprehensive final mitigation compliance report, including a catalog of fossil specimens with museum numbers and an appendix containing a letter from the museum stating that it is in possession of the fossils.</p> <p>4-3 Applicants for future development projects in areas of known or inferred archaeological resources, prehistoric or historic, shall provide a technical cultural resources assessment to the Yucca Valley Planning Department. The technical cultural resources assessment shall be performed by a qualified archaeologist and shall include a record search, survey, background context, and project-specific requirements to mitigate impacts, if any are found. If resources are known or reasonably anticipated, the assessment shall provide a</p>	Less than significant

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<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
		detailed mitigation plan that requires monitoring during grading and other earthmoving activities in undisturbed sediments; provides a treatment plan for potential resources that includes data to be collected; requires professional identification and other special studies as appropriate; requires curation at an accredited museum such as the San Bernardino County Museum for artifacts meeting significance criteria; and requires a comprehensive final mitigation compliance report, including a catalog of specimens with museum numbers and an appendix containing a letter from the museum stating that it is in possession of the materials.	
<b>5.5 GEOLOGY AND SOILS</b>			
<b>5.5-1:</b> Buildout of the General Plan Update would not expose people and structures to substantial hazards from strong ground shaking or from surface rupture of a fault.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.5-2:</b> Buildout of the General Plan Update would not expose people and structures to substantial hazards from liquefaction and related ground failure.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.5-3:</b> Adherence to the recommendations identified in the geotechnical studies required for new development associated with buildout of the proposed General Plan Update would ensure that risks from h earthquake-related hazards would be minimized.	Less than significant	No mitigation measures are required.	Less than significant

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<b>5.5-4:</b> Buildout of the proposed General Plan Update would not cause substantial erosion.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.5-5:</b> Adherence to the recommendations identified in the geotechnical studies required for new development associated with buildout of the proposed General Plan Update would not expose people and structures to geologic hazards from collapsible soils, compressible soils, corrosive soils, or ground subsidence.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.5-6:</b> New septic tanks are prohibited in parts of Yucca Valley, and new septic tanks allowed in areas outside the wastewater treatment plant phasing plan boundaries would be required to comply with the plumbing code to ensure soil conditions would adequately support septic tanks.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.6 GREENHOUSE GAS EMISSIONS</b>			
<b>5.6-1:</b> Buildout of the Town of Yucca Valley pursuant to maximum level allowed by the land use designations of the General Plan Update would generate a substantial increase in GHG emissions over existing conditions.	Potentially significant	6-1 The Town of Yucca Valley shall participate in the San Bernardino Regional Greenhouse Gas Reduction Plan being prepared by the San Bernardino Association of Governments (SANBAG). The Town shall achieve a 15 percent reduction in greenhouse gas emissions from baseline (2008) conditions. The Town shall implement the following local measures, as identified in the preliminary plan:	Significant and unavoidable

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		<ul style="list-style-type: none"> <li>• Energy Efficiency for Existing Buildings (Energy-1): The Town shall promote energy efficiency in existing residential buildings and commercial buildings, and remove funding barriers for energy efficiency improvements through one or more of the following actions:               <ul style="list-style-type: none"> <li>– Implementing a low-income weatherization program,</li> <li>– Launching energy efficiency outreach/education campaigns targeted at residents and businesses</li> <li>– Promoting the smart grid and funding and schedule scheduling energy efficiency tune-ups</li> <li>– Promoting energy efficiency management services for large energy users</li> </ul> </li> <li>• Solar Installation for New Commercial (Energy-2): The Town shall reduce electricity consumption above and beyond the requirements of AB 1109 by requiring 50 percent of outdoor lighting fixtures for new Town facilities and new non-residential developments use halogen bulbs and 100 percent of traffic signals use light emitting diode (LED) bulbs by 2020.</li> <li>• Solar Installation for Existing Housing (Energy-7): The Town shall establish a goal to have 15 percent of existing homes be supplied with solar power.</li> </ul>	
<b>5.6-2:</b> The Town of Yucca Valley General Plan update would not Conflict with CARB’s 2008 Scoping Plan or SCAG’s 2012 RTP/SCS.	Less than significant	No mitigation measures are required.	Less than significant

