

**SPECIAL MEETING OF THE
ANIMAL CARE JPA
MONDAY, NOVEMBER 7, 2011, 12:00 P.M.
YUCCA VALLEY COMMUNITY CENTER MESQUITE ROOM**

ROLL CALL: Directors Cronin, Hagerman, Huntington, Chair Derry

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Approve the minutes of September 29, 2011 as presented

DIRECTORS REPORTS/UPDATES

DISCUSSION ITEMS

1. Release Initial Study / Mitigated Negative Declaration – Replacement Animal Shelter.

Staff Report

Recommendation: 1) Authorize the release of Environmental Documents and; 2) Authorize the Town Planning Staff to act on behalf of the Lead Agency, the Animal Control Joint Powers Authority, to Circulate the Environmental Document and respond to comments.

Action: Move _____ 2nd _____ Voice Vote _____.

FUTURE AGENDA ITEMS

- A. Adopt Reimbursement Strategies
- B. Establish In-Kind Contributions Policy

PUBLIC COMMENTS

ADJOURNMENT

**ANIMAL CARE JPA MINUTES
THURSDAY, SEPTEMBER 29, 2011**

Chair Derry called the meeting to order at 10:02 a.m. with Directors Hagerman, Huntington, Cronin and Chair Derry present.

PLEDGE OF ALLEGIANCE

Led by Chair Derry

APPROVAL OF MINUTES

Approve the minutes of May 26, 2011 as presented.

Upon motion by Director Huntington, second by Director Hagerman and no objections stated, the minutes stand approved

DIRECTORS REPORTS/UPDATES

None

DISCUSSION ITEMS

1. Shelter Design Contract Update

Town Manager Nuaimi provided an update on the contract status and displayed a PowerPoint presentation of the project management plan. There will be a finalized plan at the next JPA meeting and the final CEQA documents will be brought forward. Staff will also bring financial update at each meeting. He advised the goal is to have the project before the Planning Commission by December.

2. Site Planning / Floor Plan Presentation

Town Manager Nuaimi gave a PowerPoint presentation showing the floor plan etc. He also advised that the earthquake fault trenching showed no ruptures.

Director Hagerman questioned if there have any thoughts of looking for grants for solar? Town Manager Nuaimi advised that staff has talked about that, however the buildings are prefab so we don't know if there is an opportunity at this time for solar, but maybe in the future

Director Huntington stated it appears the dumpster is in a bad location for pick up purposes. Town Manager Nuaimi advised that staff will have to move dumpster out for the truck anyway.

Director Hagerman questioned how many square feet there are under roof.
Town Manager Nuaimi advised a total of 1,400

3. Establish Capital Assets and Controlled Asset/Sensitive Equipment Policies

Director Cronin advised that the policy has been reviewed by County Counsel and submitted to the Town.

Upon motion by Director Hagerman, second by Director Huntington and no objections stated, the policies were approved.

FUTURE AGENDA ITEMS

- A. Adopt Reimbursement Strategies
- B. Establish In-Kind Contribution Policy

Director Cronin advised they hope to have the plan presented to the JPA within the next 60 to 90 days.

Chair Derry requested consideration of an alternate meeting for the next JPA if agreeable with the members. Town Manager Nuaimi advised he will poll the members calendars and also find out when the CEQA documents are ready to move forward.

PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business the meeting was adjourned at 10:28 a.m.

Respectfully submitted

Jamie Anderson
Town Clerk

ANIMAL CARE JPA STAFF REPORT

To: JPA Board Members
From: Mark Nuaimi, Town Manager
Date: November 3, 2011
For JPA Meeting: November 7, 2011

Subject: Release Initial Study / Mitigated Negative Declaration – Replacement Animal Shelter

Prior JPA Review: None

Recommendation: That the JPA Board:

1. Authorizes the Release of Environmental Documents and;
2. Authorizes the Town Planning Staff to act on behalf of the Lead Agency, the Animal Control Joint Powers Authority, to Circulate the Environmental Document and Respond to Comments.

Order of Procedure:

Request Staff Report
Request Public Comment
JPA Discussion/Questions of Staff
Motion/Second
Discussion on Motion
Call the Question (Voice Vote)

Discussion:

The draft of the Initial Study / Mitigated Negative Declaration environmental document has been completed and is ready for release for the required 30-day public review period.

Description of Project: The Animal Control Joint Powers Authority (JPA) proposes to develop a replacement animal shelter on a five acre parcel located directly to the south of the existing Yucca Valley Animal Shelter. The replacement Animal Shelter will serve both the incorporated areas of the Town of Yucca Valley, as well as, the unincorporated areas of the County of San Bernardino. The facility will include three, new single story buildings of approximately 8,838 total square feet of enclosed building area, along with approximately 5,400 square feet of covered animal pens. Total kennel and administrative building areas covered with roofing will be approximately 15,300 square feet. Parking areas will be constructed to accommodate parking for staff, public and shelter vehicles. Other pathways and service roads will be created to facilitate reliable and safe access. Landscaping and hardscaping will be developed throughout the project area, including the parking area. Lighting for the Animal Shelter will be developed to Town standards. The parking lots will be lit using 15-ft pole lights with cut-off fixtures. Walkways and other site areas will be lit with shorter (10 to 15ft tall), pedestrian-scaled poles.

Based upon the IS/MND analysis, the following mitigation measures are warranted:

Aesthetics:

- A-1** The removal of approximately 52 Joshua Trees will be mitigated through the relocation on site of approximately 43 of the Joshua Trees and the additional planting of new landscaping appropriate for the desert region around the building and parking lots.

- A-2** Limiting development of the site to a portion of the northern side while maintaining approximately 57% of the site in its natural state will significantly limit the degradation of the site's visual quality and character. The southern portion of the site, including an intermittent stream and a rocky outcropping will remain untouched by development. Additionally, any new structures on the site shall be limited to single story construction thereby minimizing the overall visual impact on the existing visual character of the site,

- A-3** Any lighting installed on the site shall be designed and installed to minimize adverse fugitive light and/or glare impacts to the adjacent residential properties. Additionally, all lighting on the site will be designed in a way consistent with the requirements of Ordinance 90, Outdoor Lighting, Section 87.0920 of the Town of Yucca Valley Development Code.

Air Quality:

- AQ-1** All construction contracts will include provisions for a comprehensive dust control plan and be consistent with MDAQMD requirements, including, but limited to Rules 402 and 403. Dust control efforts will include watering dirt surfaces twice daily and removing construction-site mud that has been deposited on roadways during construction.

- AQ-2** Limit traffic speeds on unpaved roads on and adjacent to project to 15 mph during construction.

- AQ-3** Install sandbags or other erosion control measures to prevent silt runoff on public roadways.

Biological Resources:

- BR-1** Joshua trees, and any other protected species of plants, affected by the development will be relocated to the southern portion of the site in accordance with state and local regulations and Chapter of Ordinance No. 140 (Desert Native Plant Protection) of the Town of Yucca Valley Development Code, which is intended to preserve native plants unique to Yucca Valley, outlines the regulations and guidelines for the management of plant resources in the Town). A removal permit shall be required for the removal of any native plant or tree, as regulated in Section 89.0107. of Ordinance 140 of the Development Code. In addition, site development will include the planting of trees and other appropriate vegetation as part of re-

landscaping of the site.

- BR-2** To avoid impacts to migratory and nongame birds, their occupied nests, and their eggs, any trees should not be removed between February and September 1. If trees are to be removed between February and September 1, qualified Biologist shall survey the trees to be removed to determine if there are active nests. If active nests are found, an appropriate no disturbance buffer will be established to avoid disturbance until after the breeding season or after a wildlife biologist determines the young have fledged. If no active nests are found, no additional mitigation is required.
- BR-3** A preconstruction survey for burrowing owls shall be conducted by a qualified biologist 30 days prior to the start of construction of the project site. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected then the protocol established by the California Department of Fish and Game shall be followed.
- BR-4** A preconstruction survey for desert tortoise shall be conducted by a qualified biologist 30 days prior to the start of construction of the project site. If no desert tortoise is detected, no further mitigation is required. If desert tortoise are detected then the protocol established by the California Department of Fish and Game shall be followed.
- BR-5** All site development and construction activities shall maintain a minimum 30 foot buffer zone from any point of the existing bank of the intermittent stream. No construction or land disturbance activity shall occur within this buffer zone.

Cultural Resources:

- CUL-1** In the event that cultural and/or paleontological resources are discovered during demolition and construction activities, construction shall be halted in the work area until a professional archaeologist and/or paleontologist has been retained and has the opportunity to investigate the resource and assess its significance. Any such resource uncovered during the course of project-related grading or construction shall be recorded and/or removed per standard archaeological or paleontological practices and/or applicable City and/or state regulations. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of Native Americans, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

Geology & Soils:

- GS-1** All project structures will meet applicable standards of the CBC, Structural Engineers Association of California, and recommendations from the geotechnical investigation report for the site.
- GS-2** No structures intended for human occupancy (as defined by CCR, Section 3601)

shall be located within the "structure setback zone" as defined in the Fault Evaluation Report, Geotechnical Map– Plate 1 dated 07/2011 by Leighton Consulting, Inc.

GS-3 The project shall be designed incorporating mitigating measures for site remediation for earthwork and foundation design as defined in Geotechnical Investigation Report by Leighton Consulting, Inc. dated July 13, 2011.

Global Climate Control:

GCC-1The project shall minimize waste through construction practices and design features. At least 50% of construction generated waste will be recycled/reused.

GCC-2The project shall incorporate at least 10 percent locally produced and/or manufactured building materials used for the project.

GCC-3The project shall meet or exceed California Building Code's most recent Title 24 energy standards including: installing energy efficient lighting, installing light-colored "cool" roofing system, installing energy-efficient heating and cooling systems, increasing the R-Value of the insulation to ensure heat transfer and thermal bridging is minimized, limiting air leakage through structure, installing high-efficiency window assemblies.

Hazards & Hazardous Material:

HAZ-1Project structures will meet applicable standards of the CBC, Structural Engineers Association of California, Town of Yucca Valley Building Code, and will comply with all municipal codes for new construction including the 2010 California Fire Code and Town amendments and building construction standards and SBCFD general requirements.

HAZ-2Recommendations set forth in the Fault Evaluation Report and Geotechnical Exploration Reports provided by Leighton Consulting, Inc. for the Animal Shelter project shall be incorporated into the design and construction phases of development.

HAZ-3In the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered during project grading and/or construction, earthmoving activities in the vicinity of said material shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate Town staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the Town.

Hydrology:

HYD-1 Prior to the first issuance of a grading permit by the Town, the project proponent shall file a Notice of Intent (NOI) with the Colorado River Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with demolition and construction activities.

HYD-2 Prior to the first issuance of a grading permit by the Town, the project applicant shall submit to and receive approval from the Town of Yucca Valley a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control onsite and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:

- Sediment discharges from the site may be controlled by the following: (necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.
- All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.
- The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.
- The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

HYD-3 The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for Town inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the Town of Yucca Valley and the representatives of the Regional Water Quality Control Board.

HYD-4The following is a selection of BMP's which should be utilized in order of preference:

- 1) BMP's that promote storm water infiltration.
- 2) BMP's that store and beneficially use storm water runoff.
- 3) BMP's that utilize the runoff for other water conservation uses including but not limited to:
 - a) BMP's that incorporate vegetation to promote pollutant removal and runoff volume reduction and to integrate multiple uses; and
 - b) BMP's that percolate runoff through engineered soil and allow it to discharge downstream slowly.

