

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Conditional Use Permit, CUP 06-11 Environmental Assessment EA 04-11 South Side Neighbor./Comm. Park

Lead Agency: Town of Yucca Valley, Planning Division Contact Person: Robert Kirschmann

Mailing Address: 58928 Business Center Dr Phone: 760-369-6575

City: Yucca Valley, CA Zip: 92284 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Yucca Valley

Cross Streets: Joshua Lane and Warren Vista Ave Zip Code: 92284

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 58.03" N / 116 ° 24 ' 44.04" W Total Acres: 37.75

Assessor's Parcel No.: 585-061-06 Section: 12 Twp.: 1S Range: 5E Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 62 Waterways: \_\_\_\_\_

Airports: N/A Railways: N/A Schools: N/A

#### Document Type:

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

#### Local Action Type:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

#### Development Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input checked="" type="checkbox"/> Recreational: <u>Public Park</u>          | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

#### Project Issues Discussed in Document:

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                   |
| <input checked="" type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality                |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input checked="" type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater                |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input type="checkbox"/> Wetland/Riparian                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement            |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input type="checkbox"/> Land Use                                |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects                      |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Greenhouse Gas</u> |

#### Present Land Use/Zoning/General Plan Designation:

Current vacant undeveloped land/ Zoning and General Plan Designation is RL-1, Rural Living 1 acre minimum

Project Description: *(please use a separate page if necessary)*

Please see attached paper

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

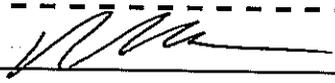
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District #8                        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date Thursday December 22, 2011 Ending Date Monday January 23, 2012

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**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Town of Yucca Valley</u>
Address: _____	Address: <u>58928 Business Center Dr</u>
City/State/Zip: _____	City/State/Zip: <u>Yucca Valley, CA 92284</u>
Contact: _____	Phone: <u>760-369-6575</u>
Phone: _____	

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**Signature of Lead Agency Representative:**  **Date:** 12-21-11

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

### **Project Description:**

This environmental document has been prepared in response to a proposal to develop a multi-purpose neighborhood/community park. The neighborhood/community park project will be constructed in phases over multiple years. The park project is planned to include the development of approximately 10 acres of multi-use athletic fields; 3 acres of playground and picnic areas, including tot lots; informal open space; and a splash pad/water play improvements; an approximate 1.5 acre dog park; restroom and concession buildings; approximately 2 acres of vehicle parking; an approximate 1 acre native plant garden; sand volleyball courts; an approximately 5,000 square foot maintenance building; a frisbee golf course; walking and exercise trails; a minimum 2 acre undisturbed area; and ancillary park improvements including field lighting; parking lot lighting; access and maintenance roads; hardscape and sidewalk improvements; picnic and shade shelters; barbecues; horseshoe and shuffleboard areas; jogging and exercise courses and related improvements. The neighborhood/community park is proposed to be constructed on an approximately 37.75 acre parcel.

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION,  
CONDITIONAL USE PERMIT, CUP 06-11, ENVIRONMENTAL ASSESSMENT, EA 04-11**

TO: Responsible and Trustee Agencies/Interested Organizations and Individuals  
FROM: Town of Yucca Valley  
RE: Conditional Use Permit, CUP 06-11, Environmental Assessment, EA 04-11

The Town of Yucca Valley (Town), in its capacity as the Lead Agency 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 northwest corner of Joshua Lane and Warren Vista Avenue and is identified as APN 0585-061-06.

Project description: This environmental document has been prepared in response to a proposal to develop a multi-purpose neighborhood/community park. The neighborhood/community park project will be constructed in phases over multiple years. The park project is planned to include the development of approximately 10 acres of multi-use athletic fields; 3 acres of playground and picnic areas, including tot lots; informal open space; and a splash pad/water play improvements; an approximate 1.5 acre dog park; restroom and concession buildings; approximately 2 acres of vehicle parking; an approximate 1 acre native plant garden; sand volleyball courts; an approximately 5,000 square foot maintenance building; a frisbee golf course; walking and exercise trails; a minimum 2 acre undisturbed area; and ancillary park improvements including field lighting; parking lot lighting; access and maintenance roads; hardscape and sidewalk improvements; picnic and shade shelters; barbecues; horseshoe and shuffleboard areas; jogging and exercise courses and related improvements. The neighborhood/community park is proposed to be constructed on an approximately 37.75 acre parcel.

**Other permits:** Not applicable

**Toxic Sites:** None

**Public Hearing:** The Planning Commission public hearing for this item has been set for January 24, 2012, 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 **Thursday December 22, 2011 to Monday January 23, 2012**. 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 December 21, 2011

Dated: December 20, 2011

## INITIAL STUDY OVERVIEW

### PROJECT DETAILS

1. **Project Title:** South Side Neighborhood/Community Park
2. **Lead agency name and address:** Town of Yucca Valley, 57090 29 Palms Highway, Yucca Valley, CA.
3. **Contact person and phone number:** Mr. Robert Kirschmann, Associate Planner, 760-369-1265, Ext. 328
4. **Project location:** Town of Yucca Valley, San Bernardino County, California, Assessor's Parcel Number 0585-061-06, located at the north west corner of Joshua Lane and Warren Vista Avenue
5. **Project sponsor's name and address:** Town of Yucca Valley, 57090 29 Palms Highway, Yucca Valley, California 92284
6. **General Plan Designation:** Rural Living, RL-1    7.    **Zoning:** RL-1
8. **Description of project:** This environmental document has been prepared in response to a proposal to develop a multi-purpose neighborhood/community park. The neighborhood/community park project will be constructed in phases over multiple years. The park project is planned to include the development of approximately 10 acres of multi-use athletic fields; 3 acres of playground and picnic areas, including tot lots; informal open space; and a splash pad/water play improvements; an approximate 1.5 acre dog park; restroom and concession buildings; approximately 2 acres of vehicle parking; an approximate 1 acre native plant garden; sand volleyball courts; an approximately 5,000 square foot maintenance building; a frisbee golf course; walking and exercise trails; a minimum 2 acre undisturbed area; and ancillary park improvements including field lighting; parking lot lighting; access and maintenance roads; hardscape and sidewalk improvements; picnic and shade shelters; barbecues; horseshoe and shuffleboard areas; jogging and exercise courses and related improvements. The neighborhood/community park is proposed to be constructed on an approximately 37.75 acre parcel.
9. **Surrounding land uses and setting:** The property is located in proximity to both vacant and developed lands. Lands to the west are vacant and zoned for residential land use (RL-1). Land immediately to the north is developed with equestrian facilities and a residential dwelling, and is zone R-HR, Hillside Reserve, which allows for single family residential development on 20 acre parcels. Lands to the east consist of single family residential dwellings with few vacant lots remaining, and those lands are zoned R-S-2, single family residential. Lands to the south consist of vacant residentially zoned lands across Joshua Lane (R-M-4, SP), with single family residential development further south and south east of the project site. Institutional and health care land use activities are located south west of the project site, and consist of a combination Church/School facility and a care facility for the elderly.

