

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: Tentative Parcel Map, TPM 19685 Hawks Ridge

Lead Agency: Town of Yucca Valley Contact Person: Shane Stueckle
Mailing Address: 58928 Business Center Drive Phone: 760-369-6575 x305
City: Yucca Valley Zip: 92284 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Yucca Valley
Cross Streets: north of Pinon Drive, west of Fairway Avenue Zip Code: 92284
Longitude/Latitude (degrees, minutes and seconds): 34 ° 7 ' 2.81 " N / 116 ° 28 ' 35.89" W Total Acres: 60 acres
Assessor's Parcel No.: 585-271-01 and 585-511-09 Section: 5 Twp.: 1 South Range: 5 East Base:
Within 2 Miles: State Hwy #: State Route 62 Waterways:
Airports: Railways: Schools: Onaga Elem School

Document Type:

- CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 4 Acres 60
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant / Industrial / Industrial

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

Please see attached

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 and "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 # _____ | <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 | |

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

Starting Date May 16, 2016 Ending Date June 16, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 5-10-16

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

HAWKS RIDGE LLC

Project Description for Tentative Parcel Map

We intend to subdivide one parcel located in the Country Club area into four lots with a substantial portion left as remainder. The project encompasses two existing parcels: 60 acres (APN 585-271-01) and an adjoining lot on Pinon Drive (APN 585-511-09). They are currently owned by affiliated companies, Hawks Ridge LLC and Country Creek Development Company Inc.

The four proposed lots are located in the northeastern section of the largest parcel. All four lots are located on and accessed independently from Fairway Drive. They meet the current zoning and general plan requirements of RL-1 and RL-2.5. The four lots total approximately 14 acres of the 60 acre parcel. The balance is remainder.

The land consists of a mountainous section, two drainage channels, sloping terrain and an abundance of natural vegetation. Vegetation includes Joshua Trees, Yucca and Acacia together with a wide variety of plants found at the elevation of 3600 feet and higher. We propose this low-density subdivision to preserve these features to the greatest extent.

Existing use is Rural Residential split RL-1 and 2.5. Land is undisturbed, mixed terrain and natural. It affords excellent views in most directions.

Existing Zoning of adjacent parcels:

North: OSP, R-HR AND RS3.5
South: RS-2
East: RS-2
West: HR

Existing uses adjacent to the site:

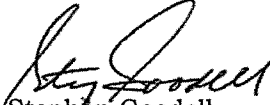
North: Vacant
South: SFR and Vacant
East: SFR and Vacant
West: Vacant

The moderate cut along Fairway Drive for the right-of-way and driveway entrances will be retained by an attractive wall versus slopes. The wall is fully compliant with the Town's development standards, and it is generally under 40" in height.

We envision that four estate-style homes will ultimately be built on these lots.

Sincerely,

HAWKS RIDGE LLC



Stephen Goodell
Managing Director
September 25, 2015

CEQA ENVIRONMENTAL CHECKLIST

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	Tentative Parcel Map, TPM 19685 Hawks Ridge
Lead agency name and address:	Town of Yucca Valley 58928 Business Center Drive Yucca Valley, CA 92284
Contact person and phone number:	Shane Stueckle Town of Yucca Valley 58928 Business Center Drive Yucca Valley, CA 92284 760-369-6575 x305
Project location:	The Project is located in the Town of Yucca Valley on the west side of Fairway Drive, north of Pinon Drive. The Project Site is further identified as APNs: 0585-271-01 and 585-511-09
Project sponsor's name and address:	Stephen Goodell Hawks Ridge LLC 1322 Sunset Drive Hermosa Beach, CA 90254
Owner:	Hawks Ridge LLC 1322 Sunset Drive Hermosa Beach, CA 90254
General Plan designation:	Rural Residential (R-R) 2.5 acre minimum Rural Residential (R-R) 1 acre minimum
Zoning designation:	Rural Living 2.5 acre minimum (RL-2.5) Rural Living 1 acre minimum (RL-1)
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	Refer to the project description below.
Surrounding land uses and setting; briefly describe the project's surroundings:	Refer to the project description below.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	Refer to the project description below.

PROJECT DESCRIPTION

The proposed project is for the subdivision of approximately sixty acres of vacant land which will be divided into four parcels ranging in size from approximately 1 to 10 acres, in addition to an approximately 46 acre remainder parcel. One single-family home is proposed to be constructed on each of the four smaller parcels.

PROJECT LOCATION

The Proposed Project is located in the Town of Yucca Valley, near the southern boundary of the central portion of San Bernardino County. The Town of Yucca Valley is surrounded by portions of unincorporated San Bernardino County, including the unincorporated communities of Morongo Valley and Joshua Tree.

The Project Site is located near the western boundary of the Town limits, on the west side of Fairway Drive, north of Pinon Drive. (Refer to Figure 1: Project Vicinity). The project site is also identified as Assessor Parcels: 0585-271-01 and 0585-511-09.

Existing General Plan Land Use Designation and Zoning

The proposed project is located within the Rural Residential (R-R) 2.5 acre minimum and Rural Residential (R-R) 1 acre minimum General Plan Land Use districts. The zoning designations for the property are Rural Living 2.5 acre minimum (RL-2.5) and Rural Living 1 acre minimum (RL-1).

Surrounding Land Use Designations and Setting

The surrounding land use designations are Open Space-Conservation and Hillside Residential to the north, Rural Residential 0.5 acre minimum to the south, Rural Residential 0.5 acre minimum and Low Density Residential to the east and Hillside Residential to the west.

The project site is vacant and there are no improvements on the project site. The portion of the site which includes parcels 1 through 4 includes undisturbed terrain which slopes up from Fairway Drive towards the west at gradients which range between 12% and approximately 30%.

Mohave yuccas (*Yucca shidigeria*), Joshua tree (*Yucca brevifolia*), and California juniper (*Juniperus californica*), nolinias (*Nolina parryi*) and catclaw acacia (*Senegalia greggii*) are found on the subject property.

Development of the proposed project may require the approval of the Hi Desert Water District, US Fish and Wildlife, CA Dept of Fish and Game, San Bernardino County Fire.