HYD-5The following source control and BMP measures should be applied as applicable to the project site:

- 1) The incorporation of vegetated swales and landscaped buffer strips throughout the site.
- 2) Development and implementation of a street sweeping and catch basin cleaning program.
- 3) Use of native and/or non-invasive vegetation in landscaped areas.
- 4) Development and implementation of an Integrated Pest Management (IPM) Program for common area landscaping in multifamily residential areas.
- 5) Development and implementation of an educational program that provides information to residents on water quality issues including:
 - a) The use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins, and storm drains;
 - b) The proper handling of material such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals; and
 - c) The environmental and legal impacts of illegal dumping of harmful substances into storm drains and sewers.

HYD-6Applicable Town codes and BMPs specified in the CASQA Handbook will be implemented for grading and erosion control. Other measures, such as siltation fences and filtering dewatering discharges through sediment traps, will be used as necessary to prevent sediment runoff. Areas of ground disturbance will be landscaped as soon as possible to reduce soil loss and sediment runoff.

HYD-7Project design will include measures for preventing flood damage to structures. Grading Plan, Drainage Plan, and Storm Drain Plan will reflect designs to prevent flood damage to structures.

HYD-8 Project development and any construction activity must maintain a buffer zone of 30' minimum from the existing intermittent stream bed. A 50' wide, 3' deep managed flood plain will be sustained at the location of the existing intermittent stream.

HYD-9 The retention basin will be designed to hold the development's incremental increase plus 10% minimum

Noise:

N-1 Construction stockpiling, equipment storage and maintenance shall occur at the western boundary of the site, near the intersection of Golden Bee and Church Street.

N-2 All grading equipment shall be muffled and properly maintained throughout construction of the project.

N-3 Grading and construction activities shall be limited to those hours prescribed in the Municipal Code.

Utilities & Service Systems:

USS-1 A stormwater detention basin will be constructed as part of the project. No new run-off will occur as a result of the proposed project.

The IS/MND will be circulated for public comment for 30 days. Responses to comments received will be addressed in the final document. The final document is scheduled for Planning Commission review, along with the Conditional Use Permit (CUP) and Design Review on December 13th.

A JPA board meeting will be convened prior to the Planning Commission meeting to review the final architectural elevations and project details.

Alternatives: None

Fiscal impact: None

Attachments: Draft IS/MND
Various Technical Studies

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION,
CONDITIONAL USE PERMIT, CUP 05-11, ENVIRONMENTAL ASSESSMENT, EA 03-
11**

TO: Responsible and Trustee Agencies/Interested Organizations and
Individuals
FROM: Town of Yucca Valley
RE: Conditional Use Permit, CUP 05-11, Environmental Assessment, EA 03-
11

The Town of Yucca Valley (Town), in the capacity acting as the Lead Agency on behalf of the Animal Control Joint Powers Authority for this project under CEQA, evaluated the potential environmental impacts of the project under CEQA. The Town has determined through the preparation of an Initial Study that although the project has the potential to result in significant environmental effects, these impacts will not be significant in this case because the mitigation measures described in the detailed Initial Study have been added to the project. The Initial Study meets the requirements of the State of California CEQA, the State CEQA Guidelines, and the Town of Yucca Valley Guidelines for the Implementation of CEQA. A Mitigated Negative Declaration will be prepared.

This notice constitutes a Notice of Intent (NOI) to adopt the aforementioned Mitigated Negative Declaration.

Project Location/ Description:

Project location: The project is located on the southeast corner of Malin Way and Paseo Los Nino and further identified as APN: 597-021-08.

Project description: The Animal Control Joint Powers Authority (JPA) proposes to develop a replacement animal shelter on a five acre parcel located directly to the south of the existing Yucca Valley Animal Shelter. The replacement animal shelter will serve both the incorporated areas of the Town of Yucca Valley, as well as, the unincorporated areas of the County of San Bernardino. The facility will include three, new single story buildings of approximately 12,100 total square feet along with a 5,400 square foot covered animal pens. Parking areas will be constructed to accommodate parking for staff, public and shelter vehicles. Other pathways and service roads will be created to facilitate reliable and safe access. Landscaping and hardscaping will be developed throughout the project area, including the parking area. Lighting for the animal shelter will be developed to Town standards. The parking lots will be lit using 15-ft pole lights with cut-off fixtures. Walkways and other site areas will be lit with shorter (10 to 15ft tall), pedestrian-scaled poles

Other permits: Not applicable

Toxic Sites: None

Public Hearing: The Planning Commission public hearing for this item has been set for December 13, 2011, beginning at 6:00 p.m. at the Yucca Valley Community Center, 57090 29 Palms Highway, Yucca Valley, CA 92284.

Public Review: The Initial Study and related documents are available for public review daily. Members of the public may view these documents at the Planning Department, 58928 Business Center Drive, Yucca Valley, CA 92284, and submit written comments at or prior to the Planning Commission.

If any group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at, or prior to the Planning Commission hearing.

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Robert Kirschmann at 760-369-6575 X 328.

Comment Period: Based on the time limits defined by CEQA, your response should be sent at the earliest possible date. The public comment period on this project is from **Wednesday November 09, 2011 to Monday December 12, 2011**. All comments and any questions should be directed to:

Robert Kirschmann
Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284
(760) 369-6575 X 328
RKirschmann@yucca-valley.org

Note to Press: Publish on November 09, 2011

Dated: November 03, 2011

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

For the Yucca Valley
Animal Shelter Project

Prepared for:
Animal Control Joint Powers Authority
351 North Mountain View Avenue, Third Floor
San Bernardino, CA 92415-0010

Mr. Brian Cronin, Secretary
(909) 387-9152

Prepared by
Williams Architects, Inc.
276 N. Second Avenue
Upland, CA 91786

Marie Rene' Glynn
(909) 981-5188

October 25, 2011

Table of Contents

INITIAL STUDY OVERVIEW.....	4
PROJECT DETAILS	4
SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	5
DETERMINATION	5
SOURCES	6
PROJECT DESCRIPTION	7
PROJECT SETTING.....	7
PROJECT BACKGROUND	7
PROJECT OBJECTIVES.....	10
ENVIRONMENTAL ANALYSIS	11
ENVIRONMENTAL CHECKLIST.....	11
I. AESTHETICS	12
II. AGRICULTURE AND FOREST RESOURCES.....	14
III. AIR QUALITY	15
IV. BIOLOGICAL RESOURCES.....	20
V. CULTURAL RESOURCES	22
VI. GEOLOGY AND SOILS	23
VII. GREENHOUSE GAS EMISSIONS.....	27
VIII. HAZARDS AND HAZARDOUS MATERIALS	29
IX. HYDROLOGY AND WATER QUALITY	31
X. LAND USE AND PLANNING	36
XI. MINERAL RESOURCES	36
XII. NOISE	37
XIII. POPULATION AND HOUSING.....	39
XIV. PUBLIC SERVICES.....	40
XV. RECREATION	40
XVI. TRANSPORTATION / TRAFFIC	41
XVII. UTILITIES AND SERVICE SYSTEMS	42
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.....	44

INITIAL STUDY OVERVIEW

PROJECT DETAILS

1. Project title: Yucca Valley Animal Shelter
2. Lead agency name and address: Animal Control Joint Powers Authority (JPA, 351 N. Mountain View Avenue, 3rd Floor San Bernardino CA 92415-003
3. Contact person and phone number: Mr. Mark Nuaimi : 760-369-7207
4. Project location: Town of Yucca Valley, San Bernardino County, California, Assessor's Parcel Number, 0597-021-080-000, the south east corner of Malin Way & Paseo Los Ninos
5. Project sponsor's name and address: Animal Control Joint Powers Authority, 351 N. Mountain View Avenue, 3rd Floor San Bernardino CA 92415-003
6. General Plan Designation: Rural Living 7. Zoning: RL-5
8. Description of project: The Animal Control Joint Powers Authority (JPA) proposes to develop a replacement animal shelter on a five acre parcel located directly to the south of the existing Yucca Valley Animal Shelter. The replacement Animal Shelter will serve both the incorporated areas of the Town of Yucca Valley, as well as, the unincorporated areas of the County of San Bernardino. The facility will include three, new single story buildings of approximately 8,838 total square feet of enclosed building area, along with approximately 5,400 square feet of covered animal pens. Total kennel and administrative building areas covered with roofing will be approximately 15,300 square feet. Parking areas will be constructed to accommodate parking for staff, public and shelter vehicles. Other pathways and service roads will be created to facilitate reliable and safe access. Landscaping and hardscaping will be developed throughout the project area, including the parking area. Lighting for the Animal Shelter will be developed to Town standards. The parking lots will be lit using 15-ft pole lights with cut-off fixtures. Walkways and other site areas will be lit with shorter (10 to 15ft tall), pedestrian-scaled poles.
9. Surrounding land uses and setting: The project site consists of a five acre, green field site in the Town of Yucca Valley. The site is located in a Rural Living – 5 acre zoned area. The property directly to the north houses the current Yucca Valley Animal Shelter. The property to the west is vacant. The properties to the south include both a vacant parcel and a developed parcel with a single family residential dwelling unit zoned RL-5. The property to the east is developed with a single family residential dwelling. The property to the northeast is undeveloped and zoned Industrial. The area is rural in nature with primarily low density, single family dwellings on 5 acre lots.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
At a minimum, the following permits and approvals will be required:
County of San Bernardino
Town of Yucca Valley Conditional Use Permit
 - Town of Yucca Valley Building and Safety, Building Construction Permits
 - California Region Water Quality Control Board
 - General Construction Activity Storm Water Permit
 - Septic System discharge permit
 - San Bernardino County Fire Department, Fire Safety Requirements
 - Hi Desert Water District, Water Service Requirements
 - San Bernardino County Environmental Health

SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> None Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

SOURCES

The following documents or sources were utilized by this analysis:

1. California Environmental Quality Act (CEQA)
2. Town of Yucca Valley General Plan Environmental Impact Report (EIR),
3. Town of Yucca Valley Comprehensive General Plan, December 14, 1995
4. Town of Yucca Valley Development Code
5. Town of Yucca Valley Zoning District Map.
6. Focused Survey for Desert Tortoise, Habitat Assessment for Western Burrowing Owl, and General Biological Resource Assessment for a 5-acres+/- Site (APN 0597-021-08) in the Town of Yucca Valley, San Bernardino County, California, by Circle Mountain Biological Consultants, Inc., April 2011
7. Hydrology Report for Yucca Valley Animal Shelter, by Encompass Associates, Inc., October 18, 2011
8. Mojave Desert Air Quality Management District Rule Book
9. United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/app/>
10. Town of Yucca Valley, Master Plan of Drainage
11. State Planning and Zoning Law
12. Percolation Feasibility Study for Proposed Animal Shelter, by Leighton Consulting, Inc., July 20, 2011
13. Geotechnical Investigation, Proposed Yucca Valley Animal Shelter, APN 0597-021-080-000, by Leighton Consulting, Inc., July 22, 2011
14. Project Plans and Reports
15. Field Inspection
16. Experience with other projects of this size and nature
17. Aerial Photography
18. USGS Data Contribution
19. California Natural Diversity Database, text data for USGS 7.5 minute quadrangle for Yucca Valley North, CA, accessed May 23, 2011
20. Federal Environmental Standards
 - a) Water Quality Standards 40 CFR 120
 - b) Low-Noise Emission Standards 40 CFR 203
 - c) National Primary & Secondary Ambient Air Quality Standards 40 CFR 50
21. State and Federal Environmental Standards
 - a) Ambient Air Quality Standards
 - b) Noise Levels for Construction Equipment
22. Fault Investigation Report, Proposed Yucca Valley Animal Shelter, by Leighton Consulting, Inc., July 13, 2011
23. California Stormwater Quality Association Construction Handbook
24. Air Quality Management District Fugitive Dust Mitigation Measure Table
25. California Department of Fish and Game 2005 summary animals and plants listed under the California Endangered Species Act, accessed May 2, 2011
http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/new_te_rpt.html
26. California Department of Fish and Game 2007 California's Wildlife Action Plan, accessed May 23, 2011, <http://www.dfg.ca.gov/wildlife/wap/report.html>
27. California Department of Fish and Game Wildlife Species Matrix, accessed May 24, 2011, http://www.dfg.ca.gov/wildlife/wap/matrix_search.html
28. California Department of Toxic Substances Control, Envirostar Database, Accessed May 31, 2011, <http://www.envirostor.dtsc.ca.gov/public/>
29. Water Quality Control Plan for the Colorado River Basin, (Region 7), with Amendments Approved through 2006
30. National Flood Insurance Program, Flood Insurance Map, San Bernardino County California and

Incorporated Areas, Map #06071C8120H. August 28, 2008.