The site is traversed by a natural drainage course that flow from the south east to the west-north west, and will ultimately be retained by the West Burnt Mount Basin pursuant to the Town's Master Plan of Drainage.

The site contains desert native vegetation typically encountered within the Town. A significant portion of the native vegetation on the 37 +/- acre site was destroyed in a fire disaster that occurred in approximately in the late 1990's, while locations of non-fire damaged areas remain on the site as identified in the biological assessments prepared for the site. The plant community on site can best be described as Joshua tree woodland, with an understory of brush and grasses.

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

The project site is bound by Joshua Lane to the south and Warren Vista Avenue to the east. Portions of Joshua Lane are designed as a Major Arterial within the Town's Circulation Element of the General Plan. Segments of Joshua Lane carry in excess of 5,000 Average Daily Trips, and Joshua Lane provides vehicular access to Joshua Tree National Park via the Black Rock Canyon Campground/Nature Center.

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 plan check and construction
- Town of Yucca Valley Engineering, public improvements and hydrology
- California Region Water Quality Control Board
- CRWQCB, General Construction Activity Storm Water Permit
- CRWQCB, Wastewater Discharge System permit
- San Bernardino County Fire Department, Fire Safety Requirements
- Hi Desert Water District, Water Service Requirements
- San Bernardino County Environmental Health, concession building approval

### **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 |

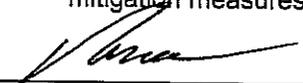
**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

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**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

12/22/11  
Date

Robert Kiischmann  
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 37-acres+/- Site (APN 0585-061-06 ) in the Town of Yucca Valley, San Bernardino County, California, by Circle Mountain Biological Consultants, Inc., October, 2011, and 2009
7. Mojave Desert Air Quality Management District Rule Book
8. United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/app/>
9. Town of Yucca Valley, Master Plan of Drainage
10. State Planning and Zoning Law
11. Project Plans and Reports prepared by RHA Landscape Architects, Riverside CA
12. Field Inspection
13. Experience with other projects of this size and nature
14. Aerial Photography
15. USGS Data Contribution
16. Geotechnical Investigation Report, Proposed South Side Community Park, by Sladden Engineering, September 20, 2010.
17. California Stormwater Quality Association Construction Handbook
18. 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](http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/new_te_rpt.html)
19. 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>
20. California Department of Fish and Game Wildlife Species Matrix, accessed May 24, 2011, [http://www.dfg.ca.gov/wildlife/wap/matrix\\_search.html](http://www.dfg.ca.gov/wildlife/wap/matrix_search.html)
21. California Department of Toxic Substances Control, Envirostar Database, Accessed May 31, 2011, <http://www.envirostor.dtsc.ca.gov/public/>
22. National Flood Insurance Program, Flood Insurance Map, San Bernardino County California and Incorporated Areas, Map #06071C8120H. August 28, 2008.
23. California Code of Regulations, Title 24 (California Building Standards Code)
24. Air Quality Assessment for Town of Yucca Valley South Side Community Park, by Lilburn Corporation, December 2011
25. South Side Community Park Traffic Evaluation, by Urban Crossroads, December 2011
26. Parks and Recreation Master Plan Update, October 2008, Prepared by MIG
27. Protected Desert Native Plant Survey, July 15, 2009, Prepared by Archie Riser

### PROJECT DESCRIPTION

#### PROJECT SETTING

The project site is located approximately two miles south-south east of the intersection of SR 62 and SR 247, in the Town of Yucca Valley. The project site is located at the north west corner of Joshua Lane and Warren Vista Avenue, and is identified as Assessor Parcel Number 0585-061-06 (Figure 1 Project Location and Site Map). The project site is bordered by Joshua Lane to the south and Warren Vista Avenue to the east.

The terrain of the site is relatively flat, while sloping south to north. The site appears to be in its natural state except for fire damage which occurred in the late 1990's on a significant portion of the site. The plant community on site can best be described as Joshua tree woodland, with an understory of brush and grasses. The site is traversed by natural drainage courses, including a blue line stream as indicated on the USGS 7.5 minute quadrangle map(s), and as depicted and described in the Town's Master Plan of Drainage.