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<b>5.7 HAZARDS AND HAZARDOUS MATERIALS</b>			
<b>5.7-1:</b> Future construction and/or operations activities of development projects accommodated by the General Plan Update would involve the transport, use, and/or disposal of hazardous materials; however, existing federal, state and local regulations would ensure risks are minimized.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.7-2:</b> Areas of the Town are included on a list of hazardous materials sites; however, compliance with existing regulations would ensure hazards are remediated to the applicable state and federal standards.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.7-3:</b> Buildout of the General Plan Update would place additional development and residents in the vicinity of the Yucca Valley Airport, within the airport's land use plan, and within the helicopter flight path of the Marine Corps Air Ground Combat Center; however, land uses would be compatible with the airport land use compatibility plan.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.7-4:</b> Future development that would be accommodated by the General Plan Update would not affect the implementation of an adopted emergency response or evacuation plan.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.7-5:</b> Portions of the Town are designated high and very high fire hazard zones and could expose structures and/or people to fire danger; however, new structures would be required to meet the California Building Code and California Fire Code requirements to minimize risk.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.8 HYDROLOGY AND WATER QUALITY</b>			
<b>5.8-1:</b> Development pursuant to the proposed General Plan Update would increase surface water flows into drainage systems within the affected watersheds as result of an increase in impervious surfaces in the Town. However, the Town would not develop in a manner that would increase flooding on- or offsite.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>5.8-2:</b> Development pursuant to the proposed General Plan Update would increase the amount of impervious surfaces in the Town of Yucca Valley. However, General Plan Update buildout would not substantially reduce groundwater recharge.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.8-3:</b> Portions of the Town proposed for development are within a 100-year flood hazard area. Development and redevelopment pursuant to the proposed General Plan Update would not increase flood hazards in the Town of Yucca Valley.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.8-4:</b> During the construction of projects in accordance with the General Plan Update, there is the potential for short-term unquantifiable increases in pollutant concentrations. After project development, the quality of storm runoff (sediment, nutrients, metals, pesticides, pathogens, and hydrocarbons) may be altered.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.8-5:</b> Buildout in accordance with the Yucca Valley General Plan Update would not expose people or structures to risks associated with failure of a levee.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>5.8-6:</b> Implementation of the General Plan Update would not cause substantial hazards from failure of an aboveground water tank.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.8-7:</b> Implementation of the General Plan Update would not cause substantial hazards from mudflow.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.9 LAND USE AND PLANNING</b>			
<b>5.9-1:</b> Implementation of the General Plan Update would not divide an established community.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.9-2:</b> Implementation of the General Plan Update would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.9-3:</b> Implementation of the General Plan Update would not conflict with a habitat conservation plan or natural community conservation plan.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.10 NOISE</b>			
<b>5.10-1:</b> Buildout of the Proposed Land Use Plan would result in an increase in traffic on local roadways and State Routes 62 and 247 in the Town of Yucca Valley, which would substantially increase the existing noise environment.	Potentially significant	Existing noise-sensitive land uses would be affected by the substantial increase in traffic noise levels. Because most homes front the affected streets, sound walls would not be feasible. Rubberized pavement would not be effective because of the relatively low speeds on the roadways. Consequently, there are no feasible effective mitigation measures available that would prevent noise levels along major transportation corridors from increasing as a result of substantial increases in traffic volumes. Though new uses can be designed for the expected noise exposure, there would be no feasible mitigation measures to reduce potential noise impacts to existing noise-sensitive uses.	Significant and unavoidable
<b>5.10-2:</b> Sensitive land uses would not be exposed to substantial levels of aircraft noise.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.10-3:</b> Noise-sensitive uses could be exposed to elevated noise levels from transportation sources.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.10-4:</b> Noise-sensitive uses could be exposed to elevated noise levels from stationary sources.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.10-5:</b> Implementation of the general plan would not substantially elevate noise and vibration exposure from activities at the Twentynine Palms Marine Corps Air Ground Combat Center.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>Environmental Impact</b>	<b>Level of Significance Before Mitigation</b>	<b>Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<b>5.10-6:</b> Construction activities associated with buildout of the individual land uses and projects for implementation of the General Plan would substantially elevate noise levels in the vicinity of noise-sensitive land uses.	Potentially significant	10-1 Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: <ul style="list-style-type: none"> <li>• Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures</li> <li>• Equip construction equipment with mufflers</li> <li>• Restrict haul routes and construction-related traffic</li> <li>• Reduce nonessential idling of construction equipment to no more than five minutes</li> </ul>	Significant and unavoidable
<b>5.10-7:</b> Buildout of the individual land uses and projects for implementation of the general plan could expose sensitive uses to strong groundborne vibration.	Potentially significant	10-2 Individual projects that involve vibration-intensive construction activities, such as blasting, pile drivers, jack hammers, and vibratory rollers, within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).  10-3 Development of heavy industrial projects that involve vibration-intensive machinery or activities occurring near sensitive receptors shall be evaluated for potential vibration impacts. Prior to occupancy permits, or issue of business licenses, a study shall be conducted for individual projects where vibration-intensive impacts may occur. Vibration impacts to nearby receptors shall not exceed the levels for annoyance (in RMS inches/second) as follows: Workshop = 0.032, Office = 0.015, Residential Daytime (7AM–10PM) = 0.008, and Residential Nighttime (10PM to 7 AM) = 0.004.	Less than significant