31. California Code of Regulations, Title 24 (California Building Standards Code)
32. Protected Native Desert Plant Survey & Site Plan, by Archie Reiser, Native Plant Specialist, May 19, 2011
33. A.L.T.A. Survey by Encompass Associates Inc.
34. Addendum Fault Investigation Report, Response to County Comments, Proposed Yucca Valley Animal Shelter, by Leighton Consulting, Inc., August 30, 2011
35. Air Quality Assessment for Town of Yucca Valley Animal Shelter, by Lilburn Corporation, September 2011

PROJECT DESCRIPTION

PROJECT SETTING

The project site is located approximately half a mile west of Highway 247 and one block north of Skyline Ranch Road in the northern part of Yucca Valley. (Figure 1 Project Location and Site Map). The site is bordered by Paseo Los Ninos to the north and Malin Way to the west. The surrounding lots on the east, south and west are zoned Rural Residential (RL). The lots to the south include both developed and vacant lands, and the parcel to the west is undeveloped. The lot directly to the north of the site is the location of the current Yucca Valley Animal Shelter facility. The lot to the northeast is zoned Industrial. The project site is 5 acres. The terrain of the site is relatively flat to the north, with a low point at the wash, a USGS-designated dotted blue stream (intermittent stream), passing roughly east to west through the center of the site. The southern part of the site is made up of a hillside with rock outcroppings. Soils vary from sandy loam and gravel on the northern part of site, to gravel and cobbles on the rocky southern hillside. The site appears to be in its natural state except for a small concrete slab located toward the northern portion of the site. The plant community on site can best be described as Joshua tree woodland, with an understory of brush and grasses.

PROJECT BACKGROUND

Animal Shelter Operational Overview

The replacement Animal Shelter will be a community-oriented facility in the Town of Yucca Valley. The Animal Care Joint Powers Authority (JPA) was formed by the County of San Bernardino (County) and the Town of Yucca Valley (Town) to provide for the financing, planning, design, construction, operation and maintenance of a replacement animal care and control facility in the Town of Yucca Valley to provide animal services and shelter to both the residents in the incorporated area of the Town and the unincorporated areas of the County. The facility will offer both traditional animal control services and other educational and community service programs. Animal control services will include the following:

- Surrender of unwanted or lost animals
- Humane care of all impounded animals
- Adoption of companion animals
- Redemption of lost animals
- Education relating to responsible pet ownership
- Maximize the adoptability of companion/domestic animals
- Work with other agencies, the press and the public to reduce the number of unwanted pets

The current facility serves approximately 500 visitors and 500 phone calls per month. The monthly volume of impounded cats and dogs averages 278, with approximately 70 of these animals being redeemed by their owners or adopted. The average monthly number of animals being euthanized is 204, and approximately 14 animal per month are found dead or brought in for disposal. The current facility contracts for rendering services, including the lease of a walk-in freezer and the pick-up and disposal of dead animals. It is anticipated that the replacement facility would provide animal care and control services for approximately the same volume of animals and visitors.

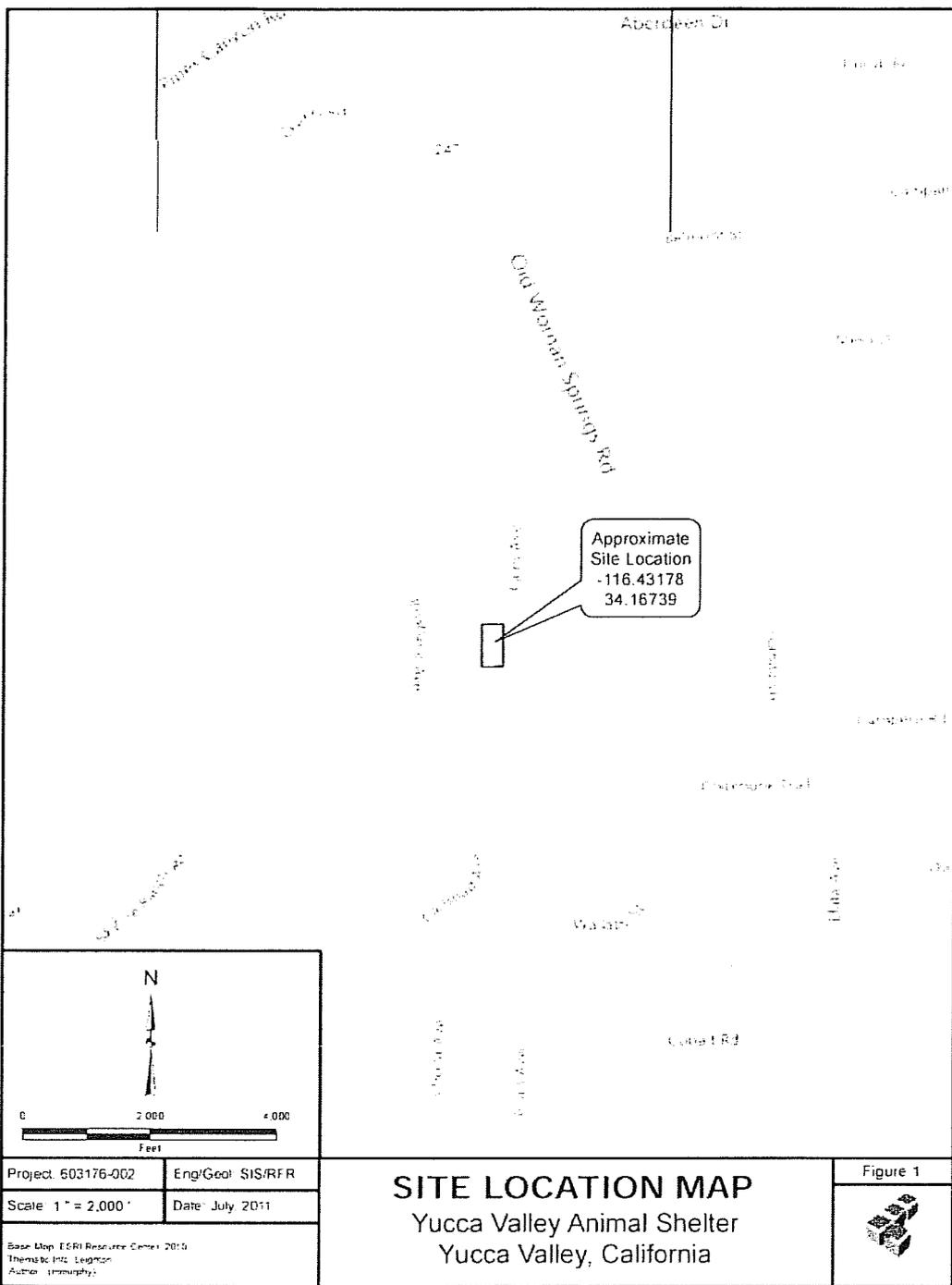
In addition to providing these services, the replacement facility will also offer the opportunity to provide for other services through the inclusion of its educational-oriented spaces/facilities which can be used by the community for a wide range of uses. These multi-purpose facilities include an indoor multi-purpose conference/training room and an assortment of exterior gathering spaces which can be used for both traditional animal training/exercise uses or other community uses (such as dog training classes for the public's dogs, etc.)

Hours of Operation

The replacement facility is ultimately expected to be staffed by 7 full-time and 1 part-time person, as well as, 2 full time County Animal Control Officers and would typically be staffed from 8 a.m. to 5 p.m. Monday through Friday. There would be staff on-call during hours the shelter is closed. The facility is anticipated to be open to the public from 12 p.m. to 5 p.m. Tuesday through Saturday. There may be other events or training that may occur on site, outside of the normal business hours. Business hours are subject to change based upon operational needs. The business hours may return to historical levels, of Monday through Friday, 8:00 am to 5:00 pm, 7:00 am to 4:00 pm, with open business hours from 8:00 am to 5:00 pm on Saturdays. The hours of operation may be modified based upon the needs of the organization. The Shelter is anticipated to be closed to the public on Sunday's, but due to the requirements of housing animals, staff is present on the site on Sundays for cleaning, watering, feeding, vaccinations, and other daily duties not associated with serving the general public.

The Role of Volunteers

Many of the newer shelters in California have been designed in a manner that actively engages community volunteers in the adoption and education programs of the facilities. The design of the replacement Yucca Valley Facility has anticipated such collaboration by developing areas that can be shared between staff and volunteers. Providing a positive working environment for volunteers including such areas as a meeting area, day lockers and work space helps volunteers feel connected and appreciated as valued team members. This has been found to be essential in retaining quality volunteers who assist in providing services which cannot be typically provided within the organization's limited budget.



Map Services Printing: 6/21/11 10:05:05 AM. Figure 1.mxd on 6/20/2011 11:04:21 AM

PROJECT OBJECTIVES

The nearly 40 year old existing animal shelter facility located directly across Paseo Los Ninos is inadequate to serve the existing needs of the region. The facility has been added to over the years in a makeshift, adhoc arrangement of small sheds, buildings, and outdoor dog kennels. The existing buildings are in bad repair and are close to their life expectancy without significant renovation and repair. In order to adequately serve the existing need, the JPA proposes to construct a replacement Animal Care Facility that will improve the area's animal control and care functionality. As part of the development three new, single story buildings will be constructed. The buildings will consist of one administration/adoptions/support facilities building of approximately 4,730 square feet, and two dog kennel buildings. The kennel buildings will be approximately 2,593 square feet and 1,515 square feet each. The approximate total square footage of enclosed space will be 8,838 square feet, while the total covered building area will be approximately 15,300 square feet plus an additional 5,400 square feet of covered large animal pens. The buildings will be organized in a manner that creates a courtyard space in the center allowing for a public multi-functional space including dog exercise areas, a covered "get-acquainted" area for pet adoptions and open space. The project will also include the construction of a public parking area to accommodate approximately 12 parking spaces, a staff parking area to accommodate 12 staff parking spaces and Animal Control Officers vehicle parking. A covered, exterior pen area for horses and other large animals and associated sidewalks and landscape areas will also be included.

The JPA estimates the need to house and care for approximately 3,500 animals per year. This figure approximates the number of animals which are currently being housed and cared for at the existing facility. Based on the region's projected growth of 1% for the next 10 years, there is no significant growth impact anticipated in the animal population.