Figure 1 Regional Vicinity Map

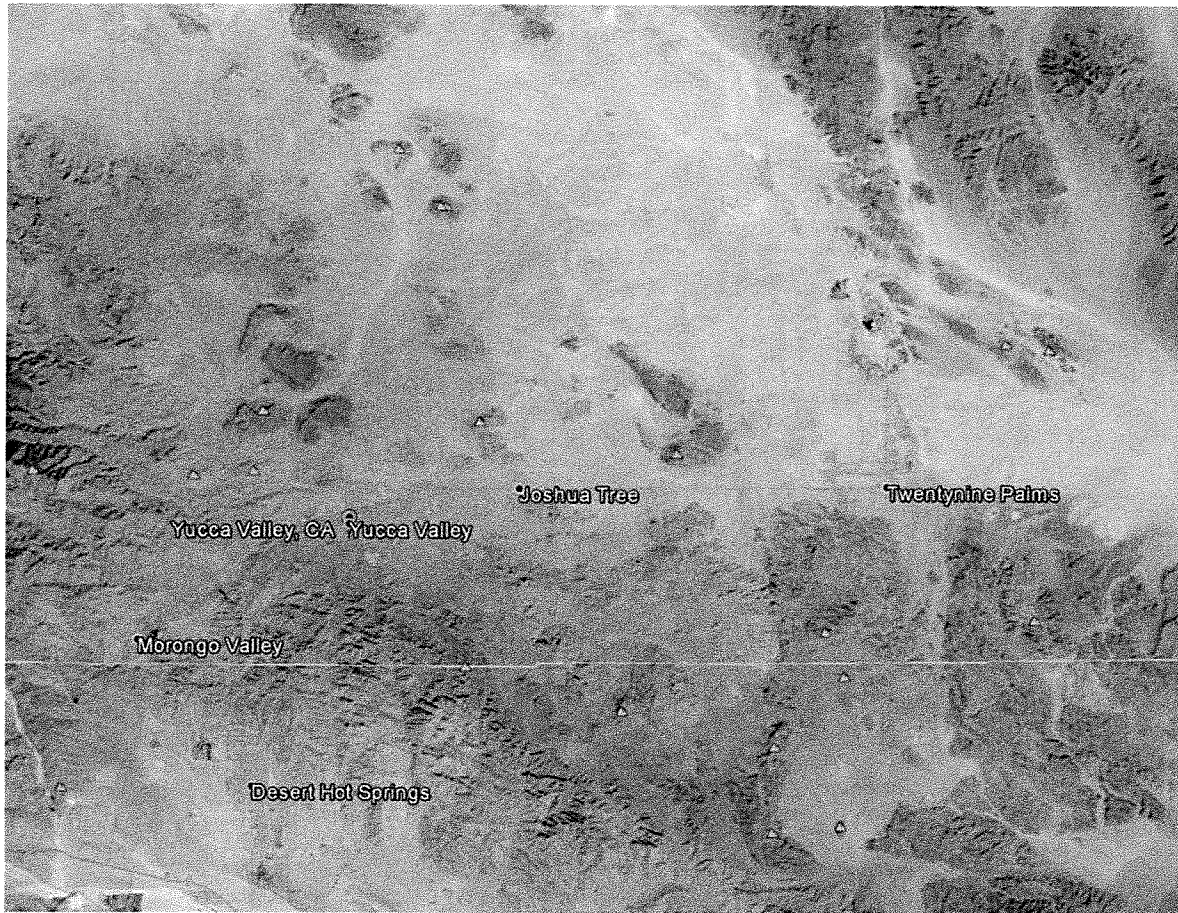
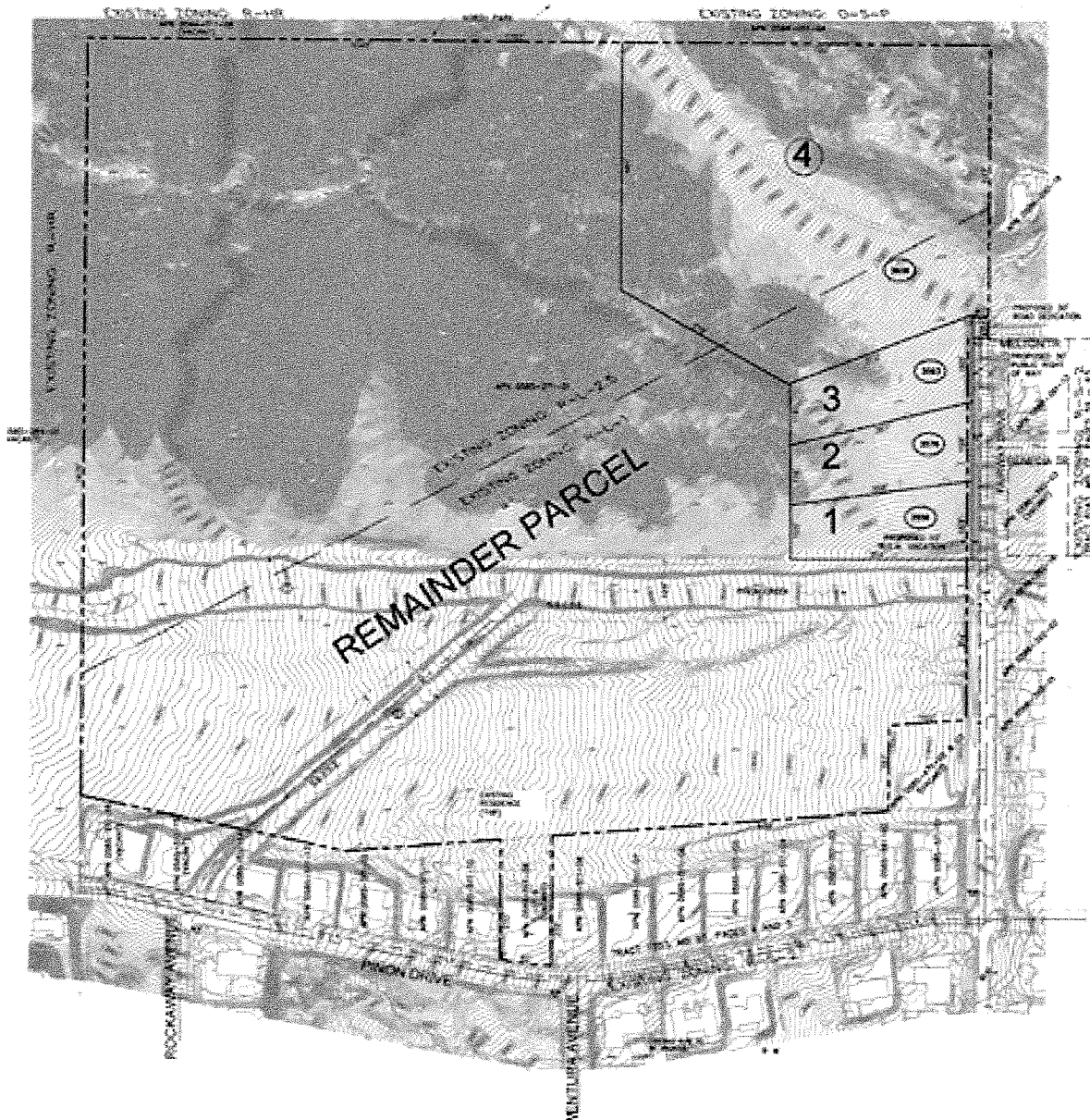


Figure 2 Project Vicinity Map



Figure 3 Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

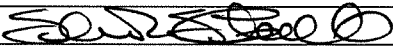
The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- 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.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: 	Date: 5-10-16
Printed Name: Shane R. Stueckle	For: Town of Yucca Valley

CEQA ENVIRONMENTAL CHECKLIST

This checklist identifies physical, biological, social, and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to CEQA, not NEPA impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

I. AESTHETICS

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

- a) **No Impact.** As described in the Town of Yucca Valley General Plan many of the scenic resources valued by the community are outside of the Town limits and beyond the planning area boundary. Such areas include the views of the Little San Bernardino Mountains of the Peninsular Ranges, the San Bernardino Mountains on the easternmost of the Transverse ranges surrounding the Town, and Yucca Valley's hillside areas.

The Proposed Project is located on the near the western border of Yucca Valley, on Fairway Drive. The proposed Parcel Map is for the development of four residential lots and a remainder parcel. Three of the proposed parcels are approximately one acre in size, the fourth parcel is approximately ten acres, with a remainder parcel of approximately 46 acres.

Proposed development of the site occurs in the lower elevations of the project site, with development occurring at elevations of 3,556, 3,576, 3,593, and 3,610 ASL. Topography of the site ranges from approximately 3,540 to 3,915 ASL. The proposed development of the site between 3,556 and 3,610 ALS places development outside of the hillsides and ridgelines.

Development of the site contains slopes in excess of 40%, with development proposed within slopes areas of approximately 15% maximum, therefore placing development outside of steep slope area, protecting hillsides and ridgelines from development and not creating impediments to viewsheds in the surrounding areas.

The project site is located in the West Side Special Policy Area. To preserve the significant topographic features in the SPA, development on slopes 30 or greater shall comply with the Hillside Development Ordinance, and clustered residential development is encouraged in areas adjacent to sloped areas to maintain the natural features to the greatest extent possible.

The proposed project limits grading and clearing activity to approximately 14 acres of the 61.24 acre site, and places development in the approximate 15% slope range, protecting the significant topographic features in the SPA, as established by Yucca Valley General Plan policies.

- b) **Less than significant.** Implementation of the proposed project would require the grading and clearing of approximately 14 acres of Joshua tree woodland vegetation. Removal of vegetation would occur in accordance with the Town of Yucca Valley's Native Plant Protection and Management Ordinance and less than significant impacts are anticipated. A native plant inventory was prepared for the project by Circle Mountain Biological Consultants, dated June 28, 2015. The results of the native plant inventory identified 289 Joshua trees, 528 Mojave yuccas, 85 California junipers, 19 nolin, and 639 catclaw acacias. The inventory serves as the baseline data for determining plant salvage, relocation, avoidance and removal consistent with the Town's native plant regulations.
- c) **No Impact.** The proposal is for a subdivision into four residential parcels. 46 acres of the 60 acre parcel will be a remainder parcel and will remain undisturbed. Development of the project will not degrade scenic resources or the quality of the site and its surroundings.

Proposed development of the site occurs in the lower elevations of the project site, with development occurring at elevations of 3,556, 3,576, 3,593, and 3,610 ASL. Topography of the site ranges from approximately 3,540 to 3,915 ASL. The proposed development of the site between 3,556 and 3,610 ASL places development outside of the hillsides and ridgelines. Development of the site contains slopes in excess of 40%, with development proposed within slopes areas of approximately 15% maximum, therefore placing development outside of steep slope area, protecting hillsides and ridgelines from development and not creating impediments to viewsheds in the surrounding areas.

- d) **No Impact.** The Town of Yucca Valley enforces an outdoor lighting Ordinance (Ordinance No. 90) to minimize impacts to night skies. The Ordinance requires outdoor lighting located in residential districts to use fully shielded or recessed lights in a manner as to preclude adverse impacts to adjacent property. Development of the site shall be consistent with the Town's outdoor lighting ordinance, limiting any new light source from being directed above a horizontal plane and into the night's sky.