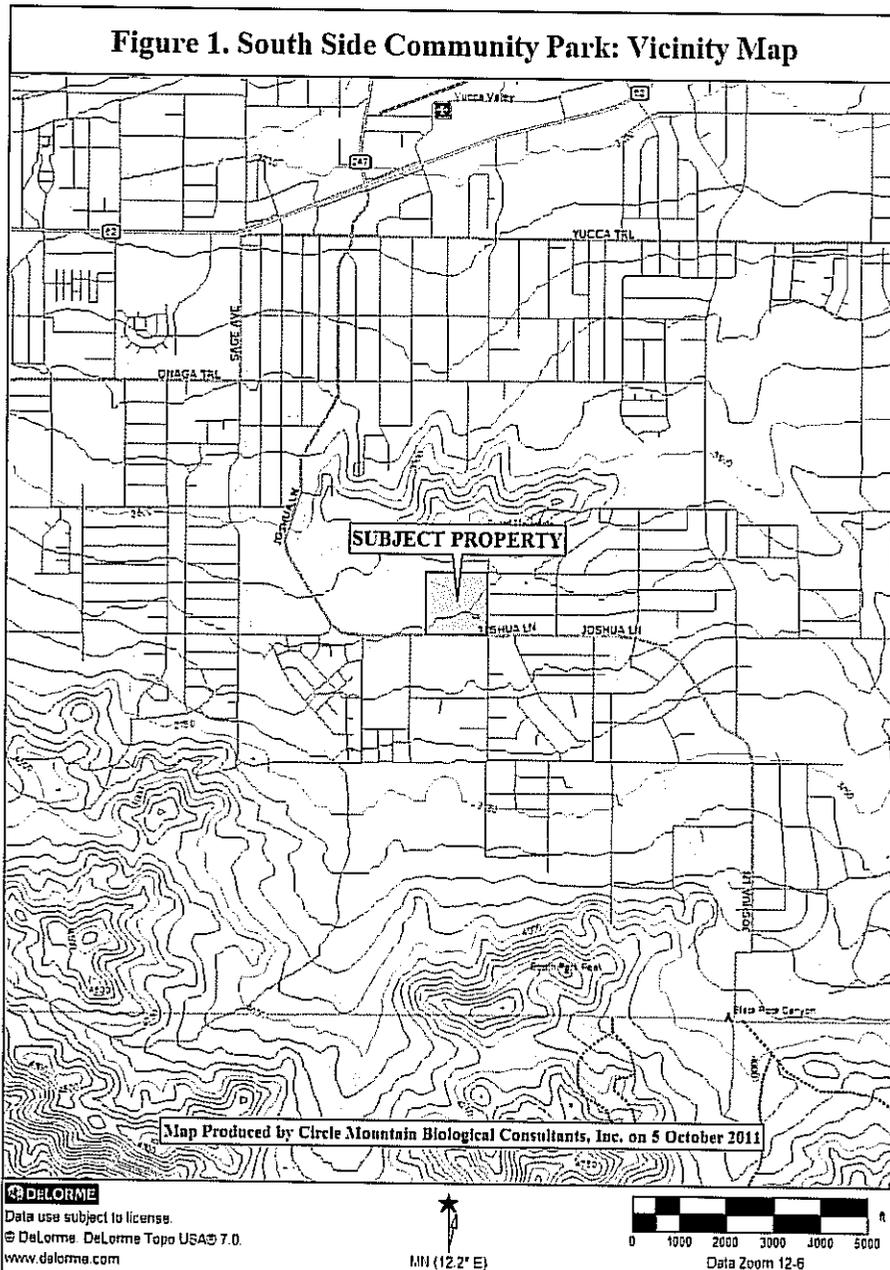
The property is located in proximity to both vacant and developed lands. Lands to the west are vacant and zoned for residential land use (RL-1). Land immediately to the north is developed with equestrian facilities and a single family residence, and is zone R-HR, Hillside Reserve, which allows for single family residential development on 20 acre parcels. Lands to the east consist of single family residential dwellings with few vacant lots remaining, and those lands are zoned R-S-2, single family residential. Lands to the south consist of vacant residentially zoned lands across Joshua Lane (R-M-4, SP), with single family residential development further south and south east of the project site. Institutional and health care land use activities are located south west of the project site, and consist of a church/school facility and care facilities for the elderly.

#### PROJECT BACKGROUND

Prior to 2008 with the Town's update to the Parks and Recreation Master Plan, the Town of Yucca Valley Parks Master Plan identified the project site as the preferred location of the South Side Community Center. The South Side Community Center was defined as a 50 + acre multi-purpose sports park and recreational facility, planned to serve the needs of the Town of Yucca Valley, as well as residents of the surrounding unincorporated County of San Bernardino communities. With adoption of the updated Parks and Recreation Master Plan in 2008, the site was designated as a potential neighborhood or community park.

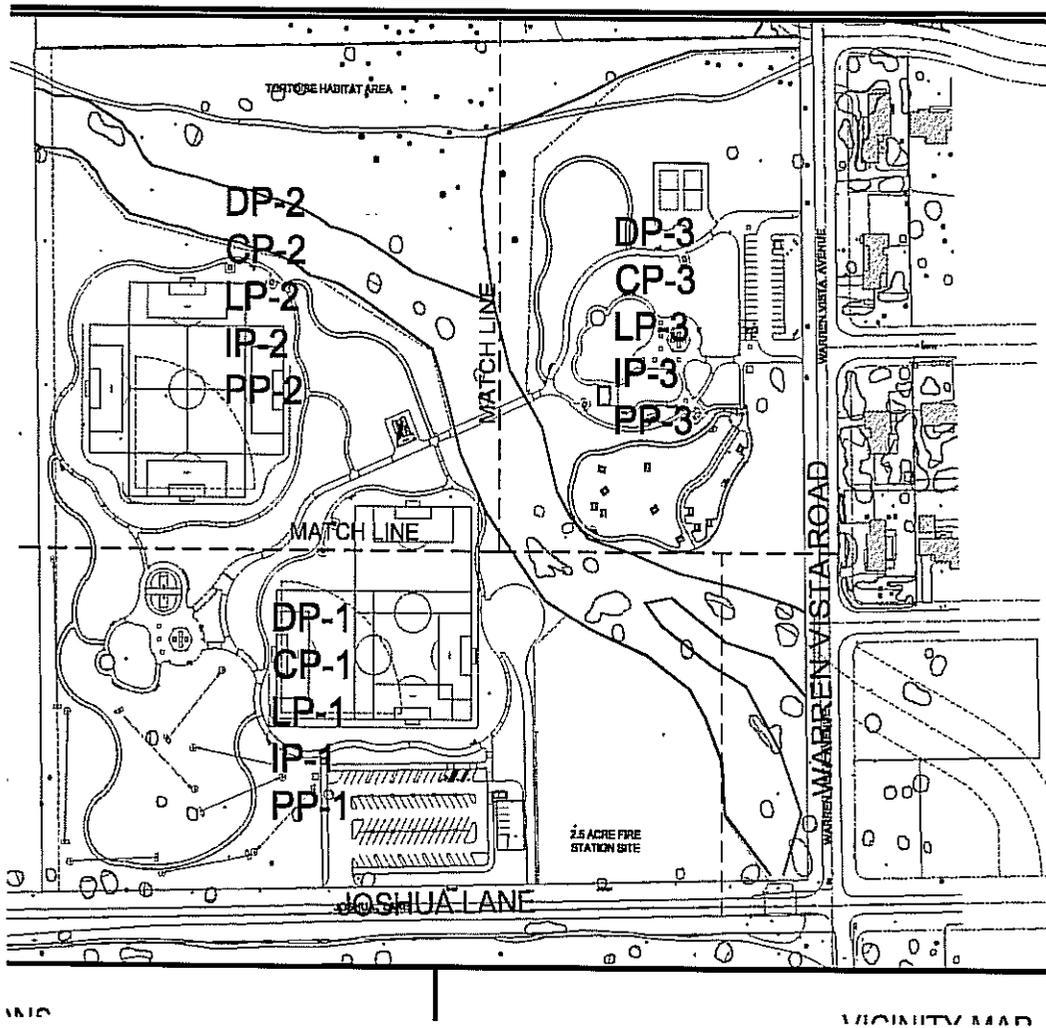
The Town of Yucca Valley began receiving federal funding for development of the South Side park facility in the late 1990's. Over a period of years, the Town acquired approximately 80 +/- acres of vacant lands for the future development of the park facility. Pursuant to the Parks & Recreation Master Plan Update, Chapter 7, page 26, *"However, there is a need for a typical neighborhood park with neighborhood park amenities to serve all of the residential development that has taken place, so 20-30 acres should be designated for such a purpose. The additional acreage at the site can be considered as an alternative location for future park priorities."* There are no plans at this time for park expansion into the additional 40 acres which the Town owns immediately west of the project site. The Parks & Recreation Master Plan Update of 2008 identified a preliminary plan for the Southside Neighborhood Park that proposed the park include a dog park, restroom facilities, multi-purpose athletic fields, vehicle parking, and tot lot playground areas.