The replacement Animal Shelter will provide the following features and on-site facilities:

- Reception/Lobby Area
- Conference/Education Room
- Laundry/Grooming Rooms
- Unisex staff shower
- Male and female public restrooms
- Food Prep/Storage Rooms
- Freezer
- 30-40 adoptable dog kennels
- 30-40 impound dog kennels
- Cat isolation area
- Cat adoptable area
- Community cat room
- Office Area
- Staff Break Room
- Staff Restrooms
- Electrical room
- Mechanical room
- Circulation / hallways
- Animal Receiving Rooms
- Euthanasia Room
- General Storage
- Exterior covered animal pens
- Exterior dog exercise areas
- Lighted public and staff parking
- Lighted Parking Lot
- On-site landscaping and walkways
- On-site storm water retention
- Site Security Fencing
- Site security and general lighting

ENVIRONMENTAL ANALYSIS

This Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in conformance with the California Environmental Quality Act (CEQA) Statutes and Guidelines. This IS/MND analyzes the potential site-specific and localized impacts of the project with regard to 17 environmental topics, listed below:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Mineral Resources
- Noise
- Population/ Housing
- Public Services
- Recreation
- Transportation/ Traffic
- Utilities/ Service Systems
- Land Use/Planning
- Mandatory Findings of Significance

ENVIRONMENTAL CHECKLIST

The following checklist contains the Environmental Checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an Environmental Impact Review must be prepared.

Less Than Significant with Mitigation Incorporation: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less Than Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Each section below contains a brief explanation of determinations of impact described in the Environmental Checklist, supported by the information sources cited above in Section 1.4.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,6, 15
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 15
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 14

DISCUSSION

a) The Town of Yucca Valley is located in the Morongo Basin in the eastern part of San Bernardino County. The Town is bordered on the west by the San Bernardino Mountains and to the south by the Joshua Tree National Park. The mountains provide dramatic and valuable viewsheds. The mountain ranges reach up to 4,673 feet above sea level to the north, south and west. The proposed project will have a less than significant impact on these aesthetic resources since the proposed improvements will be constructed in single story buildings on the lower elevation portion of the site. Given the distance between the project site and the surrounding mountain ranges, and building height limitations, the project would not significantly impact a scenic view; therefore, no mitigation is required.

b) The proposed project site is bordered by Paseo Los Ninos to the north, one undeveloped lot and one developed lot to the south, open land developed with a single family residence to the east, and Malin Way to the west. Skyline Ranch Road is located one parcel removed from the south property line. None of these streets have been identified as a state scenic highway. The proposed project will not impact historic buildings within a state scenic highway. Therefore, the project will have no impact on a state scenic highway and no mitigation is required.

Scenic resources that will be affected by the proposed project include Joshua trees and various desert plant species that occur on site. The construction of the Animal Shelter will involve removal of approximately 52 Joshua Trees. Of the Joshua Trees removed, 43 will be relocated to the southern portion of the site, 9 are not good candidates for transplanting due to disease or other existing damage to the tree. While the proposed project may potentially have a significant impact on the scenic resources of the Joshua Trees, this impact will be mitigated through the relocation of the Joshua Trees to the southern portion of the site in accordance with Ordinance 140 of the Town of Yucca Valley Development Code mitigating the effect to less than significant. The northern portion of the site will be developed with landscaping and pathway improvements that will improve the overall aesthetics of the Animal Shelter and site. The site will also be developed in accordance with the Town's development standards. Additionally, a concerted effort has been made to develop the smallest amount possible of the 5 acre site, while leaving the remainder of the site in its natural state. The developed portion of the site will constitute approximately 2.1 acres, while the remaining 2.9 acres will remain undisturbed. Landscaping associated with the replacement Animal Shelter and parking lots will be developed with plant types appropriate for the desert region and per Town development standards.

c) The existing site is an undeveloped lot surrounded on three sides by undeveloped lots. The north side is developed with the existing Animal Shelter and there are single family residences to the east and south. The proposed project includes removing trees and converting 14,263 ft² of dirt to asphalt parking. Tree removal will be mitigated through the relocation of approximately 43 Joshua Trees and the planting of some new trees appropriate to the desert region. Also, the project will include landscaping within and around the new parking lot, which will include the addition of trees and shrubs. Limiting development of the site to a portion of the northern side, while maintaining approximately 57% of the site in its natural state, will significantly limit the degradation of the site's visual quality and character.

All landscaping and proposed project construction aspects will be subject to building, design, landscaping, and lighting requirements found in the Codes of the Town of Yucca Valley which address the aesthetic quality of development within the Town. The Town Council, through Resolution, TC 10-06 has established guidelines for commercial construction. The building has been designed to comply with these guidelines. The proposed project is anticipated to include three, single story buildings, grouped to create a multi-purpose, exterior courtyard arrangement. The building will be pre-engineered metal building construction and clad with metal panels and/or exterior cement plaster. A metal roof with large overhangs to provide sun shading of kennels and walkways will be employed. The buildings will be sited to provide a public, administration/support building fronting onto Malin Way with a public parking lot accessible from Malin Way. The two, dog kennel buildings will be located directly east of the administration/support building. A staff/service parking area will be located along Paseo Los Ninos, directly north of the kennel building. Site landscaping will be provided along Malin Way, Paseo Los Ninos, the courtyard and around buildings, as appropriate for the desert environment. The proposed project will have a less than significant impact on the existing visual character of the site and its surroundings due to implementation of mitigation measures related to new tree plantings and landscaping.

d) The Project will include security lighting at the site. This will include both wall mounted light fixtures and parking lot and area lighting of pathways. This will add a new source of light or glare. To minimize the impacts to any surrounding residential uses, the lighting shall be directed down and screened in such a manner to reduce any spill over lighting or direct lighting. With the incorporation of the mitigation measure below, impacts will be less than significant.

MITIGATION MEASURES

- A-1** The removal of approximately 52 Joshua Trees will be mitigated through the relocation on site of approximately 43 of the Joshua Trees and the additional planting of new landscaping appropriate for the desert region around the building and parking lots.
- A-2** Limiting development of the site to a portion of the northern side while maintaining approximately 57% of the site in its natural state will significantly limit the degradation of the site's visual quality and character. The southern portion of the site, including an intermittent stream and a rocky outcropping will remain untouched by development. Additionally, any new structures on the site shall be limited to single story construction thereby minimizing the overall visual impact on the existing visual character of the site,
- A-3** Any lighting installed on the site shall be designed and installed to minimize adverse fugitive light and/or glare impacts to the adjacent residential properties. Additionally, all lighting on the site will be designed in a way consistent with the requirements of Ordinance 90, Outdoor Lighting, Section 87.0920 of the Town of Yucca Valley Development Code.

Level of Significance after Mitigation Measures: Less than Significant

II. AGRICULTURE AND FOREST RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
d) Result in the loss of forest land or conversion of forest land to non-forest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5

DISCUSSION

a-e) There are no Prime Farmlands, Unique Farmland or Farmland of Statewide Importance in proximity to the project site, or within the Town of Yucca Valley, and as such, there are no impacts to these resources. There are no state or federally designated forests in close proximity to the project site or within the Town of Yucca Valley. The proposed project area is not zoned for agricultural use nor is there any Williamson Act contract in effect. The proposed project will not affect land zoned for agricultural use. Development of the project would not result in the premature conversion of other lands designed as farmland to non-agricultural uses as there are no active farmland uses in the vicinity of the project.

Level of Significance: No impact.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8, 21a, 35
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	8, 21a, 35
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8, 21a, 24, 35
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8, 21a, 35
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21a, 35

DISCUSSION

a-b) An Air Quality and Greenhouse Gas Assessment was prepared for this project in September 2011 by Lilburn Corporation. The report is a study of the potential impacts the project may have on the local and regional air quality in the vicinity during construction and ultimate operational use. The air quality assessment discusses the existing air quality in the vicinity/region and the potential air quality impacts associated with the proposed project. The assessment determined that project emissions during construction and during long-term operation of the project are anticipated to be less than significant. The following discussion is taken from the report.

The site is located within the Mojave Desert Air Basin (MDAB), which is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The MDAQMD has jurisdiction over the portion of the MDAB within San Bernardino and Riverside counties.

Air quality is determined primarily by the types and amounts of contaminants emitted into the atmosphere, the size and topography of the air basin and the pollutant-dispersing properties of local weather patterns. As pollutants concentrate in the atmosphere, photochemical reactions occur, producing ozone and other oxidants. Another major factor that influences the MDAB's ambient air quality is its location downwind from the South Coast Air Basin and the San Joaquin Valley Air Basin. Air pollutants from these two air basins are transported into the MDAB and contribute significantly to the ozone violations that occur.

Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are summarized in Table 1 for important pollutants. The federal and state ambient standards were developed independently with differing methods and purposes. As a result, the federal and state standards differ in certain areas.

**Table 1
State and Federal Air Quality
Designations and Classification**

Ambient Air Quality Standard	Status
One –hour Ozone (Federal)	Non- attainment; classified Severe-17 (portion of MSAQMD outside of Southeast Desert Modified AQMA is attainment)
Eight-hour Ozone (Federal)	Non-attainment, classified Severe-17 (portion of MDAQMD in Riverside County is attainment)
Ozone (State)	Non-attainment; classified Moderate
PM ₁₀ (Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is attainment)
PM _{2.5} (Federal)	Unclassified/attainment
PM _{2.5} (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone)
PM ₁₀ (State)	Non-attainment
Carbon Monoxide (State and Federal)	Attainment
Nitrogen Dioxide (State and Federal)	Attainment/unclassified
Sulfur Dioxide (State and Federal)	Attainment/unclassified
Lead (State and Federal)	Attainment
Particulate Sulfate (State)	Attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is non- attainment)
Visibility Reducing Particles (State)	Unclassified

Source: MDAQMD CEQA and Federal Conformity Guidelines, February 2009. Verified September 2011

**Table 2
MDAQMD Attainment Plans**

Name of Plan	Date of Adoption	Applicable Area	Pollutant (s) Targeted	Attainment Date
1991 Air Quality Attainment Plan (AQAP)	August 26, 1991	San Bernardino County portion	NO _x and VOC	1994*
Mojave Desert Planning Area Federal Particulate Matter Attainment Plan	July 31, 1995	Mojave Desert Planning Area	PM ₁₀	2000*
Triennial Revision to the 1991 Air Quality Attainment Plan	January 22, 1996	Entire District	NO _x and VOC	2005
2004 Ozone Attainment Plan (State and Federal)	April 26, 2004	Entire District	Ozone (NO _x and VOC)	2007
Federal 8-Hour-Ozone Attainment Plan (Western Mojave Desert Non- attainment Area)	June 9, 2008	Western Mojave Desert Non-attainment Area	NO _x and VOC	2021

*Note: a historical attainment date given is an attainment plan does not necessarily mean that the affected area has been re -designed to attainment

Source: MDAQMD and Federal Conformity Guidelines, February 2009. Verified September 2011

Federal and state air quality laws require identification of areas not meeting the ambient air quality standards. These areas must develop regional air quality plans to eventually attain the standards. The USEPA and the CARB have designated portions of the District as non-attainment for a variety of pollutants including ozone and PM₁₀.

a) A project is considered non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. According to the MDAQMD's California Environmental Quality Act and Federal Conformity Guidelines, dated February 2009, a project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. As the project is consistent with the land use plan and it will not increase the number of dwelling units, is not anticipated to increase the number of trips, or increase overall vehicle miles traveled in an affected area, the project is conforming.

b) The proposed project was screened using the CalEEMod version 2011.1.1 emission model to establish emissions associated with the proposed project during construction. The model can analyze emissions that occur during different phases of the project, such as building construction and architectural coatings. According to MDAQMD, a project is considered to cause a significant impact to air quality if it would exceed the MDAQMD thresholds of significance for criteria pollutants. The criteria pollutants analyzed in the CalEEMod model included reactive gasses (ROG), nitrous oxide (NO_x), carbon monoxide (CO), particulates (PM₁₀ and PM_{2.5}), carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O).