II. AGRICULTURE AND FOREST RESOURCES

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	---	--------------------------	-----------

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 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 forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) **No Impact.** The Project Site is not located within an area mapped by the State of California Department of Conservation Farmland Mapping and Monitoring Program. Therefore, the Project site is not identified to support Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is zoned for residential development in the Town of Yucca Valley General Plan and zoning map and under existing conditions no agricultural uses occur at the Project Site. Development of the proposed Tentative Map would not result in the conversion of farmland to non-agricultural use.

- b) **No Impact.** The Project Site is not zoned for agricultural uses and there is no Williamson Act contract over the site. No conflicts with agricultural zoning or Williamson Act contract land would occur.
- c) **No Impact.** Designated zoning at the project site is “Rural Living” in the Town of Yucca Valley Official Zoning District Map (2014). Development of the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts related to forest land or timberland are anticipated.
- d) **No Impact.** Implementation of the project would not result in the loss of forest land or conversion of forest land to non-forest use. Additionally, the project site is not part of a wilderness area or a conservation area for forest land. No impacts related to the loss of forest land are anticipated.
- e) **No Impact.** Implementation of the proposed project does not involve changes to the environment that would result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use because these uses do not occur at the project site. No impacts are anticipated.

III. AIR QUALITY

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
-----------------------------------	---	--------------------------	--------------

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

a) **Less than significant.** An Air Quality Study was prepared by Kunzman Associates, Inc in November 2015. The Proposed Project is located within the Mojave Desert Air Basin (MDAB) The Mojave Desert Air Quality Management District (MDAQMD) includes the desert portion of San Bernardino County. The MDAQMD is responsible for controlling emissions primarily from stationary sources within the MDAQMD and also maintains air quality monitoring stations to document historical and current levels of air quality within the District. The MDAQMD is also responsible for developing, updating, and implementing the Ozone Attainment Plan (MDAQMD 2004) which established a plan to implement, maintain, and enforce a program of emission control measures to attain and maintain the federal ozone air quality standards. Attainment plans prepared by the various air pollution control districts throughout the state are used to develop the State Implementation Plan (SIP) for the State of California. The Proposed Project is located within the MDAB and, thus is subject to the rules and regulations of the MDAQMD.

The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the Basin. Regional AQAPs were adopted in 1991, 1994, and 1997. The following SIP and AQAP are currently approved plans for the MDAB.

- 1997 SIP for O₃, PM₁₀, and NO₂

- 1995 Mojave Desert Planning Area Federal PM10 Attainment Plan; no formal action by the EPA

According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. 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 plans(s), and it is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). The Proposed Project is not anticipated to significantly increase local air emissions (see Item b) below, and therefore would not conflict with or obstruct implementation of the plan.

- b) **Less than significant.** Project construction-source and operational-source emissions would not exceed application construction thresholds of significance established by MDAQMD. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

The project's operational source emissions meet MDAQMD thresholds and will not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant. Project- related GHG emissions are also considered to be less than significant.

- c) **Less than significant.** For the purposes of the air quality impact analysis, a regional air quality impact would be considered significant if emission exceed the MDAQMD significance thresholds identified by the MDAQMD (Table 4).

Table 4
MDAQMD Air Quality Significance Thresholds

Pollutant	Annual Thresholds (tons/year)	Daily Thresholds (lbs/day)
NO _x	25	137
VOC	25	137
PM10	15	82
PM2.5	15	82
So _x	25	137
CO	100	548
Lead	0.6	3
Greenhouse Gases (CO ₂ e)	100,000	548,000

The construction-related regional air quality impacts have been analyzed for both criteria pollutants and GHGs.

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed project's short-term construction emissions for the criteria pollutants.

Typical emission rates from construction activities were obtained from CalEEMod Version 2013.2.2 CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2011 computer program to calculate the emission rates specific for the Mojave Desert portion of San Bernardino County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2011 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B.

The phases of the construction activities which have been analyzed in the tables below are: 1) grading, 2) building construction, 3) paving, and 4) application of architectural coatings. Building construction, paving and painting phases may overlap during construction. The emissions for the overlapping construction phases were added together and the total shown in Table 7. See CalEEMod Output (Appendix B) for details.

Per MDAQMD Rule 1113 as amended on April 23, 2012, the architectural coatings that would be applied after January 1, 2013 will be limited to an average of 150 grams per liter or less and the CalEEMod model default VOC emissions have been adjusted accordingly.

The construction-related criteria pollutant emissions are shown below in the Table labeled Construction Related Regional Pollutant Emissions, which shows that none of the analyzed criteria pollutants would exceed the MDAQMD regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the proposed project. Although no impacts would occur during construction, Mitigation Measure 1, will ensure that the contractor abides by all applicable MDAQMD rules and regulations during construction.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to MDAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70 year lifetime will contract cancer, based on the use of

standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Construction-Related Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Grading*						
On-Site ²	6.48	74.81	49.14	0.06	6.02	4.60
Off-Site ³	0.30	0.49	4.33	0.00	0.17	0.05
Subtotal	6.78	75.30	53.47	0.06	6.19	4.65
Building						
On-Site ²	3.41	28.51	18.51	0.03	1.97	1.85
Off-Site ³	0.03	0.10	0.38	0.00	0.03	0.01
Subtotal	3.43	28.60	18.89	0.03	2.00	1.86
Paving						
On-Site ²	1.91	20.30	14.73	0.02	1.14	1.05
Off-Site ³	0.06	0.09	0.99	0.00	0.12	0.03
Subtotal	1.97	20.38	15.72	0.02	1.26	1.08
Architectural						
On-Site ²	5.86	2.19	1.87	0.00	0.17	0.17
Off-Site ³	0.00	0.01	0.07	0.00	0.01	0.00
Subtotal	5.87	2.19	1.93	0.00	0.18	0.18
Total of Overlapping	11.26	51.18	36.54	0.05	3.44	3.12
MDAQMD	137	137	548	137	82	82
Exceeds	No	No	No	No	No	No

Operations-Related Regional Air Quality Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutant Analysis

The operations-related criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model. The project was analyzed for the opening year of 2018.

1. Operations-Related Criteria Pollutant Analysis

The operations-related criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model. The project was analyzed for the opening year of 2018. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B. CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project were obtained from the traffic analysis for the project. The traffic analysis showed that the project would generate 38 daily trips. The trip generation for the project was changed to an average of 9.52 per DU per day.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per MDAQMD Rule 1113 as amended on April 23, 2012, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 150 grams per liter or less and the CalEEMod model default VOC emissions have been adjusted accordingly. No other changes were made to the default area source parameters.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters. However, 2013 Title 24 residential standards are at least 25 percent more efficient than 2008 Title 24 Standards (used as baseline in CalEEMod).

Project Impacts

The worst-case summer or winter VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table 8. Table 8 shows that none of the analyzed criteria pollutants would exceed the annual emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

2. Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area.

Accordingly, the cumulative analysis for the project's air quality must be generic in nature. The project area is out of attainment for both ozone and particulate matter (PM-10 and PM-2.5). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Mojave Desert Air Basin. The greatest cumulative impact on the

quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the MDAQMD methodology, projects that do not exceed the DAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this project would create a less than significant cumulative impact.

Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (tons/year)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	0.66	0.01	0.76	0.00	0.10	0.10
Energy Usage ³	0.00	0.01	0.01	0.00	0.00	0.00
Mobile Sources ⁴	0.70	0.21	0.98	0.00	0.10	0.03
Total Emissions	1.36	0.23	1.75	0.00	0.20	0.13
MDAQMD Thresholds	25	25	100	25	15	15
Exceeds Threshold?	No	No	No	No	No	No

- d) **Less than significant.** For purposes of a CEQA analysis, the MDAQMD considers a sensitive receptor to be a residence, school, daycare center, playgrounds, or medical facilities where children are present, or where an individual could remain at the location for 24 hours. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours.

The nearest sensitive receptors to the project site are single-family detached residential dwelling units located to the east of the project across Fairway Drive. Other single-family detached residential dwelling units lie south of the project site approximately 700 feet from the planned development. The majority of the area surrounding the project site is vacant land.

- e) **Less than significant.** 3. Operations-Related Odor Impacts
The MDAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however,

emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Less than significant.** Circle Mountain Biological Consultants, Inc. performed a focused survey for Agassiz’s desert tortoise, habitat assessment for burrowing owl, and a general biological resource assessment on a 60-acre site located in the Town of Yucca Valley, San Bernardino County, California. APN 0585-271-01 is a 60-acre site located northwest of the junction of Pinon Drive and Fairway Drive in the westernmost part of the Town of Yucca Valley. The legal description for the subject property is Township 1 South, Range 5 East, a portion of Section 5, S.B.B.&M.