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<i>Environmental Impact</i>	<i>Level of Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance After Mitigation</i>
<b>5.11 POPULATION AND HOUSING</b>			
<b>5.11-1:</b> Implementation of the General Plan Update would directly result in population growth in the Town.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.11-2:</b> Buildout of the General Plan Update would not result in the displacement of people or housing.	Less than significant	No significant adverse impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.12 PUBLIC SERVICES</b>			
<b>FIRE PROTECTION AND EMERGENCY SERVICES</b>			
<b>5.12-1:</b> Buildout in accordance with the General Plan Update would introduce new structures, residents, and workers into the San Bernardino County Fire Department's service boundaries, increasing demand for fire protection facilities and personnel.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>POLICE PROTECTION</b>			
<b>5.12-2:</b> Buildout in accordance with the General Plan Update would introduce new structures, residents, and workers into the San Bernardino County Sheriff's Department service boundaries, increasing the demand for police protection facilities and personnel.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>SCHOOL SERVICES</b>			
<b>5.12-3:</b> Buildout in accordance with the General Plan Update would generate approximately 15,179 students in the Morongo Unified School District.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>LIBRARY SERVICES</b>			
<b>5.12-4:</b> Buildout in accordance with the General Plan Update would generate additional population in Yucca Valley, increasing the need for library services in the Town.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.13 RECREATION</b>			
<b>5.13-1:</b> The proposed project would generate additional residents that would increase the use of existing park and recreational facilities.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant

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5.13-2: Project implementation would result in environmental impacts from the provision of new and/or expanded recreational facilities.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.14 TRANSPORTATION/TRAFFIC</b>			
<b>5.14-1:</b> Project-related trip generation would not cause intersections and roadway segments to exceed the Town's level of service "D" requirements.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.14-2:</b> Future development that would be accommodated by the General Plan would conflict with the applicable congestion management program.	Potentially significant	No feasible mitigation measures are available to reduce impacts at this intersection.	Significant and unavoidable
<b>5.14-3:</b> Circulation improvements associated with future development that would be accommodated by the General Plan would be designed to adequately address potentially hazardous conditions (sharp curves, etc.), potential conflicting uses, and emergency access.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant
<b>5.14-4:</b> The proposed project complies with adopted policies, plans, and programs for alternative transportation and does not decrease the safety of alternative transportation.	Less than significant	No significant impacts were identified and no mitigation measures are necessary.	Less than significant

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<b>5.15 UTILITIES AND SERVICE SYSTEMS</b>			
<b>5.15-1:</b> Projected water supplies are adequate to accommodate water demand for the town of yucca valley at general plan buildout.	Less than significant	No mitigation is required.	Less than significant
<b>5.15-2:</b> The High Desert Water District would need to expand existing wastewater treatment and water reclamation systems to serve the Town of Yucca Valley at general plan buildout.	Less than significant	No mitigation is required.	Less than significant
<b>5.15-3:</b> Development pursuant to the proposed general plan update would increase surface water flows into drainage systems within the affected watersheds as a result of an increase in impervious surfaces in the town. However, the Town's Master Plan of Drainage would accommodate anticipated stormwater flows within the Town of Yucca Valley.	Less than significant	No mitigation is required.	Less than significant
<b>5.15-4:</b> Existing and/or proposed facilities would be able to accommodate project-generated solid waste and comply with related solid waste regulations.	Less than significant	No mitigation is required.	Less than significant
<b>5.15-5:</b> Existing and/or proposed facilities would be able to accommodate project-generated utility demands.	Less than significant	No mitigation is required.	Less than significant

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