The CalEEMod model allows the user to set certain defaults to incorporate Air Quality Management District required rules and regulations. The project site is vacant, therefore, no demolition will occur. The development of the site would include site grading and soil preparation, and construction of the facility. The emissions calculations for the construction phase include fugitive dust from grading and exhaust emissions from on-site equipment and worker travel. Construction emissions are calculated based on emissions per 1,000 square feet. The fugitive dust emissions are based on earthwork activities per day. In order to account for dust suppression controls, it is assumed the contractor will comply with MDAQMA Rules 402 and 403 requiring the application of water to the site twice daily – see Mitigation Measure AQ-1. Construction emissions are considered short-term, temporary impacts. Table 3 shows the construction emissions that would occur from the proposed project.

**Table 3
Construction Emission Summary
(Pounds Per Day)**

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	11.1	90.0	52.3	0.1	13.0	9.0
Grading	7.3	55.6	34.4	0.1	6.4	4.8
Building Construction	6.2	40.9	24.8	0.0	2.9	2.8
Paving	6.3	37.7	22.9	0.0	3.5	3.3
Architectural Coating	20.0	3.2	2.0	0.0	0.3	0.3
Highest Value (lbs/day)	20.2	90.0	52.03	0.1	13.0	9.1
MDAQMD threshold	137	137	584	137	82	82
Significant	No	No	No	No	No	No

Source: CalEEMod 2011
Phases don't overlap and represent the highest concentration

As shown in the Table 3, the construction emissions would not exceed MDAQMD's threshold of significance for any of the criteria pollutants and would be considered less than significant.

Operational Emissions: The proposed project will not manufacture or produce any products on-site, therefore, no industrial type emissions will be emitted. Stationary source emissions associated with the

operation of the site are primarily from natural gas consumption from space and water heating and mobile emissions were estimated by the CalEEMod model based on the size of the development. Emissions associated with these operational activities are shown in Table 4

**Table 4
Operations Emission Summary
(Pounds Per Day)**

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	0.2	0.8	1.4	0.0	0.2	0.03
Energy	0.0	0.01	0.01	0.0	0.0	0.0
Area	0.42	0.0	0.0	0.0	0.0	0.0
Total Value (lbs/day)	0.62	0.81	1.41	0.0	0.2	0.03
MDAQMD threshold	137	137	548	137	82	82
Significant	No	No	No	No	No	No

Source: CalEEMod 2011

Phases don't overlap and represent the highest concentration

As shown in Table 4, operational emissions associated with implementation of the proposed project would not exceed MDAQMD thresholds of significance for any pollutant. Therefore, operational emissions for the proposed project are considered less than significant.

c) The proposed project does not exceed any of the MDAQMD thresholds of significance for any criteria pollutants and is not considered to have a cumulative considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The proposed project will have a less than significant impact with respect to cumulative direct or indirect project emissions.

d) The existing sensitive receptors near the proposed project include residences; however the proposed project is not expected to result in substantial pollutant concentration. Any pollutant concentrations would be produced during site preparation and construction by construction equipment. Since any such pollutant concentration would be minor and temporary; impacts would be considered less than significant.

e) Objectionable odors will be generated during a brief period of the asphalt paving for the new parking lot. Paving and associated odors are likely to last no longer than 3-4 days during the construction period. These odors are not expected to persist or have an adverse affect on residents or other sensitive receptors in the proposed project's vicinity.

During the operation of the replacement Animal Facility, any biological waste would be frozen, stored in freezers and picked up on a regular basis. Animal kennels are primarily inside the building. All kennels will be provided with drains and will be hosed down with a high-pressure water system and disinfectant daily to reduce odors. No significant objectionable odors are anticipated; therefore, the proposed project is expected to have a less than significant impact.

MITIGATION MEASURES

AQ-1 All construction contracts will include provisions for a comprehensive dust control plan and be consistent with MDAQMD requirements, including, but limited to Rules 402 and 403. Dust control efforts will include watering dirt surfaces twice daily and removing construction-site mud that has been deposited on roadways during construction.

AQ-2 Limit traffic speeds on unpaved roads on and adjacent to project to 15 mph during construction.

AQ-3 Install sandbags or other erosion control measures to prevent silt runoff on public roadways.

Level of Significance after Mitigation Measures: Less than Significant

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 19, 25, 27
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 15, 18, 19, 27
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 14, 15, 18, 19
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 14, 15, 17, 19, 26, 27
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 26, 32
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 26,

DISCUSSION

a-f) Review of the California Department of Fish and Game's (CDFG), California Natural Diversity Database, (CNDDDB) indicates that there are 13 special plants and animals reported from the Yucca Valley North 7.5 – minute U.S. Geological Survey quadrangle. A Focused Survey for Desert Tortoise, Habitat Assessment for Western Burrowing Owl, and General Biological Resource Assessment for the site was conducted by Circle Mountain Biological Consultants, Inc. in April 2011, The following discussion

is taken from the report.

Biological survey conducted on site found 57 plant species, one reptile, 17 birds and 9 mammal species during the survey. The plant community on site is best described as Joshua Tree woodland, with an understory of brush and grasses. (see Biological Report) No tortoise sign was found on site or in adjacent areas during the focused, protocol survey (U.S. Fish and Wildlife Services 1992, 2009) for the species. Based on the absence of desert tortoise sign on the project site, in adjacent areas, and reported from the region, Biologist's survey concludes that the desert tortoise is absent from the project site and adjacent areas. Additionally, the likelihood of tortoise entering the site is very remote given the closest site where desert tortoise have been detected is 2 ½ miles to the east on the east side of Old Woman Springs Road.

U.S. Fish and Wildlife Service (2002), California Department of Fish and Game (2009a, 2010), and California Native Plant Society (CNPS 2010) maintain lists of animals and/or plants considered rare, threatened, or endangered, which are collectively referred to as "special status species". No special status species were detected on-site during the Biologist's survey. Suitable habitat does exist on site for several bird species that are considered a Bird of Conservation Concern by the USFWS (2002) and a Bird Species of Special Concern by the CDFG (2009a). These species include LeConte's thrasher, loggerhead shrike, burrowing owl, northern harrier, and prairie falcon. If the entire site was developed, approximately 5 acres of foraging habitat would be lost, however, only 43% of the site is proposed to be developed. There is potential for loggerhead shrike and LeConte's thrasher to nest on site. Loss of eggs or young could occur during development of the site if construction occurs during the nesting season and involves removal of trees and shrubs. The project will involve the removal/relocation of some Joshua trees and brush. This could disturb the nesting of migratory birds. The Federal Migratory Bird Treaty Act (16 USC Section 703-711), 50 CFR 10, Fish and Game Code Sections 3503, 3503.5, 3513, and 3800 protect migratory and nongame birds, their occupied nests, and their eggs. Nesting or attempted nesting by migratory and nongame birds is anticipated to occur February through September 1. The incorporation of the mitigation listed below will reduce impacts to migratory and nongame birds to less than significant.

No evidence of burrowing owl, a California Species of Special Concern, was found on site during the biologist's survey, however, there is potential for the species to move on site from adjacent areas. With the mitigation incorporated below, impacts will be less than significant.

There is an intermittent USGS-designated blue stream on site. The wash runs roughly east to west through the center of the site. Impacts to washes, such as spoil deposition or alteration are regulated by the CDFG. Impact to wash onsite may require a 1601-03 Streambed Alteration Agreement from CDFG, as well as, review and evaluation through the Town based on Chapter 2 of Ordinance 140 (Riparian Plant Conservation) based on proximity of development to the stream bed.

The project development is planned to stay a minimum of 30 feet away from the managed flood plain of the intermittent stream bed. The buildings will be located approximately 41 feet from the managed flood plain at its closest point. Any paved area will be located approximately 30 feet from the managed flood plain at its closest point. The grading and hydrology of the site will occur in such a way as to not allow storm water from developed (paved) portions of the site to flow into the intermittent stream.

The project will not affect wetlands as defined by Section 404 of the Clean Water Act or interfere with fish and wildlife movements. The project will not be in conflict with any local policies to protect biological resources or provisions of an existing Conservation Plan.

The development of the site is limited to the northern portion of the site. The area adjacent to the intermittent blue stream, as well as, all land to the south of the stream bed will be left in its natural state. This will provide for approximately 2.9 acres of undisturbed foraging habitat. This will lessen the impact of the portion of the site that is being developed.

MITIGATION MEASURES

- BR-1** Joshua trees, and any other protected species of plants, affected by the development will be relocated to the southern portion of the site in accordance with state and local regulations and Chapter of Ordinance No. 140 (Desert Native Plant Protection) of the Town of Yucca Valley Development Code, which is intended to preserve native plants unique to Yucca Valley, outlines the regulations and guidelines for the management of plant resources in the Town). A removal permit shall be required for the removal of any native plant or tree, as regulated in Section 89.0107. of Ordinance 140 of the Development Code. In addition, site development will include the planting of trees and other appropriate vegetation as part of re-landscaping of the site.

- BR-2** To avoid impacts to migratory and nongame birds, their occupied nests, and their eggs, any trees should not be removed between February and September 1. If trees are to be removed between February and September 1, qualified Biologist shall survey the trees to be removed to determine if there are active nests. If active nests are found, an appropriate no disturbance buffer will be established to avoid disturbance until after the breeding season or after a wildlife biologist determines the young have fledged. If no active nests are found, no additional mitigation is required.

- BR-3** A preconstruction survey for burrowing owls shall be conducted by a qualified biologist 30 days prior to the start of construction of the project site. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected then the protocol established by the California Department of Fish and Game shall be followed.

- BR-4** A preconstruction survey for desert tortoise shall be conducted by a qualified biologist 30 days prior to the start of construction of the project site. If no desert tortoise is detected, no further mitigation is required. If desert tortoise are detected then the protocol established by the California Department of Fish and Game shall be followed.

- BR-5** All site development and construction activities shall maintain a minimum 30 foot buffer zone from any point of the existing bank of the intermittent stream. No construction or land disturbance activity shall occur within this buffer zone.

Level of Significance after Mitigation Measures: Less than Significant

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3

DISCUSSION

a-d) There are no known or documented national or State historic resources that have been designated as landmarks or points of interest on or in the immediate vicinity of the project. The Town's General Plan states it will review and address issues related to cultural resources as set forth in the California Environmental Quality Act. The proposed project would not affect any historical or archaeological resources as defined in the CEQA's Section 15064.5. Additionally, there are no known paleontology resources, unique geologic features, or cemeteries within the project vicinity.