For a total of approximately 46 hours, between 2 and 4 September 2014, Ed LaRue and Sharon Dougherty of CMBC and subcontractor, Michael Radakovich, surveyed the site and adjacent areas as described herein. This entailed a survey of 51 transects, spaced at 30-

foot (10-meter) intervals and oriented in an east-west direction throughout the 60-acre parcel. Zone of influence transects were surveyed for detection of tortoise sign and burrowing owls in adjacent areas as shown in Figure 2.

On April 22 and April 25, 2016 a re-survey was conducted. For a total of 27 hours, the biologists performed a protocol survey for the desert tortoise on the subject property, seeking all tortoise sign along 46 transects spaced at 10-meter intervals and oriented in an east-west direction. No desert tortoise sign was found onsite in April 2016, indicating that there has been no immigration of tortoises onto the site since the initial September 2014 survey.

Based on DeLorme Topo USA 10.0 software, elevations on the subject property range from approximately 1,192 meters (3,910 feet) at the northwest corner down to 1,079 meters (3,540 feet) at the southwest corner. Terrain is comprised of relatively flat areas south of the east-west wash and mountainous hillsides north of the wash. Biologists identified 95 plant species during the survey, including 84 onsite and 11 in adjacent areas. The plant community is notably different in the level, southern areas compared to the mountainous, northern areas. The site is considered to be transitional between desert areas to the south and east with mountainous areas to the north and west, which may be the main reason tortoises appear to be absent from the site. The 4 reptile, 23 bird, and 10 mammal species identified during the survey are listed in Appendix B.

Based on the absence of tortoise sign onsite and in adjacent areas, and available information reviewed for this habitat assessment, CMBC concludes that tortoises are absent from the subject property. As such, no impacts are anticipated and no mitigation measures are recommended. However, CMBC cannot conclude that tortoises are absent from the hillsides and mountainous areas north and west of the site. As such, there is a persisting chance that a tortoise could enter into the site from adjacent areas.

Based on the field survey and habitat assessment, CMBC concludes that neither burrowing owl nor Swainson's hawk will be adversely affected by site development. As such, no adverse impacts have been identified and no mitigation measures are recommended.

The plants identified on the project site include a total of 289 Joshua trees, 528 Mohave yuccas, 85 California junipers, 19 nolinias, and 639 catclaw acacias.

This inventory will serve as the baseline data for determining plant salvage, relocation, avoidance, and removal. The spatial data and condition information will help the proponent determine final locations and disposition of these protected native plants in the final landscaping plans for the subject property.

The biologists identified 95 plant species during the survey, including 84 onsite and 11 in adjacent areas (see Appendix A for the list). The plant community is notably different in the level, southern areas compared to the mountainous, northern areas. Southern areas are dominated by Joshua tree (*Yucca brevifolia*), Mohave yucca (*Yucca schidigera*), silver cholla (*Cylindropuntia echinocarpa*), Nevada joint-fir (*Ephedra nevadensis*), and catclaw

acacia (*Senegalia greggii*).

Other common species in these level areas south of the wash include California joint-fir (*Ephedra californica*), Cooper's goldenbush (*Ericameria cooperi* var. *cooperi*), brittlebush (*Encelia farinosa*), interior goldenbush (*Ericameria linearifolia*), groundsel (*Senecio flaccidus*), indigo bush (*Psoralea schottii*), white rhatany (*Krameria grayi*), California buckwheat (*Eriogonum fasciculatum*), Anderson's boxthorn (*Lycium andersonii*), and peach thorn (*Lycium cooperi*). It is noteworthy that only a few creosote bushes (*Larrea tridentata*) and no burrobush (*Ambrosia dumosa*) were observed, as these are the two plants in the Yucca Valley area most often associated with desert tortoises.

There are several species that are either exclusively restricted or nearly so to the three wash areas, including scale-broom (*Lepidospartum squamatum*), cheesebush (*Ambrosia salsola*), sweetbush (*Bebbia juncea*), nicolettia (*Nicolettia occidentalis*), bladderpod (*Isomerus arborea*), four-winged saltbush (*Atriplex canescens*), chia (*Salvia columbariae*), paper-bag bush (*Salazaria mexicana*), sandpaper plant (*Petalonyx thurberi*), buckwheat (*Eriogonum pusillum*), wild rhubarb (*Rumex hymenosepalus*), desert almond (*Prunus fasciculatus*), and desert willows (*Chilopsis linearis* ssp. *arcuata*), which were observed only in adjacent areas.

The site is considered to be transitional between desert areas to the south and east with mountainous areas to the north and west, which may be the main reason tortoises appear to be absent from the site. Plants found onsite that are mostly or completely restricted to upper elevation, mountainous areas include California juniper (*Juniperus californica*), single-leaf piñon pine (*Pinus monophylla*; most of which onsite were dead; there were a few living ones to the north and northwest), golden yarrow (*Eriophyllum confertiflorum*), manzanita (*Arctostaphylos glauca*), Cornelius Muller's oak (*Quercus cornelius-mulleri*), lotebush (*Ziziphus parryi*), mountain mahogany (*Cercocarpus betuloides*), blackbush (*Coleogyne ramosissima*), nolina (*Nolina parryi*), and chaparral yucca (*Yucca whipplei*).

Another important observation is the relative lack of non-native and native weed species, which are indicators of degraded habitats. Their absence, then, is indicative of the undisturbed nature of the site. In fact, only four non-native plant species were observed, including red-stemmed filaree (*Erodium cicutarium*), red brome (*Bromus madritensis* ssp. *rubens*), cheat grass (*Bromus tectorum*), and split-grass (*Schismus* sp.), all of which are widespread and found in even pristine desert areas. The absence of common invasive species such as Russian thistle (*Salsola tragus*), several invasive mustard species (*Brassica* ssp., *Descurainia* ssp., and *Sisymbrium* ssp.), and other grasses (*Hordeum* ssp.) are indicative of the relatively undisturbed nature of the site and adjacent areas (except for residential areas to the south, east, and west).

There were 4 reptile, 23 bird, and 10 mammal species identified during the survey are listed in Appendix B. Although side-blotched lizard (*Uta stansburiana*), western whiptail (*Cnemidophorus tigris*), desert horned lizard (*Phrynosoma platyrhinos*), and red racer (*Masticophis flagellum piceus*) were the only reptiles observed, many others likely occur. These are likely to include zebra-tailed lizard (*Callisaurus draconoides*), long-nosed leopard lizard (*Gambelia wislizenii*), desert night lizard (*Xantusia vigilis*), glossy snake (*Arizona*

elegans), gopher snake (*Pituophis melanoleucus*), long-nosed snake (*Rhinocheilus lecontei*), and various rattlesnake species (*Crotalus* ssp.), among others.

Birds observed during the survey are a mixture of those associated with urbanizing areas versus those associated with native desert and montane habitats. Birds that are typically benefitted by human development that were observed included rock dove (*Columba livia*), common barn owl (*Tyto alba*), and northern mockingbird (*Mimus polyglottos*). Others like red-tailed hawk (*Buteo jamaicensis*), Gambel's quail (*Callipepla gambelii*), mourning dove (*Zenaida macroura*), greater roadrunner (*Geococcyx californianus*), great horned owl (*Bubo virginianus*), ladder-backed woodpecker (*Picoides scalaris*), common raven (*Corvus corax*), cactus wren (*Campylorhynchus brunneicapillus*), black-throated sparrow (*Amphispiza bilineata*), and house finch (*Carpodacus mexicanus*) seem to be equally suited to both pristine desert habitats and urbanizing areas. Four species, including scrub jay (*Aphelocoma coerulescens*), Bewick's wren (*Thryomanes bewickii*), California towhee (*Pipilo crissalis*), and California thrasher (*Toxostoma redivivum*) are more commonly found outside desert habitats and are therefore indicative of the transitional nature—often referred to as “ecotone”—with contiguous mountainous areas.

With the exception of mule deer (*Odocoileus hemionus*), which were only detected in mountainous areas to the north and four animals observed to the northwest and are not commonly found in local non-montane desert areas, the mammal species are those typically observed in desert habitats, including urbanizing areas. Smaller mammals included antelope ground squirrel (*Ammospermophilus leucurus*), kangaroo rat (*Dipodomys* sp.), Botta pocket gopher (*Thomomys bottae*), and desert woodrat (*Neotoma lepida*), of which 76 middens were found and inspected for tortoise scat and carcass fragments. Medium-sized mammals included Audubon cottontail (*Sylvilagus audubonii*) and black-tailed hare (*Lepus californicus*). The two common predator species detected included bobcat (*Lynx rufus*) and coyote (*Canis latrans*). It is noteworthy and indicative of the undisturbed nature of the site that California ground squirrels (*Otospermophilus beecheyi*), which are common in more urbanized areas of the Morongo Basin, were not encountered.