**LOCATION MAP**



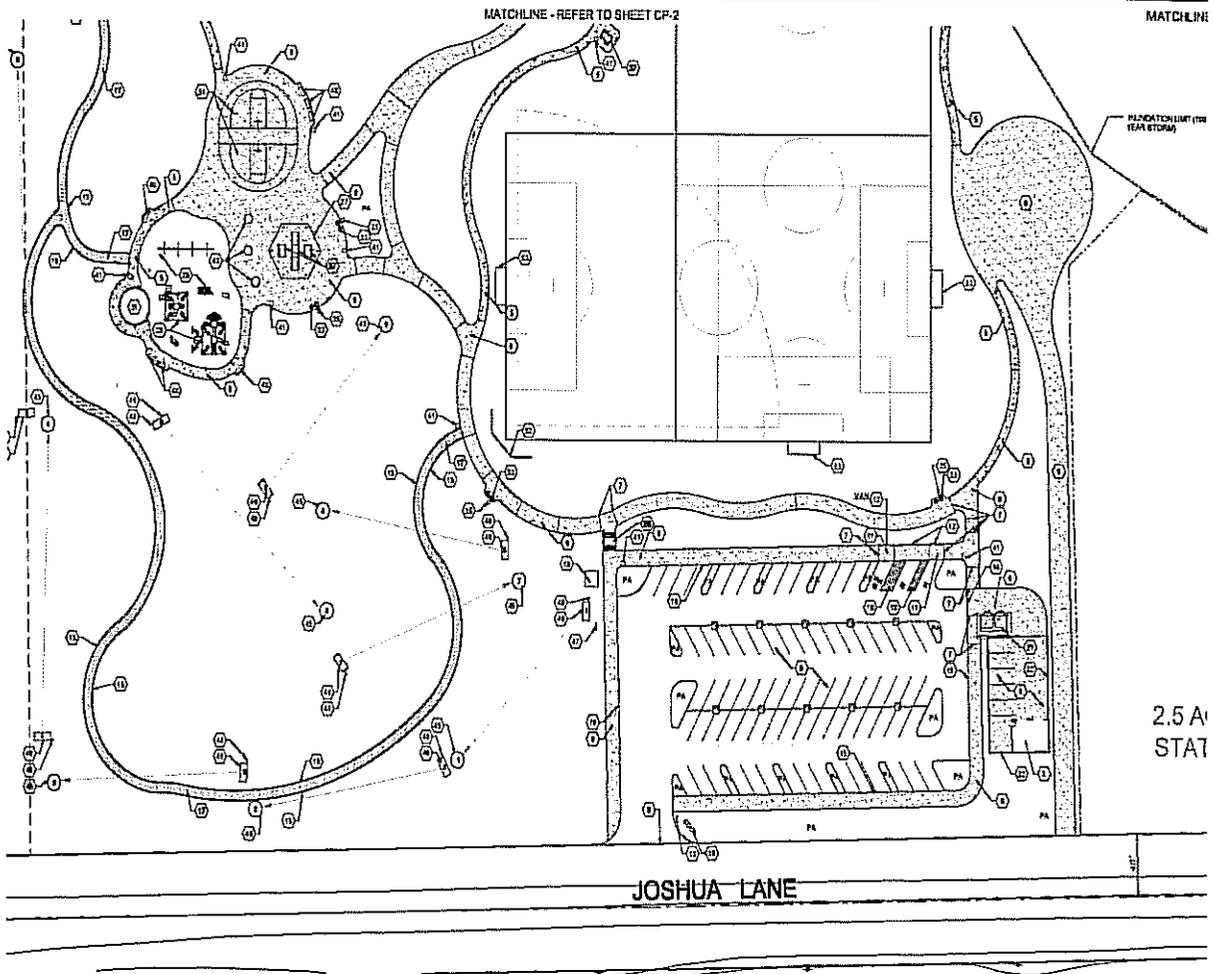
# SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

## Overall Site Plan



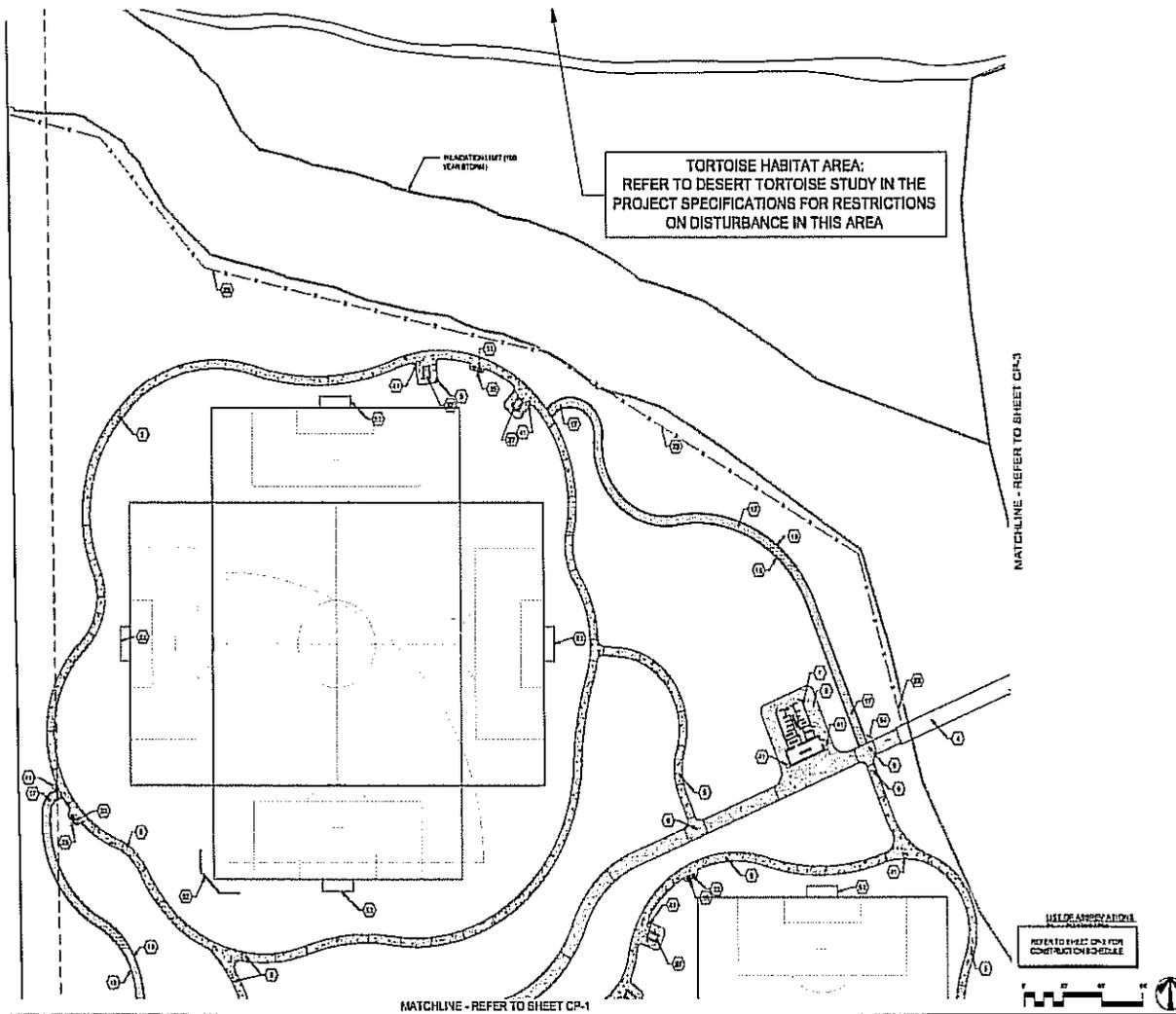
**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