MITIGATION MEASURES

CUL-1 In the event that cultural and/or paleontological resources are discovered during demolition and construction activities, construction shall be halted in the work area until a professional archaeologist and/or paleontologist has been retained and has the opportunity to investigate the resource and assess its significance. Any such resource uncovered during the course of project-related grading or construction shall be recorded and/or removed per standard archaeological or paleontological practices and/or applicable City and/or state regulations. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of Native Americans, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

Level of Significance after Mitigation Measures: Less than Significant

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 13, 14, 15, 22, 34
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 13, 22, 34
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 13, 22, 34
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 13, 22
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13, 22, 23

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 13, 22,34
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 13, 22
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12, 13, 22

DISCUSSION

a) i-iii) According to the Town of Yucca Valley General Plan EIR, the site lies within a seismically active region. Faults within the site planning area include the San Andreas Fault System, Johnson Valley, Burnt Mountain, Eureka Peak, and Pinto mountain Faults. A portion of the site is within the Alquist-Priolo Zone.

Alquist-Priolo Fault Zoning Act: The Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) of 1994 (previously known as the Alquist-Priolo Special Studies Zones Act of 1972) primary purpose is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act addresses only the hazards associated with surface fault rupture and not other earthquake hazards. The A-P Act requires the State Geologist to delineate the Earthquake Fault Zones along faults that are sufficiently active and well defined. Sufficiently active faults show evidence of Holocene surface displacement along one or more of their segments. Well defined faults are clearly detectable by a trained geologist at, or just below the ground surface. The A-P Act dictates that local jurisdictions withhold permits for development for sites within the A-P Zone until geologic investigations determine that the proposed structures are not threatened by surface displacements from future faulting. This investigation demonstrates that the building would not be placed across an active fault. This site specific evaluation requires a fault evaluation trench to be dug approximately perpendicular to any known fault and across the buildable area. This trench is then evaluated by a licensed geologist and an evaluation report is prepared. If an active fault is identified, a structure intended for human occupancy cannot be placed over the trace of the fault and must be set back, generally no closer than 50 feet from the fault.

A Fault Investigation Report was completed for the project site. (See report dated July 13, 2011 and Addendum to Report dated August 30, 2011 prepared by Leighton Consulting, Inc.) The purpose of the investigation was to evaluate the potential for surface earthquake fault rupture within the project site. To evaluate the fault rupture hazard, an approximately 275-foot long by 10 to 15 foot deep exploratory fault trench across the property was excavated. The trench was located approximately perpendicular to, and crossing, the previously mapped surface trace for the southern Johnson Valley Fault rupture from the 1992 Landers earthquake, provided by California Geological Society (Bryant, 1992). The 1992 ground surface fault rupture was mapped near the northwest corner of the project site. Based on the results of the investigation, no active faulting was observed within the limits of the exploration, however, field mapping after the 1992 Landers earthquake encountered ground cracking at the northwest corner of the

site. Accordingly, there exists a potential for surface rupture within a limited distance of the active fault trace. Therefore, the following conclusions and recommendations have been made by the consulting Geologist, with concurrence from the County Geologist:

- Faulting in the area and along the Johnson Valley fault has produced three events rupturing Holocene aged soils.
- No displaced Holocene-aged soils within the area explored were observed. However, an active fault should be considered to exist at the mapped trace of faulting observed immediately after the 1992 Landers earthquake.
- Fault setback provisions have been prepared based on the assumption of an active fault existing immediately beyond the area explored. The recommended fault setback zone is presented in accompanying Geotechnical Map – Plate 1.
- Structures intended for human occupancy should not be placed within the structure setback zone as shown on Geotechnical Map –Plate 1.
- Strong ground shaking and/or possible ground cracking/rupture along the identified active faults may occur near the site due to local earthquake fault activity. If this occurs, proposed structures and improvements may be damaged. The project design should attempt to anticipate these possibilities and incorporate mitigating measures. Recommendations from geologist for site remedial earthwork and foundation design should be incorporated into ultimate design of the project.
- Any future utilities that would cross the fault zone should be designed to accommodate future ground rupture and displacement. Utilities and associated infrastructure should be designed by a civil engineer with respect to potential ground shaking and possible ground displacement during future earthquakes.

Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, which causes the soils to lose cohesion. The possibility of liquefaction occurring at the project site is dependent upon the occurrence of a significant seismic event in the vicinity, sufficient ground water (typically within 50 feet of the ground surface) to cause high pore pressure, and conditions relative to plasticity, relative density and confining pressures of the soil. The project's geotechnical investigation did not encounter free ground water at boring locations. The Department of Water Resource data for Wells 01N05E14P001S and 01N05E14Q001S indicate the depth of groundwater in the order of 82 to 100 feet below ground surface in 1958. Due to the absence of shallow groundwater (>50 feet), the geotechnical investigation determined the risk for liquefaction potential at the site to be considered very low. Although the Town of Yucca Valley is subject to the hazards associated with a seismically active region, adherence to the most recent construction and maintenance practices, such as the California Building Code (CBC) and the recommendations of the geotechnical investigation, would reduce impacts from known geologic hazards. Adherence to such practices and state and federal regulations would reduce the potential impacts relating to ground-shaking to a less-than-significant level.

a) iv) In the Town of Yucca Valley area, the potential for landslides to occur increases in the following: areas of high seismic potential, sites with rapid uplift and erosion resulting in steep slopes and deeply incised canyons, areas of rock with inherently weak component such as silt or clay layer, and areas of highly fractured and folded rock. In addition, slope orientation relative to the direction of the seismic wave can contribute to the occurrence of landslides. Although the Town of Yucca Valley may be subject to the hazards associated with landslides, adherence to the most recent construction and maintenance practices, such as the California Building Code (CBC), and implementation of the recommendations of the geotechnical investigation regarding earthwork, grading and foundations, would reduce the potential for landslides to a less than significant level.

b) The Animal Shelter project and associated site improvements will involve the disturbance and relocation of topsoil, rendering earth surfaces susceptible to erosion from wind and water. Soil erosion or the loss of topsoil resulting from the grading and excavation of the project site could result in an adverse impact. During construction activities, there is a potential for sedimentation, erosion, and runoff to occur. However, the project site is relatively flat in the area construction will occur. Construction projects resulting in the disturbance of one acre or more are required to obtain a NPDES permit issued by the

Regional Water Quality Control Board (RWQCB) to control soil erosion due to storm water. Project proponents are also required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Additionally, the project would be required to comply with Mojave Desert Air Quality Management District (MDAQMD) rules to control fugitive dust. Implementation of dust suppression techniques required by MDAQMD, along with implementation of Best Management Practices (BMP's) required of all new development projects as specified in the NPDES permit and SWPPP for the project, would reduce potential impacts associated with soil erosion and loss of topsoil to a less than significant impact.

c-d) The project site is generally underlain by Holocene and Pliocene aged alluvium with a thin layer of topsoil (approximately 1 to 3 feet thick). The southern, elevated portion of the site is underlain by highly weathered grand diorite rock and capped with Tertiary-aged volcanic basalt. The older alluvium consists of silty fine to coarse grained sand with gravel, cobbles and scarce boulders.

Expansive soils are soils with a significant amount of clay. These soils have the ability to take on and absorb water. When this occurs, the soils swell and exert pressure on the loads imposed on them. Expansive soils are not considered a problem in the Yucca Valley due to the relatively minor amount of clay in the soil. Based on the results of the laboratory testing of the on-site soils in the geotechnical report, the on-site soils are generally considered granular and non-expansive.

e) Per the geotechnical investigation, the subsurface soil conditions on site are generally underlain by Holocene to Pliocene aged alluvium with a thin veneer of topsoil. The top soil is generally loose silty sand to sandy silt with abundant roots and extends to a depth of 3 to 5 feet below ground surface. The alluvial soils below the upper 3 to 5 feet are generally damp to moist and consist of silty to well-graded sand. Based on results of field testing, the upper 5 to 8 feet below ground surface are generally loose to medium dense with approximately 77 to 80 percent relative compaction. The alluvial soils below a depth of 8 feet appear relatively denser.

A percolation feasibility report was performed by Leighton Consulting, Inc. to determine the feasibility of utilizing an on-site septic system/ leach field disposal system. The percolation testing included two shallow boring locations and one deep test pit. Based on the results of the study, the soils encountered were classified as silty sand. Groundwater was not reported in any of the test pits. The on-site soils are considered suitable, and able to support the septic system/leach field using a percolation rate of 3.2 MPI for the design criteria of the system.

MITIGATION MEASURES

GS-1 All project structures will meet applicable standards of the CBC, Structural Engineers Association of California, and recommendations from the geotechnical investigation report for the site.

GS-2 No structures intended for human occupancy (as defined by CCR, Section 3601) shall be located within the "structure setback zone" as defined in the Fault Evaluation Report, Geotechnical Map-Plate 1 dated 07/2011 by Leighton Consulting, Inc.

GS-3 The project shall be designed incorporating mitigating measures for site remediation for earthwork and foundation design as defined in Geotechnical Investigation Report by Leighton Consulting, Inc. dated July 13, 2011.

Level of Significance after Mitigation Measures: Less than Significant

VII. GREENHOUSE GAS EMISSIONS:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	Source
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) An Air Quality and Greenhouse Gas Assessment was prepared for this project in September 2011 by Lilburn Corporation. The report is a study of the potential impacts the project may have on greenhouse gases. The assessment determined that the proposed project GHG emissions would be less than significant. The following discussion is taken from the report.

The proposed project consists of the construction of a replacement Animal Shelter on a 5 acre site. GHG emissions were estimated by the CalEEMod model based on the size and proposed use of the project. GHG emissions include Mobile (vehicle trips), Energy (generation and distribution of energy to the facility), Area (facility in use), Water (generation and distribution of water to the facility), and Waste (collecting and hauling waste to the landfill) emissions.

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for global climate change. The Town of Yucca Valley does not currently have any policies, regulations, significance thresholds or laws addressing climate change at this time. The MDAQMD does not have an adopted threshold of significance or guidance for evaluating GHGs. However, the MDAQMD allows the use of SCAQMD models and guidance documents as acceptable tools in addressing emissions of GHGs. Where SCAQMD is not the lead agency, they have not yet adopted CEQA GHG significance thresholds for new residential/commercial projects, but have proposed several draft thresholds. To assist in assessing the significance of GHG emissions from new residential/commercial development projects under CEQA, the SCAQMD has been working on developing thresholds. To achieve its policy objective of capturing 90% of GHG emissions from new residential/commercial projects and implementing a "fair share" approach to reducing emissions increases from each residential/commercial development sector, SCAQMD has proposed combining performance standards and screening thresholds. Based on a presentation given on September 28th, 2010 GHG CEQA Significance Working Group meeting, the last Working Group meeting prior to date of GHG assessment report by Lilburn for this project, SCAQMD staff proposed a draft threshold for 2020 of 4.8 MT/SP/YR (metric tons of CO₂EQ per service population per year) for mixed use developments. Since the goal of AB 32 is to return to 1990 GHG emission levels by 2020, the basis for this threshold is the statewide emission inventory for 1990 based on "land use" related sectors divided by the statewide service population. The SCAQMD also developed draft thresholds for commercial and residential projects where it is not the lead agency. The draft thresholds recommend a 3,000 MTCO₂EQ per year screening threshold.

Proposed project GHG emissions for construction are shown in Table 5. An interim threshold of 3,000 MTCO₂E per year has been adopted by SCAQMD as potentially significant to global warming. Based on this threshold, and modeling the construction activity schedule to 13 months or less, the construction of the project would not exceed significance thresholds.