No tortoise sign was found either onsite or in adjacent areas during this focused, protocol survey for the species (U.S. Fish and Wildlife Service 1992, 2010). Based on the absence of tortoise sign on the subject property, in adjacent areas, and reported from the region (see Figures 3a, 3b, and 3c), CMBC concludes that the Agassiz's desert tortoise is absent from the subject property and (likely) from adjacent survey areas.

Burrowing owl (*Athene cunicularia*) was one of the focal species sought during this protocol survey for both tortoise and burrowing owl. Although burrowing owls are frequently detected north in the Landers area and east in both the community of Joshua Tree and city of Twentynine Palms, burrowing owl was not reported from any of the seven sites that were previously surveyed. In fact, burrowing owl has been reported from only one site surveyed in the Town of Yucca Valley, which was a 140-acre parcel surveyed in 2006 (CMBC 2006c), where two owls were observed at a burrow above a bladed pad site. The subject property is considered too densely vegetated on southern portions and too steep on northern slopes to be ideal, and the species is deemed absent from the site.

Loggerhead shrike (*Lanius ludovicianus*) has been observed immediately northeast of the subject property (CMBC 2004a) on the seven sites previously surveyed, and a single bird was observed 500 feet west of the subject property during the current survey. Of the special status bird species reported from the Morongo Basin, loggerhead shrike is the most common; with 41 observations since 1989 (CMBC unpublished data). There are suitable foraging habitats throughout the site and nesting substrates within the many Joshua trees, Mohave yuccas, junipers, and lotebush shrubs found on the subject property.

Cooper's hawk (*Accipiter cooperii*) has been observed immediately northeast of the site (CMBC 2004a), where three observations were made in 2004 and was reported 1.75 miles southeast, where a single bird was reported in 2006 (CMBC 2006a), among the seven sites previously surveyed. Elsewhere in the Morongo Basin, CMBC has detected Cooper's hawks during 32 other surveys, so it is relatively common in the area. Although there are no nesting sites on the subject property for Cooper's hawks, there is suitable foraging habitat both onsite and in yards of adjacent residences, where passerine birds may be depredated at backyard bird feeders.

Swainson's hawk (*Buteo swainsoni*), which was also observed during the 2006 survey of the 40-acre site located 1.75 miles southeast (CMBC 2006a), is the only other special status bird species reported from the seven sites previously surveyed. This migrant raptor passes through desert regions in the spring and fall as it passes back and forth between South America and northern California. Swainson's hawk would not nest onsite and would not likely forage there either, as they prefer open habitats, including fallow agricultural fields, for hunting their prey.

American badger (*Taxidea taxus*) may be identified by diagnostic claw marks and nearly vertical, roundish digs, two of which were found during the current survey, onsite and to the northeast. This widespread predator is found in all but the far northwestern corner of the state but does not seem to coexist very well with humans, as they are generally not detected in urbanized areas, including most of Yucca Valley. There is suitable burrowing and foraging habitat throughout the site, with mountainous areas to the north, relatively more distant from residential areas, being somewhat more suitable.

- b) **Less than significant.** The east-west wash described located on the property is designated as an intermittent blueline stream on the Yucca Valley South USGS 7.5' quad map. A second channelized wash joins the blueline stream as a straight diagonal channel. There is also a wide, sandy wash through the northeastern corner of the site, running northwest-to-southeast off the site, but this is not designated as a blueline stream.

There are several species that are either exclusively restricted or nearly so to the three wash areas, including scale-broom (*Lepidospartum squamatum*), cheesebush (*Ambrosia salsola*), sweetbush (*Bebbia juncea*), nicolettia (*Nicolettia occidentalis*), bladderpod (*Isomerus arborea*), four-winged saltbush (*Atriplex canescens*), chia (*Salvia columbariae*), paper-bag bush (*Salazaria mexicana*), sandpaper plant (*Petalonyx thurberi*), buckwheat (*Eriogonum pusillum*), wild rhubarb (*Rumex hymenosepalus*), desert almond (*Prunus*

fasciculatus), and desert willows (*Chilopsis linearis* ssp. *arcuata*), which were observed only in adjacent areas.

There are three washes onsite that will likely be subject to permitting under Fish and Game Code section 1602, which applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state, including many dry washes in desert regions.

- c) **Less Than Significant:** The east-west wash described located on the property is designated as an intermittent blueline stream on the Yucca Valley South USGS 7.5' quad map. A second channelized wash joins the blueline stream as a straight diagonal channel. There is also a wide, sandy wash through the northeastern corner of the site, running northwest-to-southeast off the site, but this is not designated as a blueline stream.

There are several species that are either exclusively restricted or nearly so to the three wash areas, including scale-broom (*Lepidospartum squamatum*), cheesebush (*Ambrosia salsola*), sweetbush (*Bebbia juncea*), nicolettia (*Nicolettia occidentalis*), bladderpod (*Isomerus arborea*), four-winged saltbush (*Atriplex canescens*), chia (*Salvia columbariae*), paper-bag bush (*Salazaria mexicana*), sandpaper plant (*Petalonyx thurberi*), buckwheat (*Eriogonum pusillum*), wild rhubarb (*Rumex hymenosepalus*), desert almond (*Prunus fasciculatus*), and desert willows (*Chilopsis linearis* ssp. *arcuata*), which were observed only in adjacent areas.

There are three washes onsite that will likely be subject to permitting under Fish and Game Code section 1602, which applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state, including many dry washes in desert regions.

- d) **Less than Significant.** The east-west wash described located on the property is designated as an intermittent blueline stream on the Yucca Valley South USGS 7.5' quad map. A second channelized wash joins the blueline stream as a straight diagonal channel. There is also a wide, sandy wash through the northeastern corner of the site, running northwest-to-southeast off the site, but this is not designated as a blueline stream.

There are several species that are either exclusively restricted or nearly so to the three wash areas, including scale-broom (*Lepidospartum squamatum*), cheesebush (*Ambrosia salsola*), sweetbush (*Bebbia juncea*), nicolettia (*Nicolettia occidentalis*), bladderpod (*Isomerus arborea*), four-winged saltbush (*Atriplex canescens*), chia (*Salvia columbariae*), paper-bag bush (*Salazaria mexicana*), sandpaper plant (*Petalonyx thurberi*), buckwheat (*Eriogonum pusillum*), wild rhubarb (*Rumex hymenosepalus*), desert almond (*Prunus fasciculatus*), and desert willows (*Chilopsis linearis* ssp. *arcuata*), which were observed only in adjacent areas.

There are three washes onsite that will likely be subject to permitting under Fish and Game Code section 1602, which applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state, including many dry washes in desert regions.

e) **No impact.** The Town of Yucca Valley General Plan contains adopted Wildlife Corridor Evaluation Areas as well as Open Space Resource areas. The adopted Open Space Resource Area crosses the northwest corner of the site, but this area is not proposed for any development or disturbance. The project site is not located with an Wildlife Corridor Evaluation Area as identified in the Yucca Valley General Plan. Therefore no impacts are anticipated.

e) **Less than significant.** The Town of Yucca Valley's Native Plant Protection and Management Ordinance include specific regulation for the protection of desert native plants. The following native plants are regulated by the ordinance:

All species of the genus Prosopis (mesquite) with stems two inches and greater in diameter or six-feet tall or greater.

Creosote rings ten feet or greater in diameter

All species of yuccas

All Joshua trees

California juniper

Desert willow

Pinon pine

Palo Verde

Manzanita

Additional plants protected or regulated by the California Desert Native Plants Act

Prior to the removal, relocation, or trimming of the native plants listed above, a Native Plant Removal Permit is required. Trimming of leaf (needle) points to avoid injury does not require a permit. The appropriate plant removal permits would be obtained as part of the Project permitting process through the Town of Yucca Valley. Less than significant impacts are anticipated.

f) **No impact.** The Project Site is not located within a Natural Community Conservation Plan as identified in the latest California Regional Conservation Plans map published by the California Department of Fish and Wildlife (March 2014). The Project Site is located within the planning boundaries of the West Mojave Plan HCP, a federal land use plan adopted by the BLM in 2006 for the conservation of the desert tortoise, the Mohave ground squirrel, and over 100 other sensitive plants and animals, and their natural communities. However, to date no approvals or implementation plans have been approved by CDFW; therefore, the plan applies only to public lands under the jurisdiction of BLM. The Project Site is also located within the planning boundaries of the Desert Renewable Energy Conservation Plan (DRECP) NCCP/HCP. The DRECP is currently a proposed plan, a final draft of the document has not been approved, and no implementing agreements have been issued. No other NCCP/HCPs are known in the area, the Proposed Project is not anticipated to conflict with approved local, regional, or State implemented habitat conservation plans.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	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"/>

a), b), c), d) **No Impact:** Between July 2015 and January 2016, at the request of Hawks Ridge LLC, CRM TECH performed a cultural resources study on approximately 12.8 acres of undeveloped land in the Town of Yucca Valley, San Bernardino County, California.

