
TOWN OF YUCCA VALLEY

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COMPREHENSIVE GENERAL PLAN

IV. UNAVOIDABLE SIGNIFICANT IMPACTS

Unavoidable significant impacts are those which cannot be reduced to acceptable or insignificant levels by the implementation of realistic and feasible mitigation measures. The proposed General Plan represents an approximate 30% reduction in the number of dwelling units which could conceivably be developed in Yucca Valley when compared to the current San Bernardino County Plan.

Impacts associated with future development are addressed in detail in Section III of this EIR. Comprehensive mitigation and monitoring and reporting programs have been developed to address potential impacts. When considered in concert with the policies, programs and implementation measures set forth in the Town General Plan proposal, the mitigation measures set forth herein can demonstrably and effectively reduce potentially significant impacts to levels of insignificance.

A few areas of special concern and sensitivity have been given focused consideration in the development of the General Plan and in the development of mitigation measures. These include impacts on biological resources, water resources and traffic impacts. While the General Plan represents a substantial overall reduction in development impacts, these sensitive issues are not taken for granted, and each is discussed briefly below.

Biological Resources

Impacts to various species of plants and animals, and their habitats, are addressed throughout the proposed general Plan. In addition to restrictions on hillside, wash and development in other sensitive location of the Town, policies, programs and implementation strategies throughout the plan provide a coherent and concerted effort which maximizes the integration of habitat enhancement in floodways, parks and other public lands and in all aspects of community development. Restrictions on site disturbance and fencing in sensitive hillside areas also provides meaningful mitigation.

As the site of the first Habitat Conservation Plan for the desert tortoise prepared in California, the Town has demonstrated its ability and willingness to implement federal and other guidelines in the protection of threatened and endangered species. Representatives of the community are involved in the development of broad based habitat and multi-species management plans associated with the tortoise and other sensitive species.

Water Resources

In addition to the substantial reduction in the potential number of dwelling units and overall demand that the community will generate in the future for limited water supplies, the Town has indicated its willingness to take a pro-active role in water resource management. Through on-going cooperation with the local water purveyor (Hi-Desert Water District) and the efforts being made to integrate native and other drought resistant planting materials into landscape schemes, enactment of the Town General Plan will make substantial contributions to lowering the per capita consumption of domestic water in coming years.

Traffic and Circulation

In a manner roughly proportional to the reductions in residential and other development, adoption and implementation of the Town General Plan will significantly reduce the near and long-term impacts development will have on local roads and highways. The traffic projections are based upon the worst case scenario of

maximum buildout of all land use designations. The circulation system is also constrained by topography and alternative routes are not available for development. This mild exceedance of General Plan standards (LOS D) does not constitute a significant impact and no further mitigation beyond that set forth in Section II of this EIR is deemed necessary.