**Table 5
Greenhouse Gas Construction Emissions**

Source/Phase	CO₂	CH₄	N₂O
Site Preparation	18.5	0.0	0.0
Grading	19.5	0.0	0.0
Building Construction	436.3	0.1	0.0
Paving	23.6	0.0	0.0
Architectural Coating	2.4	0.0	0.0
Totals Per Year (lbs/day)	500.3	0.1	0.0
TOTAL MTCO₂e	500.0		
Threshold	3,000		
Significant	No		

GHG operational emissions were estimated by the CalEEMod model based on the size and proposed use of the project. GHG operational emissions include Mobile (vehicle trips), Energy (generation and distribution of energy to the facility), Area (facility in use), water (generation and distribution of water to the facility), and Waste (collection and hauling waste to landfills) emissions.

**Table 6
Greenhouse Gas Operational Emissions
"Tons Per Year"**

Source/Phase	CO₂	CH₄	N₂O
Mobile	22	0.0	0.0
Energy	3	0.0	0.0
Area	0.0	0.0	0.0
Water	0.02	0.06	0.0
Water	33.5	2.0	0.0
TOTAL MTCO₂e	101.8		
Threshold	3,000		
Significant	N/A		

As shown in Table 6, operational emissions for GHG's for the proposed project would not exceed thresholds and result in a less than significant impact with respect to GHG emissions.

GHG emissions for both construction and operational emissions for the proposed project are significantly lower than thresholds and no mitigation measures are recommended.

Level of Significance after Mitigation Measures: Less than Significant

b) AB 32 is the State of California's primary GHG emissions current regulation. As previously discussed, SCAQMD guidance standards have been used in this analysis. The SCAQMD GHG significance threshold was designed to ensure compliance with AB 32 emissions reductions requirements. Therefore, if a project emits less than the draft significance threshold it can be assumed to comply with AB 32 within the SCAQMD jurisdiction.

In an effort to ensure the project will not have an impact on Greenhouse Gas emissions, the project will incorporate the following strategies.

MITIGATION MEASURES

GCC-1The project shall minimize waste through construction practices and design features. At least 50% of construction generated waste will be recycled/reused.

GCC-2The project shall incorporate at least 10 percent locally produced and/or manufactured building materials used for the project.

GCC-3The project shall meet or exceed California Building Code's most recent Title 24 energy standards including: installing energy efficient lighting, installing light-colored "cool" roofing system, installing energy-efficient heating and cooling systems, increasing the R-Value of the insulation to ensure heat transfer and thermal bridging is minimized, limiting air leakage through structure, installing high-efficiency window assemblies.

Level of Significance after Mitigation Measures: Less than Significant

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 15, 16
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 15, 16
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 15, 16
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	28
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4

DISCUSSION

a-c) Policy 1 through 7 of the General Plan Hazardous and Toxic Materials Elements were adopted to reduce the potential safety risks associated with hazardous materials and urban development. Additionally, the disposal of all hazardous and/or toxic materials is required to be in compliance with Federal, State and County regulations. Activities associated with hazardous materials would also be subject to compliance with the San Bernardino County Hazardous Waste Management Plan (HWMP). The project does not involve the construction or operation of hazardous materials facilities. Construction activities would involve the standard use of fuels and lubricants for construction equipment, but would not be expected to utilize hazardous materials or generate hazardous waste. Therefore, the proposed project would not be expected to pose risk of accidental explosion or release of hazardous substances.

The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project will not create hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

d) The Town has identified and listed hazardous materials sites within Town limits pursuant to Government Code Section 65962.5. There are no hazardous materials or wastes known to currently exist on the project property. The project would not create a significant hazard to the public or the environment as a result of being sited on a hazardous waste materials site. Impacts related to hazardous materials sites would be less than significant.

e-f) The Yucca Valley airport is located approximately three miles east of the Town of Yucca Valley. The project site is not within the Airport Influence Area and is not within the vicinity of any private airstrips. It is not anticipated that the Animal Shelter project will result in a safety hazard for people residing or working in the area.

g) The Town of Yucca Valley has an adopted Emergency Preparedness Plan which details planned responses in the event of a natural or man-made disaster. The objective is to coordinate all the facilities and personnel of the Town, county and other jurisdictions into an effective organization capable or responding effectively to any emergency. This plan establishes the emergency organization, assigns tasks, specifies general procedures, and provides for coordination of planning efforts of the various emergency staff and resources. Response plans are identified for specific hazards. Approval of the proposed project and the subsequent construction of the buildings and related improvements will not directly interfere with the Emergency Preparedness Plan or emergency response system.

h) The threat of fire exists in both developed and undeveloped regions of the Town of Yucca Valley. Fires in developed areas are usually building fires, rubbish fires and brush fires on vacant lots. Fires in

undeveloped areas include large brush fires and grass fires. A wild land fire's hazard potential is affected by fuel, climate and topography. The topographical influences related to wild land fires include percentage of slope, configuration and orientation. The steeper the slope, the greater the rate at which the fire spreads. Additionally, steep slopes contribute to the channeling effects of winds which spread fires more rapidly, while restricting the ability of fire fighters to respond.

The General Plan describes strategies for wild land fire protection that include coordination with the San Bernardino County Fire Department (SBCFD) and the California Department of Forestry to assure adequate levels of fire prevention services, construction materials standards, special on-site fire protection requirements for hilly sites, and fire safety education.

The proposed project construction shall comply with all municipal codes for new construction including the 2010 California Fire Code and Town amendments and building construction standards. Incorporation of the appropriate fire protection strategies would reduce the potential for fire hazards. New plantings will be reviewed by applicable agencies for appropriateness. The Animal Shelter building and covered areas will be built with a fire-retardant roof covering as defined in the CBC or some other similarly approved fire-retardant roofing material. There is one fire hydrant within 500 ft of the Animal Shelter and additional fire hydrant(s) will be provided as required by applicable codes to ensure proper suppression in the event of a fire.

Using proper prevention measures such as fire hydrants, sprinklers, fire access and construction per the 2010 California Fire Code, the replacement Animal Shelter will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The risks to people and buildings associated with hazards and hazardous materials are less than significant with application of appropriate mitigation.

MITIGATION MEASURES

HAZ-1 Project structures will meet applicable standards of the CBC, Structural Engineers Association of California, Town of Yucca Valley Building Code, and will comply with all municipal codes for new construction including the 2010 California Fire Code and Town amendments and building construction standards and SBCFD general requirements.

HAZ-2 Recommendations set forth in the Fault Evaluation Report and Geotechnical Exploration Reports provided by Leighton Consulting, Inc. for the Animal Shelter project shall be incorporated into the design and construction phases of development.

HAZ-3 In the event malodorous or discolored soils, liquids, containers, or other materials known or suspected to contain hazardous materials and/or contaminants are encountered during project grading and/or construction, earthmoving activities in the vicinity of said material shall be halted until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate Town staff. The removal and/or disposal of any such contaminants shall be in accordance with all applicable local, State, and Federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the Town.

Level of Significance after Mitigation Measures: Less than Significant

IX. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 14, 15, 17, 18, 29, 33
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 7, 15, 17, 18, 29
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 7, 12, 29
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	30, 34
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 30
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 10, 30
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3

DISCUSSION

a, f) The State Water Resources Control Board (SWRCB) and the nine RWQCBs are responsible for the protection and enhancement of the quality of California's waters. The SWRCB sets statewide policy and, together with the RWQCBs, implements state and federal laws and regulations. Water quality for all surface water and groundwater for the Town of Yucca Valley is regulated under the jurisdiction of the Colorado River Basin RWQCB.

Currently, the Town of Yucca Valley does not have specific standards for water quality. TE standards for water quality are established by the Water Quality Control Plan for the Colorado River Basin. During construction, the project would be required to obtain coverage under the State's National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities and General Permit for Discharges of Stormwater Runoff Associated with Construction Activity. The Animal Shelter project will include the preparation and implementation of a stormwater pollution prevention plan (SWPPP) to meet the requirements of the General Permit. The implementation of BMPs, as described in the California Stormwater Quality Association Construction Handbook (CASQA Handbook), are required both during and after construction in order to reduce or eliminate adverse water quality impacts resulting from development.

The proposed project construction will comply with all applicable federal, state, and local water quality regulations. A new detention basin will serve to effectively treat pollutants associated with run-off from the new parking lot and site development. The facility will be served by an on-site septic and leach field system design to accommodate the project and meet all applicable codes and standards. The project will not violate water quality standards or waste discharge requirements, nor will it substantially degrade water quality.

b) The source of water supply for the Town of Yucca Valley is the Warren Valley Groundwater Basin (WVGB) which is recharged by the Morongo Basin Pipeline. The General Plan EIR determined sufficient water resources exist for residential and commercial land development without the use of additional water resources.

The project does not include new wells or other means of extracting ground water supplies. The development of the facility will result in increased use, but it is not expected to result in a depletion of groundwater resources.

c-e) There is a USGS-designated intermittent blue line stream passing roughly east to west through the center of the site. The site drains to a low point of the site where the streambed intersects Malin Way. The proposed development of the site is located on the northern, relatively flat portion of the site. Any alteration or impact to the existing stream bed must be approved by the California Department of Fish and Game through a Streambed Alteration Agreement.

The proposed project shows the closest point of development to the managed flood plain of the intermittent stream bed to be 30 feet. Any construction activity must be kept clear of the intermittent stream bed with a designated buffer zone. The distance of the development from the streambed will provide an adequate buffer zone to protect the stream.

The Town of Yucca Valley, Master Plan of Drainage designates the intermittent stream as a Regional Facility. The MPD calls for a 50' wide, 3' deep managed flood plain at the intermittent stream.

After the site has been graded to accommodate the development curbs, gutters, and retention basin will be installed to accommodate the drainage. The retention basin will be designed to hold the developments incremental increase plus 10%. A final Hydrology study will be completed in conjunction with the grading plan which the Town Engineer will review and approve.

The new parking lot and paved areas will result in an increase of 0.8 acres of impervious surface; this new pavement will alter site drainage and increase the rate or amount of surface runoff by less than 1

cubic feet per second (cfs) (100-year storm frequency). The parking lot construction includes the addition of a retention basin within the area to the south to prevent flooding and protect water quality. The detention basin will be approximately 1,430 cubic feet (ft³), which will be sufficient to contain the predicted increased runoff. The increase in surface runoff will be less than significant with mitigation incorporation of the proposed retention basin. The potential for this project to create a condition that would exceed the capacity of downstream stormwater drainage systems or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site is considered a less-than-significant impact.

g-j) The project does not include housing construction. The project is in Zone X of the FEMA Flood Maps and is not within a 100 year flood zone. There is a blue line stream which traverses the site. It is designated as part of the Yucca Valley Master Plan of Drainage as a regional facility and requires a 50' wide, 3' deep managed flood plain. The developed portion of the site will maintain a minimum buffer from the stream of 30 feet. The project site is not subject to inundation by seiche, tsunami, or mudflow, and there are no nearby dams.

The proposed buildings, and parking will not be constructed in locations where they will impede or redirect flood flows. Grading Plan, Drainage Plan, and Storm Drain Plan will be prepared to reflect designs to prevent flood damage to structures. Design measures will be consistent with the intent of those promulgated under the National Flood Insurance Program. Because mitigation measures will be incorporated, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding.

MITIGATION MEASURES

HYD-1 Prior to the first issuance of a grading permit by the Town, the project proponent shall file a Notice of Intent (NOI) with the Colorado River Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with demolition and construction activities.

HYD-2 Prior to the first issuance of a grading permit by the Town, the project applicant shall submit to and receive approval from the Town of Yucca Valley a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control onsite and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:

- Sediment discharges from the site may be controlled by the following: necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.
- All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.
- The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.