The subject property of the study consists of a portion of Assessor’s Parcel Number 0585-271-01 that is slated for subdivision as Lots 1-4 of Tentative Parcel Map No. 19685. It is located on the west side of Fairway Drive and to the north of Pinon Drive, in the northeast quarter of Section 5, T1S R5E, San Bernardino Baseline and Meridian.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey. The results of these research procedures indicate that no “historical resources” are present within or adjacent to the project area. Therefore, CRM TECH recommends to the Town of Yucca Valley a determination of *No Impact* regarding cultural resources.

No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are discovered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the findings.

CRM TECH completed the records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California’s official cultural resource records repository for the County of San Bernardino. During the records search, maps and records on file at the SCCIC were examined for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as

California Historical Landmarks, Points of Historical Interest, or San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

Historical background research for this study was also conducted by CRM TECH. In addition to published literature in local history, sources consulted during the research included the U.S. General Land Office's (GLO) land survey plat maps dated 1903, the U.S. Geological Survey's (USGS) topographic maps dated 1955-1994, and aerial photographs taken in 1970-2012. The historic maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the US Bureau of Land Management in Moreno Valley. The aerial photographs are available at the NETR Online website.

On November 16, 2015, CRM TECH submitted a written request to the California Native American Heritage Commission for a records search in the commission's sacred lands file. Following the commission's recommendations, CRM TECH further contacted 12 tribal representatives in the region in writing on December 22, 2015 to solicit local Native American input regarding any potential cultural resources concerns over the proposed project.

On July 15, 2015, CRM TECH carried out the intensive-level field survey of the project area. The survey was completed by walking a series of parallel transects spaced approximately 15 meters (approximately 50 feet) apart. On the more rugged slopes and ridges of the foothills, meandering transects along the natural contours were employed. In this way, the ground surface of the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Ground visibility ranged from poor (10%) to good (80%) depending on the density of vegetation growth.

According to SCCIC records, the entire project area was included in the scope of a previous cultural resources report compiled for an update to the Town of Yucca Valley General Plan (Horne et al. 2012; #1067725 in Fig. 4). As an overview study, however, that report was focused on an inventory of known cultural resources in the town Yucca Valley and did not involve a systematic field survey. Therefore, SCCIC records yielded no evidence that the project area had been surveyed for cultural resources prior to this study.

Records of the SCCIC further indicate that no historical/archaeological sites were previously recorded within the project area. Outside the project area but within a one-mile radius, more than 20 other cultural resources studies have been reported to the SCCIC, but only historic-period site, 36-010525 (CA-SBR-10525H), has been identified. The site represents a segment of State Route 62 recorded roughly a half-mile south of the project location. Located well outside of project boundaries, the site requires no further consideration during this study.

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the Town of Yucca Valley in determining whether or not such resources meet the official definition of a "historical resource," as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j),

“‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

The results of this study have established that no potential historical resources were previously recorded within or adjacent to the project area, and none was encountered during the present survey. In addition, Native American input during this study did not identify any sites of traditional cultural value in the vicinity, and historical sources show no notable cultural features within the project area throughout the historic period. Based on these findings, and in light of the criteria listed above, the present report concludes that *no historical resources exist within or adjacent to the project area.*

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

In summary of the research results outlined above, no “historical resources,” as defined by CEQA, were encountered throughout the course of this study. Therefore, CRM TECH presents the following recommendations to the Town of Yucca Valley:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.

- No further cultural resources investigation is necessary for the proposed project unless development plans

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A Geotechnical Feasibility Evaluation was prepared by Sladden Engineering (Nov. 2015). The most significant geologic hazard at the site to be the potential for moderate to strong seismic shaking that is likely to occur during the design life of any future development. The Site is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. An active fault is defined by the State of California as a "sufficiently active and well defined fault" that has exhibited surface displacement within the Holocene epoch (about the last 11,000 years). A potentially active fault is defined by the State as a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago).

For a fault to be considered active per Alquist Priolo act, evidence of faulting shall be apparent within Holocene (past 11,000 years) materials. No evidence of faulting has been noted or observed within Holocene alluvium at the subject site. No geomorphic evidence of faulting in the form of deflected drainages, shutter ridges, offset ridges and side hill benches is apparent (Bryant, 1988).

Based on the provided site plan (NV5, 2015), it is concluded that the project site is not located within an Earthquake Fault Zone as designated by the State of California for the Pinto Mountain Fault. The Pinto Mountain Fault exhibited surface rupture during the 1992 Landers earthquake in which up to 6 cm of vertical displacement was recorded along with right stepping fracture patterns. Faults mapped by Grimes (1981) within the subject site are poorly defined and are not verified as active faults by Bryant (1986).

Based upon the referenced study of pertinent geologic literature and interpretation of aerial photographs, it is the professional opinion of Sladden Engineering that the project should be feasible from a geologic perspective. The main concern in the construction of the proposed project is the presence of hard bedrock conditions that will likely be encountered during site grading.

Remedial grading within the proposed new building areas will be required and include over-excavation and re-compaction of loose surface soil and/or bedrock encountered during grading. Sladden Engineering anticipates that removals will be on the order of 3 to 4 feet below pad grade should be expected.

Sladden Engineering anticipates that conventional spread footings should be suitable for the support of proposed residential structures. All footings should be founded upon properly compacted engineered fill soil.

The site should be suitable for septic tanks and leach lines within the mapped alluvial sediments. However, if bedrock is encountered within the proposed septic systems location, alternate system location should be considered.

VII. GREENHOUSE GAS EMISSIONS

Potentially Significant Impact Less than Significant with Mitigation Incorp. Less than Significant No Impact

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

a) **Less Than Significant.** The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the proposed project. Each source of GHG emissions is described in greater detail below. As the Town of Yucca Valley does not have a Climate Action Plan, the emissions were compared to the MDAQMD's GHG threshold of 100,000 tons CO₂e annually and 548,000 lbs CO₂e per day.

As stated above, the GHG emissions generated by the proposed project would not exceed the MDAQMD's GHG threshold of 100,000 tons CO₂e annually and 548,000 lbs CO₂e per day for all land uses. Consequently, the implementation of the proposed project would not hinder the state's ability to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. In addition, once the energy and water consumption reductions from compliance with the mandatory requirements of CALGreen are accounted for, the GHG emissions associated with the proposed project would be even lower. Furthermore, emissions from vehicles, which are the main source of operational GHG emissions associated with the project, would also be reduced through implementation of the state Pavley standards, the federal CAFE standards, and the state LCFS.

Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)						(Lbs/day)	
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e	CO ₂ e	
Area Sources ²	9.30	4.01	13.30	0.01	0.00	13.71	367.07	
Energy Usage ³	0.00	36.00	36.00	0.00	0.00	36.17	98.55	
Mobile Sources ⁴	0.00	109.45	109.45	0.00	0.00	109.54	707.73	
Solid Waste ⁵	2.16	0.00	2.16	0.13	0.00	4.85	0.00	
Water ⁶	0.19	3.36	3.55	0.02	0.00	4.10	0.00	
Total Emissions	11.65	152.82	164.46	0.17	0.00	168.38	1173.35	
MDAQMD GHG						100,000	548,000	
Exceeds Threshold?						No	No	

b). **Less than significant.** The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan.

A project is conforming if it complies with all applicable District 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) (or is directly included in the applicable plan). 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. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

The project site is located within the Town of Yucca Valley. As shown by the results of this air analysis, the project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operation of the project. The proposed construction of four single-family detached residential dwelling units is consistent with the existing General Plan land use designation (Rural Residential). Therefore, the proposed project is not anticipated to exceed the Attainment Plan assumptions for the project site.

The proposed project would be required to include all mandatory green building measures for new residential developments under the CalGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed project. The California Green Building Standards Code (code section in parentheses) requires:

Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:

Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets ($\leq .4$ gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).

Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1.

The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.

Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.

Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).

Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:

Excavated soil and land-clearing debris.

Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.

Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.

Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

Compliance with Green Building Standards and 2013 Title 24 Standards (which are approximately 25% more efficient than 2008 Title 24 Standards for residential buildings) will further reduce project-related greenhouse emissions.

As stated above, the GHG emissions generated by the proposed project would not exceed the MDAQMD's GHG threshold of 100,000 tons CO₂e annually and 548,000 lbs CO₂e per day for all land uses. Consequently, the implementation of the proposed project would not hinder the state's ability to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. In addition, once the energy and water consumption reductions from compliance with the mandatory requirements of CALGreen are accounted for, the GHG emissions associated with the proposed project would be even lower. Furthermore, emissions from vehicles, which are the main source of operational GHG emissions associated with the project, would also be reduced through implementation of the state Pavley standards, the federal CAFE standards, and the state LCFS.