**West Parking Lot**



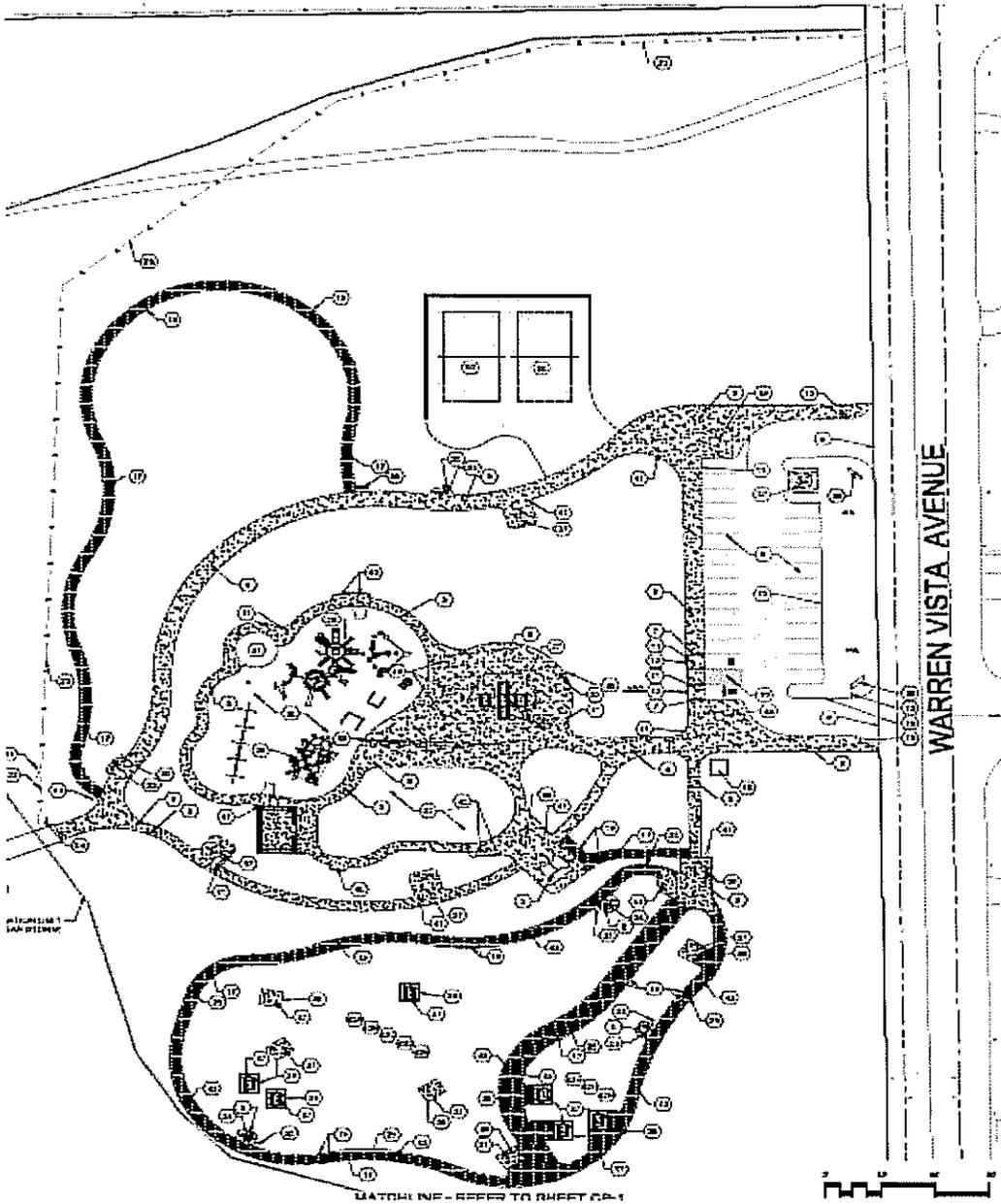
# SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

## Northwestern Sports Fields



# SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

East Parking Lot



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## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

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### PROJECT OBJECTIVES

The facility is designed to provide active/passive park and recreational facilities with amenities for the surrounding single family residential neighborhoods. Today, residents in the immediate vicinity must either travel to Machris Park or the Community Center in order to enjoy recreational facilities. Machris Park is located approximately 2 miles from the project site, while the Community Center is located approximately 2.25 miles from the project site.

The park facility is planned and designed to provide typical active and passive park facilities and amenities that are commonly provided within municipal neighborhood and community parks as listed below.