- The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

HYD-3 The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for Town inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the Town of Yucca Valley and the representatives of the Regional Water Quality Control Board.

HYD-4 The following is a selection of BMP's which should be utilized in order of preference:

- 1) BMP's that promote storm water infiltration.
- 2) BMP's that store and beneficially use storm water runoff.
- 3) BMP's that utilize the runoff for other water conservation uses including but not limited to:
 - a) BMP's that incorporate vegetation to promote pollutant removal and runoff volume reduction and to integrate multiple uses; and
 - b) BMP's that percolate runoff through engineered soil and allow it to discharge downstream slowly.

HYD-5 The following source control and BMP measures should be applied as applicable to the project site:

- 1) The incorporation of vegetated swales and landscaped buffer strips throughout the site.
- 2) Development and implementation of a street sweeping and catch basin cleaning program.
- 3) Use of native and/or non-invasive vegetation in landscaped areas.
- 4) Development and implementation of an Integrated Pest Management (IPM) Program for common area landscaping in multifamily residential areas.
- 5) Development and implementation of an educational program that provides information to residents on water quality issues including:
 - a) The use of chemicals (including household type) that should be limited to the property, with no discharge of specified wastes via hosing or other direct discharge to gutters, catch basins, and storm drains;
 - b) The proper handling of material such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals; and
 - c) The environmental and legal impacts of illegal dumping of harmful substances into storm drains and sewers.

HYD-6 Applicable Town codes and BMPs specified in the CASQA Handbook will be implemented for grading and erosion control. Other measures, such as siltation fences and filtering dewatering discharges through sediment traps, will be used as necessary to prevent sediment runoff. Areas of ground disturbance will be landscaped as soon as possible to reduce soil loss and sediment runoff.

HYD-7 Project design will include measures for preventing flood damage to structures. Grading Plan, Drainage Plan, and Storm Drain Plan will reflect designs to prevent flood damage to structures.

HYD-8 Project development and any construction activity must maintain a buffer zone of 30' minimum from the existing intermittent stream bed. A 50' wide, 3' deep managed flood plain will be sustained at the location of the existing intermittent stream.

HYD-9 The retention basin will be designed to hold the development's incremental increase plus 10% minimum

Level of Significance after Mitigation Measures: Less than Significant

X. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4, 5
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4, 5
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

DISCUSSION

a-b) The project site is designated as Rural Living, Single Family Residential 5 acre minimum (RL-5). The Land Use Element for the General Plan intends this designation to provide "intermediate steps in development density between the more typical urban residential densities and "reserve" densities, providing lots sufficient for rural lifestyle, animal keeping and country living". The existing animal shelter is located on the lot directly to the north of the project site and the lot directly to its' east is zoned Industrial, while the majority of remaining lots in the area are zoned Rural Living, 5 acre minimum, which are developed with single family residences or undeveloped. The rural Living, 5 acre minimum land use district permits commercial kennels and catteries on minimum 2 acre lots, subject to the review and approval of a Conditional Use Permit. The Development Code, Ordinance 211 section 84.0401(a) allows for publicly owned or leased government facilities, such as animal shelters to be constructed in any land use district subject to a Conditional Use Permit process. The proposed development would neither disrupt nor violate any applicable land use plan, policy, or regulation.

c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as there is no plan in place for the project site. In the absence of an applicable habitat conservation plan, the project would not result in any conflicts and no mitigation is required. The proposed project is consistent with the Town of Yucca Valley General Plan. See Biological Resources for mitigations relative to plant and wildlife communities.

Level of Significance: No impact

XI. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
Would the project:					

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 5, 13
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4, 5, 13

DISCUSSION

a-b) Within the Town of Yucca Valley, there are relatively few mineral resources, as the majority of the area is made up of alluvial fans, consisting of sand, silty sands, gravel and traces of clay. The project site is not designated as containing mineral resources and the geotechnical investigation verified the composition of the on-site soils as older alluvial on the northern portion and weathered grand diorite rock capped by Tertiary-aged volcanic basalt on the southern portion. The proposed project would not result in the loss of availability of known mineral resources and no mitigation is required.

The proposed project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan and no mitigation is required.

Level of Significance: No impact

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13, 14
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? 5

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? 5, 17

DISCUSSION

a, c, d) In close proximity to the site (within one half mile), sensitive noise receptors include three single family residences. Development Code Section 87.0905(b), states that noise levels in residential areas shall not exceed 55 dBA at any time. (The standard used for maximum outdoor noise levels in residential areas in California and the Town specifically is a Community Noise Equivalency Level (CNEL) of 65 dBA. These noise impacts are characteristically "unmitigated" and represent the worst-case noise impact without any obstruction.

Community noise generation includes that associated with construction activities. Proposed project construction will result in intermittent, short-term noise impacts resulting from construction-related activities. Construction-related activities associated with the proposed project include excavating, grading, and general building construction. Construction-related activities would be limited to the day-time hours; however, the proposed development would be required to comply with the Town of Yucca Valley's Noise Ordinance. After completion of construction activities, ambient noise levels would return to approximate existing levels.

The existing noise environment in the vicinity of the Project is dominated by noise from local street traffic, which is minimal, and the existing Animal Shelter located directly to the north of the project site. Facility-generated noise is expected to be at or below currently prevailing noise levels. Noise from animals housed in the facility is expected to be sufficiently reduced by the building shell such that there will be no increase in the ambient noise levels in the vicinity of the project. The only significant source of animal noise will be dogs in the outdoor exercise areas, adoption yards and outdoor portion of their kennels. The dogs are fed indoors and are able to use the outdoor portion of their kennel at scheduled times.

Dog barking is typically initiated by the animal's exposure to a sensory stimulate, such as, people or other animals walking by their enclosure. The kennels are arranged so as to minimize the public's interaction with animals in exterior spaces, except in the adoption area. The viewing areas for dogs will occur within the building when the dogs are in the indoor portion of their kennels. When someone wants to get better acquainted with the animal, they are led to the adoption area, which is located between the buildings in a courtyard arrangement. Low, solid site walls will be installed to screen the outdoor kennel area from the adoption areas to minimize interaction with dogs, thus minimizing barking. Dogs will be supervised in adoption areas and any dogs barking excessively will be taken inside the facility.

In summary, the proposed project will not expose persons to or generate noise levels in excess of standards established in the Town's General Plan and Ordinances. The project construction and operation will create temporary, periodic increases in ambient noise levels in the vicinity as compared to current noise levels. Construction noise will be a one-time event and ambient noise levels will return to existing conditions. The project construction and operation will not create a substantial permanent increase in ambient noise levels in the vicinity as compared to current noise levels occurring at the existing animal shelter.

b) There will be no underground mining or blasting associated with project construction. The proposed project will not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels.

e-f) The project is not located near an airport or private airstrip and no airborne noise associated with aircraft is anticipated.

MITIGATION MEASURES

N-1 Construction stockpiling, equipment storage and maintenance shall occur at the western boundary of the site, near the intersection of Golden Bee and Church Street.

N-2 All grading equipment shall be mufflered and properly maintained throughout construction of the project.

N-3 Grading and construction activities shall be limited to those hours prescribed in the Municipal Code.

Level of Significance after Mitigation Measures: Less than Significant

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14, 16
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14, 16
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14, 16

DISCUSSION

a) The project would not substantially affect population growth or exceed regional or local population projections due to the fact that no housing is proposed as part of the project.

b-c) The project would not induce growth, nor would it displace any housing development.

Level of Significance: No impact

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 14
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 14
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 14
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 14
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 14

DISCUSSION

a-e) The replacement Animal Shelter is not anticipated to induce new growth in the Town of Yucca Valley. Therefore the project is not expected to impact existing public services. The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the Town's public services.

Level of Significance: No impact

XV. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3

DISCUSSION

a-b) The proposed project will not result in substantial population growth which would contribute to increased use of existing neighborhood and regional park facilities.

Level of Significance: No impact

XVI. TRANSPORTATION / TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3

DISCUSSION

a-b) The proposed project would incrementally increase vehicle trips during construction. Malin Way has been previously improved from Skyline Ranch Road north to the intersection with Paseo Los Ninos. Paseo Los Ninos will be improved to a modified local street including widening and curbs and gutters along the frontage of the project. There would need to be alternate access provided during construction for residences that use Paseo Los Ninos as their only means of access to their properties. There is one residence that would be impacted. With the exception of this, the surrounding neighborhood would

experience little or no impact from construction-related activities. The proposed project would not create transportation and circulation hazards, barriers or hazards for pedestrians or bicyclists; or result in inadequate emergency access or access to nearby uses as construction activities occur.

The proposed project is not expected to significantly increase traffic in relation to existing traffic loads. Traffic related to animal shelter activities is not expected to change from what serves the existing animal shelter facility located directly to the north of the proposed project.

c) Constructed features at the Animal Shelter will not exceed height restrictions established by the Federal Aviation Administration (FAA) and the project is not within an Airport Influence Area. The proposed project will not result in a change in air traffic patterns.

d) The proposed project will not take place in a traffic circulation area. The project will not increase hazards due to design features.

e) The proposed project will not be constructed in a way to interfere with emergency access. Service roads leading to the Animal Shelter will be sufficient to support emergency vehicles including police vehicles, ambulances, and fire trucks. Nor will it interfere with emergency access anywhere else as it is not located in a traffic circulation area.

f) The proposed project includes a new parking facility for on-site parking. The proposed project will not result in inadequate parking capacity.

g) The proposed project would not conflict with Town policies, plans, or programs to support alternative modes of transportation.

Level of Significance: Less than Significant

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 29
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 29
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7, 23
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 29
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4

DISCUSSION

a, b, e) The Town of Yucca Valley is not served by a centralized wastewater collection system at this time. The California Regional Water Quality Board, Colorado River Region establishes requirements for waste discharge for project within the Town of Yucca Valley. It is anticipated that the project would be required to submit a waste discharge report application to the Board for approval. The project must conform to the requirements of the California Regional Water Quality Board, Colorado River Region, and therefore, no mitigation is required.

c) The proposed project includes 38,693 s.f. of new impervious surface associated with a new parking lot, walkways and building. These features will necessitate the construction of a new storm water detention basin. The detention basin will be constructed using BMPs as described in the CSWQ Handbook. The detention basin will be a rectangular section and will be located at the eastern portion of the site, south of the large animal outdoor area, north of the intermittent stream. The detention basin will be constructed to prevent environmental impacts.

d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources.

f) Solid waste generated in the Town of Yucca Valley is taken by Burrtec to the Landers Landfill for disposal. The Landers Landfill is owned by the County of San Bernardino. The proposed project will be served by Burrtec and no mitigation is required.

g) The proposed project construction and operations will comply with all applicable federal, state, and local statutes and regulations related to solid waste.

MITIGATION MEASURES

USS-1 A stormwater detention basin will be constructed as part of the project. No new run-off will occur as a result of the proposed project.

Level of Significance after Mitigation Measures: Less than Significant

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
Would the project:					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 19, 25, 26, 27, 29
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4, 19, 27, 29
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

DISCUSSION

The following potentially significant impacts have been mitigated to a level less than significant with application of the identified mitigation measures:

Aesthetics - Mitigation Measures A -1, A-2, and A-3.

Air Quality - Mitigation Measures AQ-1, AQ-2, AQ-3.

Biological Resources - Mitigation Measures BR-1, Br-2, Br-3, Br-4, BR-5.

Geology – Mitigation Measures GS-1, GS-2, GS-3.

With incorporation of the these Mitigation Measures the project's impacts, individually and cumulatively, will be less than significant .