Based on the above, the proposed project would not conflict with implementation of the MDAQMD Attainment Plans, impacts are considered to be less than significant.

Project-Related Greenhouse Gas emissions¹

Category	Greenhouse Gas Emissions (Metric Tons/Year)						(Lbs/day)	
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e	CO ₂ e	
Area Sources ²	9.30	4.01	13.30	0.01	0.00	13.71	367.07	
Energy Usage ³	0.00	36.00	36.00	0.00	0.00	36.17	98.55	
Mobile Sources ⁴	0.00	109.45	109.45	0.00	0.00	109.54	707.73	
Solid Waste ⁵	2.16	0.00	2.16	0.13	0.00	4.85	0.00	
Water ⁶	0.19	3.36	3.55	0.02	0.00	4.10	0.00	
Total Emissions	11.65	152.82	164.46	0.17	0.00	168.38	1173.35	
MDAQMD GHG Thresholds						100,000	548,000	
Exceeds Threshold?						No	No	

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan.

A project is conforming if it complies with all applicable District 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) (or is directly included in the applicable plan). 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. An example of a non-conforming project would be one that increases the gross number of dwelling

units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

The project site is located within the Town of Yucca Valley. As shown by the results of this air analysis, the project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operation of the project. The proposed construction of four single-family detached residential dwelling units is consistent with the existing General Plan land use designation (Rural Residential). Therefore, the proposed project is not anticipated to exceed the Attainment Plan assumptions for the project site.

Based on the above, the proposed project would not conflict with implementation of the MDAQMD Attainment Plans, impacts are considered to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a), b), c) **No Impact.** The project is for the subdivision of 60 acres into four residential lots and a remainder parcel. There will be no transport, use, or disposal of hazardous materials related to the project.
- d) **No Impact.** The project site is not identified on the list of hazardous material sites Pursuant to Gov Code Section 65962.5
- e), f) **No Impact.** The project is not located within an area with an airport land use plan or within two miles of a public airport or private airstrip.
- g), h) **Less than significant.** The property is located in an area designated by the Yucca Valley General Plan as a Very High Fires Hazard Severity Zone. The project is located on an existing paved road, in an area of developed single family residences. The development of each lot will require submittal to the San Bernardino County Fire Dept for compliance with standards and codes., thereby avoiding any interference with emergency response or evacuation plans.

IX. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 that 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 that 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 storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a) **No Impact.** On March 10, 2016, the California Regional Water Quality Control Board Colorado River Basin Region adopted Resolution No. R7-2016-0001, to approve a substitute environmental document and adopt a proposed amendment to the Colorado River Basin Water Quality Control Plan to revise a septic tank discharge prohibition for the Town of Yucca Valley.

The Regional Water Board adopted a Septic Tank Wastewater Discharge Prohibition for the Town of Yucca Valley on May 19, 2011. The Prohibition required phasing out wastewater discharges from septic systems pursuant to the following time schedule:

- Phase 1 by May 19, 2016
- Phase 2 by May 19, 2019
- Phase 3 by May 19, 2022

The Hi-Desert Water District (HDWD) proposes to construct a municipal sewage collection system, and wastewater treatment and reclamation facility (WRF) for the Town of Yucca Valley to enable the Town to comply with the Prohibition. However, HDWD recently requested additional time to complete construction of Phases 1, 2, and 3 above, as a result of delays in its obtaining funding to finance the project.

The proposed amendment revises the Prohibition for the Town of Yucca Valley as follows:

- Extends the deadline for Phase 1 from May 19, 2016, to June 30, 2021;
- Extends the deadline for Phases 2 and 3 from May 19, 2019, and May 19, 2021, respectively, to a single deadline of December 31, 2025;
- Revises the internal boundaries for Phases 1, 2, and 3 to coincide with the adjusted phase boundaries provided by the HDWD; and
- Incorporates into the Prohibition criteria for addressing “deferred” properties.

This Basin Plan amendment is necessary to ensure: (a) the proposed centralized sewer system is constructed at the earliest practicable date; (b) the discharge from the septic systems is eliminated at the earliest practicable date; and (c) the internal boundaries of the Prohibition accommodate technical and economic constraints associated with the centralized system and are consistent with the Assessment District approved by Yucca Valley property owners affected by the Prohibition. Accordingly, this regulatory action meets the “necessity” standard of the Administrative Procedures Act, Government Code Section 11353, subdivision (b).

a)

b) **No Impact.** The Proposed Project is located within the service area of the Hi-Desert Water District (HDWD). The HDWD currently obtains its groundwater from 13 active wells – 12 wells from the Warren Valley Groundwater Basin and 1 well from the Ames Valley Groundwater Basin. The HDWD conducts groundwater recharge of the Warren Valley

Groundwater Basin at three recharge basins. Approval of the Proposed Project would not interfere with the HDWD groundwater recharge activities. No impacts are anticipated.

c), d), e, f)) **Less than significant.** Portions of each of the four home site parcels receive drainage from approximately 40 acres of the foothills which lie to the west. Low walls, berms and swales will divert drainage around the pads, then direct them near to their present outlet at Fairway Drive. The enclosed calculations indicate the approximate pre-development runoff from the upstream area. The conceptual grading plan shows protection against scour at the base of the walls and driveways which will be subject to erosion from those flows. The final grading plan will depict any necessary additional details and scour protection requirements.

At the final grading plan stage, pre-development peak runoff values for the 100-year, 1 hour storm frequency will be determined for the offsite and future project site using the Rational Method during the preparation of the final grading and drainage studies for the project. Pre-development and post- development peak flow rates for the 100-year, 24 hour storm frequency will also be determined for the project site using the Unit Hydrograph Method at that time.

g), h) **Less than significant.** The southerly portion of proposed parcel 1 is occupied by FEMA Flood Zone 'A'. The home which is proposed on parcel 1 will be constructed to the north of that flood zone, as will the other three homes. The home on parcel 1 will be constructed at least 70 feet from the north bank of Pinon Creek; no improvements to Pinon Creek are proposed.

i) **Less than significant.** Nuisance (onsite) flows shall be conveyed through swales, valley and/or ribbon gutters. Private, onsite retention basins will receive a portion of the flows from the impervious improvements, in accordance with Town requirements.

The following recommendations have been provided to facilitate safety, both public and private, for the proposed commercial development.

1. Proposed finished floor elevations for the development shall be determined by the Final Drainage Study for the onsite conditions.
2. A Final Drainage study shall address substantial modification or changes for the offsite and onsite conditions.
3. The proposed homes will be constructed outside of FEMA Flood Zone 'A'.
4. The final drainage study shall substantiate that no grading is proposed which will adversely affect the existing FEMA Flood Zone location or base flood elevation.
5. Scour protection and adequate freeboard will be required at the structures to be constructed to protect the homes.
6. Drainage easements will be required on parcels 1, 2 and 3 to accept stormwater runoff from upstream parcels.

- j) **No Impact.** There are no oceans, lakes or reservoirs near the Project Site; the nearest lake is Big Bear Lake located approximately 33 miles northwest of the Project Site. Given the distance, potential impacts from a seiche are considered less than significant.

X. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
a) No Impact. The proposed project is located on an approximately 60 acre vacant lot located near the western border of the Town of Yucca Valley.				
b) No Impact. The General Plan designation for the property is Rural Residential 2.5 acre minimum and Rural Residential 1 acre minimum and the Zoning Designation for the property is Rural Living 2.5 acre minimum and Rural Living 1 acre minimum. Therefore, the project is in compliance with all plans and policies of the Town of Yucca Valley.				
c) No Impact.				

XI. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
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"/>
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"/>

a and b) **No Impact.** The Town of Yucca Valley the Town lies outside of areas that have been mapped by the California Geologic Survey for mineral resource classification, and the United States Geologic Survey does not identify any mines, processing plants, or locations of potential mining resources within the Town. The Town of Yucca Valley likely does not contain mineral resources of statewide or regional importance, and, therefore the resources are not addressed in detail in the General Plan. No mineral resources are delineated to occur at the Project Site or in its vicinity. No impacts related to the loss of a mineral resource are anticipated to occur.

XII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project result in:				
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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a), b), c), d) **Less than significant.** Typical noise sources and noise levels associated with the site grading phase of construction are shown in Table 3. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. A worst-case construction noise scenario assuming the use of this equipment was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) (see Appendix D). This scenario included a grader, a dozer, an excavator, a scraper and a dump truck operating between 50-200 feet from the nearest sensitive receptor. Assuming a use factor of 40 percent for each piece of equipment, unmitigated noise levels could reach 81.9 dBA Leq and 85 dBALmax at the nearest residential structure.