Multi-Use Athletic Fields	Restroom and Concession Facilities
Playground Equipment	Picnic Areas
Shade Shelters	Vehicle Parking Areas
Informal Active Open Space	Informal/passive Open Space
Dog Park	Walking & Exercise Trails
Maintenance Facilities	Hardscape Sidewalk Improvements
Volleyball Courts	Basketball Courts
Undisturbed Native Plant Areas	Field Lighting
Parking Lot Lighting	Maintenance Access & Roads/Paths
Barbeques	Horseshoe Pits
Shuffleboard Court Areas	Ancillary Park Amenities

As identified in the Yucca Valley General Plan, Parks, Recreation and Trails Element, the following goals are supported and implemented by the proposed public park facility.

*Goal 1: A multi-use, quality system of parks, and recreational areas that support a broad range of activities, as well as cultural, and passive open space enjoyment opportunities for current and future residents.*

*Goal 2: An Enhanced and expanded park and recreational system designed to provide opportunities for healthful active, passive and cultural enjoyment throughout the Town and to all segments of the population.*

### **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 18 environmental topics, listed below:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas
- Mineral Resources
- Noise
- Population/ Housing
- Public Services
- Recreation
- Transportation/ Traffic
- Utilities/ Service Systems

- Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- 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.

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>

### 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 desirable viewsheds within the community. 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 with limited on-site building development. Surrounding properties to the north, east, south east, and south west are substantially developed with both residential and institutional land use activities. The project site is located south of and behind Burnt/Scenic Mountain, and with limited structural development on the project site there will be no adverse effects on the surrounding scenic vistas. Given the distance between the project site and the surrounding mountain ranges, including building height limitations, the project would not significantly impact a scenic view; therefore, no mitigation is required. Additionally, limited structural development is planned for the project site, with structures planned for restrooms, a concession building, and a park maintenance building. The majority of improvements proposed for the project consist of flat hardscape improvements as well as athletic field improvements.

b) The proposed project site is bordered by Joshua Lane to the south and Warren Vista Avenue to the east. Vacant land owned by the Town of Yucca Valley is located immediately west of the project site. Single family residential development surrounds the project site to the east, south east, south beyond the adjacent vacant RM-4 properties, and by Institutional land uses to the south west. As identified in the Yucca Valley General Plan, Scenic Highways Element, Joshua Lane is identified as a locally designed roadway for consideration of viewshed impacts. Policy 1 of the Scenic Highways Element identifies Joshua Lane as a Scenic Roadway. The Scenic Highways Element identifies the following Goal for implementation. *Preservation and enhancement of natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community's image and character.* The park project implements this goal by creating both passive and active open space, thereby removing the potential development of approximately 40 single family residential units from the subject property. Limited structural building improvements are proposed for the park site, creating long term preservation of the viewsheds available from Joshua Lane and surrounding areas, and as such, implementing the long term vision as established in the Scenic Highways Element.

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

Scenic resources that will be affected by the proposed project include Joshua trees and various desert plant species that occur on site. The site was highly impacted by a fire in the late 1990s. Many of the plants onsite were killed or badly damaged from the intense heat of the fire. Some have started to rebound from the ground, while others have not. The entire site was surveyed by native plant expert Archie Riser Sr. on July 15, 2011. The native plant survey included Joshua trees, Mojave Yuccas and Junipers, and other non-regulated plants. The survey results are as follows:

<b>Joshua Trees</b>	
Save in place or transplant	74
Save in place or destroy	21
Destroy	18
<b>Mojave Yuccas</b>	
Save in place or transplant	42
Save in place or save a portion	40
Destroy	181
<b>Junipers</b>	
Save in place or destroy	184
destroy	7

As mentioned in other sections of the Initial Study more than 2 acres of the site are proposed to remain undisturbed. In these areas there are a minimum of 65 Junipers, 41 Mojave Yuccas and 42 Joshua Trees proposed to remain undisturbed. The Town will meet or exceed the requirements of Ordinance 140 and transplant the greatest number of plants back onto the site. The construction of the park facility will involve the transplanting, relocation, and removal of Joshua Trees from the site. While the proposed project may have a significant impact on the scenic resources of the Joshua Trees, this impact will be mitigated through the relocation of the Joshua Trees throughout portions of the site in accordance with Ordinance 140 of the Town of Yucca Valley Development Code, mitigating the effect to less than significant. There are no historical buildings or rock outcroppings on or in the vicinity of the project site.

Additionally, a minimum of two acres and as much as seven acres have been identified to remain in their natural condition, undisturbed, providing on-site natural resource management, undisturbed open space and potential habitat for local species.

c) The existing site is an undeveloped parcel surrounded on two sides by vacant and undeveloped properties, and by developed properties on the two remaining sides. The property on the north side of the site is developed with existing equestrian facilities and a single family residential unit; and there are single family residences to the east and south east. The proposed project includes removing native vegetation and converting the site to contain approximately 25 acres of active and passive public park improvements as identified in the project description. Regulated native plant removal will be mitigated through the relocation of regulated native plants, and the planting of new vegetation appropriate to the desert region, ensuring minimal water use as established by the Town of Yucca Valley and the Hi Desert Water District. The project will include landscaping within and around the park facility, which will include the addition of trees and shrubs. All landscaping and proposed project construction aspects will be subject to building, design, landscaping, and lighting requirements found in the Yucca Valley Development Code, which address the aesthetic quality of development within the Town.

d) The development of the park facility will result in the installation of field lighting, parking lot lighting, and safety/sidewalk lighting throughout the facility. This will include both wall mounted light fixtures and parking lot and 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. 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.

**MITIGATION MEASURES**

- A-1** The removal of Joshua Trees and other regulated native desert plants as established by Ordinance 140, will be mitigated through the relocation/transplanting, adoption, and removal the additional planting of new landscaping appropriate for the desert region around the building and parking lots.
- A-2** 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

**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

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**II. AGRICULTURE AND FOREST RESOURCES**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>
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"/>
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"/>

**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 is no state or federally designated forest 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.

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

a-b) An Air Quality and Greenhouse Gas Assessment was prepared for this project in December 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.

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

**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 MDAQMD 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 <sub>10</sub> (Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is attainment)
PM <sub>2.5</sub> (Federal)	Unclassified/attainment
PM <sub>2.5</sub> (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone)
PM <sub>10</sub> (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 <sub>x</sub> and VOC	1994*
Mojave Desert Planning Area Federal Particulate Matter Attainment Plan	July 31, 1995	Mojave Desert Planning Area	PM <sub>10</sub>	2000*
Triennial Revision to the 1991 Air Quality Attainment Plan	January 22, 1996	Entire District	NO <sub>x</sub> and VOC	2005
2004 Ozone Attainment Plan (State and Federal)	April 26, 2004	Entire District	Ozone (NO <sub>x</sub> 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 <sub>x</sub> 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

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

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 PM<sub>10</sub>.

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 significantly 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<sub>x</sub>), carbon monoxide (CO), particulates (PM<sub>10</sub> and PM<sub>2.5</sub>), carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O).

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 <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	11.1	89.9	52.3	0.1	13.0	9.1
Grading	13.3	111.0	59.8	0.1	9.6	6.9
Building Construction	6.1	40.2	24.0	0.0	2.8	2.8
Paving	6.0	35.8	22.5	0.0	3.3	3.1
Architectural Coating	0.5	3.2	2.0	0.0	0.3	0.3
<b>Highest Value (lbs/day)</b>	<b>13.3</b>	<b>111.0</b>	<b>59.8</b>	<b>0.1</b>	<b>13.0</b>	<b>9.1</b>
MDAQMD threshold	137	137	584	137	82	82
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

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,

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

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 <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile	0.3	1.5	2.5	0.0	0.3	0.1
Energy	0.0	0.0	0.0	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 lots. 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 effect on residents or other sensitive receptors in the proposed project's vicinity.

### 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

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>

### 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 South 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 October 2011. The following discussion is taken from the report.

The biological survey conducted on site found 95 plant species, 5 reptile, 26 birds and 9 mammal species during the survey. The plant community on site is best described as Joshua Tree woodland, with an

## **SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

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understory of brush and grasses. (see Biological Report) Tortoise signs were identified on the project site in both the 2009 and 2011 protocol surveys (U.S. Fish and Wildlife Service 1992, 2009) for the species. The Town of Yucca Valley has initiated formal consultation concerning the Town's proposal to develop a community park on habitats that have recently been occupied by the Agassiz's desert tortoise (*Gopherus agassizii*).

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, except for the prairie falcon observed in 2011. 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. 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 a USGS-designated blue line stream on site. The wash runs roughly south-east to north-west through 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. 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.

### **MITIGATION MEASURES**

**BR-1** Joshua trees, and any other protected species of plants, affected by the development will be transplanted, adopted and/or relocated in accordance with local regulations/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, and which outlines the regulations and guidelines for the management of plant resources in the Town). A Native Plant Permit shall be required for the removal of any regulated native plant as regulated in Section 89.0107 of Ordinance 140. 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

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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** The Town of Yucca Valley shall obtain necessary consultation direction and approval from the U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Game (Department) prior to development of the site. Development of the site shall only proceed based upon the processes, requirements and criteria established by the Service and Department
- 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.
- BR-6** Site development shall follow the recommendations contained in the 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 October 2011, and as amended with future protocol surveys, and as identified in Measure BR-4 above.

**Level of Significance after Mitigation Measures:** Less than Significant

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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"/>
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"/>
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"/>
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"/>

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### 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
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"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>

### 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.

**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.

An A-P Zone is located immediately west of the project site and extends approximately 150 feet into the southwestern portion of the site. No habitable structures are proposed within the area. The closest habitable structure will be the restroom concession building, located approximately 500 feet away from the eastern boundary of the A-P zone. A mitigation measure is included requiring the County Geologist's final approval of the project.

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

## **SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

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recent construction and maintenance practices, including 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 park 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) A geotechnical investigation conducted by Sladden Engineering in September 2010, 11 exploratory boreholes were constructed. These field investigation identified alluvium consisting of poorly graded sand and silty sand were encountered to the maximum depths explored. In general, the alluvium appeared loose to very dense and dry to moist. Groundwater was not encountered during the maximum explored depth of 51.5 feet bgs during the field investigation on August 26, 2010. Liquefaction risks were identified as negligible. The site is situated on relatively flat ground and not immediately adjacent to any slopes or hillsides. As such, risks associated with slope instability should be considered low. The materials underlying the site are considered to have a very low expansion potential.

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.

A percolation feasibility report was performed by Sladden Engineering to determine the feasibility of utilizing an on-site septic system/ leach field disposal system. The percolation testing included two shallow boring locations. 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.

### **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** A minimum of 100 feet shall be maintained between water supply wells and leach lines.

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**GS-3** A minimum of 8 feet shall be maintained between buildings or structures and leach lines.

**GS-4** A minimum of 8 feet shall be maintained between leach lines and private property lines.

**GS-5** Qualified geotechnical engineers shall be retained to observe on-site construction when determined necessary by the Building Official; and shall be retained to provide updated and revised geotechnical recommendations based upon proposed construction methodologies.

**GS-6** The project shall receive clearance from the County Geologist, who may require additional documentation prior to the start of construction.

**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 December 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.

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. 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 28<sup>th</sup>, 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 CO<sub>2</sub>EQ per service population per year) for mixed use developments. Since

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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 MTCO<sub>2</sub>E per year screening threshold.

Proposed project GHG emissions for construction are shown in Table 5. An interim threshold of 3,000 MTCO<sub>2</sub>E 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	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Material Export	85.4	0.0	0.0
Site Preparation	37.2	0.0	0.0
Grading	150.7	0.0	0.0
Building Construction	367.5	0.1	0.0
Paving	27.9	0.0	0.0
Architectural Coating	2.6	0.0	0.0
<b>Totals Per Year (lbs/day)</b>	<b>671.3</b>	<b>0.1</b>	<b>0.0</b>
<b>TOTAL MTCO<sub>2</sub>e</b>	<b>671.4</b>		
<b>Threshold</b>	<b>3,000</b>		
<b>Significant</b>	<b>No</b>		

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	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Mobile	47.8	0.0	0.0
Energy	0	0.0	0.0
Area	0.0	0.0	0.0
Water	77.0	0.0	0.0
<b>Total Per Year</b>	<b>125.1</b>	<b>0.02</b>	
<b>TOTAL MTCO<sub>2</sub>e</b>	<b>126.2</b>		
<b>Threshold</b>	<b>3,000</b>		
<b>Significant</b>	<b>NA</b>		

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

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

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

**GCC-3**The 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
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"/>
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"/>
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"/>
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"/>

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>
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"/>

### 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 two miles north of the proposed project. 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 park 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 of 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. Any 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.

Using proper prevention measures such as fire hydrants, sprinklers, fire access and construction per the 2010 California Fire Code, the park facility 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** 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

**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
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"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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 Region of the State Water Resources Control Board.

Currently, the Town of Yucca Valley does not have specific standards for water quality. The 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 Discharges of Stormwater Runoff Associated with Construction Activity. The park 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 detention basin will serve to capture incremental run-off from 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 blue line stream passing roughly south east to the north west through the site. A blue line stream is any stream shown as a solid or broken blue line on 7.5 Minute Series quadrangle maps prepared by the U.S. Department of the Interior Geological Survey (USGS). A blue line stream may be any creek, stream or other flowing water feature, perennial or ephemeral, indicated on USGS quadrangle maps, with the exception of man-made watercourses. The United States Army Corps of Engineers uses USGS blue line stream markings as a preliminary indicator of "Waters of the United States". Streams identified on USGS maps in such a manner are therefore generally subject to federal environmental regulations. The project, as proposed does not encroach into the existing blue line stream. Encroachment into the blue line stream may require clearances from the U.S. Army Corps of Engineers (404 Permit) and the California Department of Fish and Game (1604 Permit).

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 stream as a Regional Facility. The MPD calls for a rock lined channel, 6' in width at the channel bottom with an approximately depth of 6 feet.

After the site has been graded to accommodate the development, drainage devices and a retention basin will be installed to accommodate incremental increase in site runoff. The retention basin will be designed to hold the development's 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 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 D of the FEMA Flood Maps and the flood hazards for this area of Town have not yet been established. 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 rock lined channel approximately 6' in width at the channel bottom. 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 park facility will not be constructed in locations where they will impede or redirect flood flows. Grading Plans, Drainage Plans, and Storm Drain Plans 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.

**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. The grading plan, drainage/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.

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

**HYD-10:** Subject to a final hydrology report, the project site shall retain a minimum of 5,005 cubic feet of flood waters, which represents the estimated incremental increase in site run off generated from the development of the project, plus a minimum of 10% additional capacity.

**Level of Significance after Mitigation Measures:** Less than Significant

**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

**X. LAND USE AND PLANNING**

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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**DISCUSSION**

a-b) The project site is designated as Rural Living, Single Family Residential 1 acre minimum (RL-1). 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 majority of lots in the vicinity of the site are zoned R-S-2 (18,000 square foot minimum), which are developed with single family residences or undeveloped. The Rural Living, 1 acre minimum land use district permits public facilities, 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 park facilities 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**

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

### 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. 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
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"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

to excessive noise levels?

- 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?
- 

**DISCUSSION**

a, c, d) In close proximity to the site (within one half mile), sensitive noise receptors include 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.

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

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 be placed on site to minimize disturbance to surrounding property owners, subject to Town Engineer approval.
- 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.
- N-4** The project may be limited to operating during daytime hours only, between the hours of 7AM and 10PM, pending final noise reports.

**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

- N-5 The project shall comply with the requirements of the Town of Yucca Valley Noise Standards, Code section 87.0901 with regards to neighboring residential units. If excess noise levels occur beyond the Town Standards, then additional mitigation measures should be considered
- N-6 During Construction the contractor shall ensure that that all construction equipment is equipped with appropriate noise attenuating devices.
- N-7 Idling equipment shall be turned off when not in use.
- N-8 Equipment will be maintained so that parts of vehicles and their loads are secured from rattling and banging.

**Level of Significance after Mitigation Measures:** Less than Significant

XIII. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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"/>
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"/>
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"/>

**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.

The park project is designed to serve the residential neighborhood. The park will not displace any existing residential development or units. The park is identified in the Town's Parks and Recreation Master Plan Update (2008) and is consistent with the Yucca Valley General Plan goals for park development within the community.

**Level of Significance:** No impact

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### 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
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

a-e) The park facility 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

## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### 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. The project is proposed for development in order to assist the Town in meeting current park space demands and needs.

**Level of Significance:** No impact

XVI. TRANSPORTATION / TRAFFIC	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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"/>
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"/>
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"/>
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"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

### DISCUSSION

The traffic evaluation was performed by Urban Crossroads in December 2011. The trip rates used in this analysis are presented on Table 1. The trip rates for County Park have been obtained from the ITE report Trip Generation, 8th Edition (Institute of Transportation Engineers, 2008). The rates presented for multi-use fields have been obtained from the report Laguna Hills Community Center Park Growth Management/CMP Traffic Analysis (Revised) (RKJK & Associates, Inc., 1997). Table 2 summarizes the resulting trip generation for the proposed South Side Neighborhood/ Community Park. The project is expected to generation an estimated 8 trips during the AM peak hour of adjacent street traffic, 33 trips during the PM peak hour of adjacent street traffic, and a total of 371 vehicle trip-ends on a daily basis.

Joshua Lane adjacent to the project site is designated as a 2 lane Collector roadway per the current Town of Yucca Valley General Plan Circulation Element. Warren Vista Road north of Joshua Lane is not explicitly identified in the Town of Yucca Valley General Plan Circulation Element and is therefore a 2 lane local street. The Town of Yucca Valley does not specifically identify daily capacities for roadways, however, the recently completed County of San Bernardino General Plan update traffic analysis identified a service volume threshold of 7,000 vehicles per day (VPD) for 2 lane roadways in the desert regions of the County. Based upon this threshold, the proposed South Side Neighborhood/ Community Park would utilize approximately 5% of the capacity of the adjacent 2 lane roadways, if all of the project traffic were concentrated at a single location. The General Plan Environmental Impact Report, Traffic Study, projects existing General Plan build-out Average Daily Trips (ADTs) on Joshua Lane in proximity to Warren Vista Avenue between 4,000 and 6,000 ADTs. Based upon the recently completed County of San Bernardino General Plan update traffic analysis, which identified a service volume threshold of 7,000 vehicles per day (VPD) for 2 lane roadways in the desert regions of the County, the existing General Plan roadway designation for Joshua Lane does accommodate the increased trip projection created by the park project.

a-b) The proposed project would incrementally increase vehicle trips during construction. Joshua Lane is an improved road from SR 62 to its southern terminus. Warren Vista Avenue from Joshua Lane to its southern terminus is also an improved road. The surrounding neighborhood would experience little or no traffic impacts from construction-related traffic 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.

c) Constructed features at the park 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 increase hazards due to a design feature or incompatible uses. Onsite parking has been designed to meet the requirements of the Town of Yucca Valley Development Code and San Bernardino County Fire Department requirements. ..

e) The proposed project will not be constructed in a way to interfere with emergency access. Service roads leading to the park 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

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## SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK

### XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>

### 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 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 constructed to capture incremental increases plus 10% minimum in site flood water runoff.

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

**SOUTH SIDE NEIGHBORHOOD/COMMUNITY PARK**

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**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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"/>
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, BR-6.

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

Hydrology and Water Quality HYD-1. HYD-2, HYD-3, HYD-4, HYD-5, HYD-6, HYD-7, HYD-8, HYD -9, HYD-10.

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