As stated previously, project construction is subject to the Town of Yucca Valley Municipal Code which states that temporary construction noise is exempt from the noise regulations set forth within the Town of Yucca Valley Municipal Code between the hours of 7:00 AM and 10:00 PM except on Sundays and Federal Holidays.

Project construction will comply with the allowed hours of operation listed in Section

9.34.090 of the Town of Yucca Valley Municipal Code. Recommended measures to minimize construction noise at sensitive receptors are included Section VI of this report.

1. Traffic Noise Impacts to the Proposed Project

There are no adjacent or nearby acoustically significant roadways. The project would not be significantly affected by vehicle traffic noise. No additional analysis is necessary. No mitigation is required.

Primary sources of vibration during construction would be from bulldozers and vibratory rollers. A vibratory roller could produce a PPV of 0.21 inch per second at 25 feet and a large bulldozer could produce up to 0.089 PPV at 25 feet. As shown in Table 2, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. The nearest existing structure to the project site is approximately 45 feet away, vibration levels associated with project construction at this distance are estimated to be 0.09 PPV and not expected to result in any vibration related damage. Ground borne vibration related to construction may be perceptible at the nearest sensitive receptor during grading that may occur along the project’s eastern property line. Impacts would be temporary and would not be significant.

Temporary construction, maintenance, or demolition activities between 7:00 AM and 10:00 PM are exempt from Section 9.34.090 of the Town of Yucca Valley Municipal Code, which states that no ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to 0.2 inches per second measured at or beyond the lot line.

Typical Construction Equipment Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50)	Suggested Maximum Sound Levels for Analysis (dBA at 50 ft.)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrapers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Backhoe	81-90	86
Hydraulic Excavators	81-90	86

Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

A. Construction Noise Reduction Measures

In addition to adherence to the Town of Yucca Valley Municipal Code limiting the construction hours of operation, the following measures are recommended to minimize construction noise and vibrations, emanating from the proposed project:

1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. Equipment shall be shut off and not left to idle when not in use.
4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
5. The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.
6. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
7. Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
8. For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the project site with the contact phone number.

XIII. POPULATION AND HOUSING

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	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"/> |

a) **No Impact.** The proposed project is for the subdivision of approximately 60 acres into four residential parcels and a remainder parcel. The project is located on an existing paved road and will include the construction of four single family residences on lots of one acre or larger.

b and c) **No impact.** The proposed project will be developed on a vacant lot in an area zoned for residential. Development of the project will not displace existing housing or people or necessitate replacement housing.

XIV. PUBLIC SERVICES

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

Would the project:

- a) 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:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Fire Protection: Less than significant.** Fire protection and emergency services in the Town of Yucca Valley are provided by the San Bernardino County Fire Department (SBCFD), Division 5. SBCFD provides fire suppression, inspection, fire safety, rescue and emergency response (emergency medical and paramedic ambulance transportation). SBCFD also monitors fire hazards in the Town and has ongoing programs for public education and the investigation and mitigation of hazardous situations. Fire-fighting resource in Yucca Valley include three fire stations (Stations 36, 41, and 42), a fourth fire station (Station 38) services the area seasonally during months of high fire risk. Additionally, SBCFD has automatic aid and mutual aid agreements with surrounding agencies, including Morongo Valley Fire, California Department of Forestry and Fire Prevention (CALFIRE), Bureau of Land Management (BLM), and National Park Service. Development of the Proposed Project is not anticipated to significantly impact service ratios or response times for fire protection services. Additionally, the Proposed Project would not generate a significant demand for fire services that would require construction of new or physically altered fire station facilities.

Police Protection: Less than significant. The San Bernardino County Sheriff’s Department (SBCSD), through a contract with the Town, provides police protection in Yucca Valley. SBCSD’s Morongo Basin substation at 63665 Twentynine Palms Highway serves as the area’s regional headquarters for provision of police services. A satellite law enforcement facility is in the Yucca Valley Community Center. According to the Town of Yucca Valley General Plan EIR, in 2013, the SBCSD provided 0.6 officers per thousand residents; the industry standard is one officer per thousand residents. The

General Plan EIR concluded that under current conditions, SBCSD is able to meet the Town's police protection needs, but buildout of the General Plan would result in an impact to SBCSD and their ability to deliver police services in a timely manner. The General Plan EIR states that future projects, such as the Proposed Project would be required to comply with regulations in effect at the time of permitting including but not limited to payment of impact fees. Compliance with the Town of Yucca Valley conditions of approval and payment of appropriate impact fees would ensure that potential impacts to police protection services are less than significant.

Schools: Less than significant. Morongo Unified School District (MUSD) currently operates six public schools within Yucca Valley. Schooling alternatives available to residents of the area include eight private schools, one charter school, and home schooling. Additionally, MUSD runs an independent continuing education and home schooling program that provides supervision for both parent and children to ensure progress in the California standards-based curriculum. The 2013 General Plan EIR reported a current unused classroom capacity of 1,945 students. The proposed project would add four single family residences in the Town of Yucca Valley, which is not anticipated to have an impact on available school services or require the construction of new school facilities.

Parks: Less than significant. The Town implements the Yucca Valley Park Dedication and In-Lieu Fee Ordinance under the authority of the Subdivision Map Act and the Quimby Act specifically to provide the Town with sufficient parkland to meet its park standard as the Town's population grows. Parkland that contributes towards the Town's park standards includes community and neighborhood parks, special use recreational facilities, and open space used for active recreation. As reported in the Town's General Plan, the Town has a total of 182.4 acres of developed and undeveloped designated parkland. The minimum standard set by the Quimby Act is 3 acres of parkland per 1,000 residents. The United States Census Bureau reports an estimated 2013 Town of Yucca Valley population of 20,864. Based on the reported Town population and existing parkland, the Town currently meets its parkland requirement. Additionally, through implementation of the Yucca Valley Park Dedication and In-Lieu Fee Ordinance, no impacts to parkland availability are anticipated.

XV. RECREATION

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

a) **Less than significant.** The Proposed Project would add four new residential structures in the Town. Therefore, substantial deterioration of parks or other recreational facilities is not anticipated; less than significant impact would occur.

b) **Less than significant.** The Proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. According to the Town of Yucca Valley General Plan it is anticipated that the Town will have a population of approximately 64,559 upon buildout; therefore, the Town should plan for a total of 193.2 acres of parkland to meet the minimum Quimby Act standard. The General Plan reports at total of 182.4 acres of designated parkland, therefore the Town should plan for an additional 10.8 acres of parkland to accommodate buildout. The Proposed Project is subject to the Town’s Park Dedication and In-Lieu Fee Ordinance therefore impacts related to any future recreational facilities expansion are less than significant.

XVI. TRANSPORTATION/TRAFFIC

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	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 results 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"/> |

The project site is located north of Twentynine Palms Highway (SR-62) and west of Fairway Drive in the Town of Yucca Valley. The site is proposed to be developed with four (4) single-family detached residential dwelling units. The proposed project will have access to Fairway Drive. All residential lots within the site will take access directly off of Fairway Drive.

The proposed development is projected to generate approximately 38 daily vehicle trips, 3 of which will occur during the morning peak hour and 4 of which will occur during the evening peakhour.

Fairway Drive is a low volume residential street that provides direct access to Twentynine Palms Highway (SR-62). It is projected to carry approximately two (2) project vehicles during the

morning peak hour and approximately two (2) project vehicles during the evening peak hour. The project is not projected to significantly impact Fairway Drive.

Camino Del Cielo Trail is a low volume residential collector street that provides direct access to Twentynine Palms Highway (SR-62). It is projected to carry approximately two (2) project vehicles during the morning peak hour and approximately two (2) project vehicles during the evening peak hour. The project is not projected to significantly impact Camino Del Cielo Trail.

Benecia Trail is a low volume residential street that connects Fairway Drive to Camino Del Cielo Trail. It is projected to carry approximately two (2) project vehicles during the morning peak hour and approximately two (2) project vehicles during the evening peak hour. The project is not projected to significantly impact Benecia Trail.

Twentynine Palms Highway (SR-62) is a divided highway that provides regional access to the project. It is projected to carry approximately three (3) project vehicles during the morning peak hour and approximately four (4) project vehicles during the evening peak hour. The project is not projected to significantly impact Twentynine Palms Highway (SR-62).

The project is not projected to significantly impact any of the roadways adjacent to the development.

The intersection of Fairway Drive (NS) and Benecia Trail (EW) is projected to carry approximately two (2) project vehicles during the morning peak hour and approximately two (2) project vehicles during the evening peak hour.

The intersection of Fairway Drive (NS) and Twentynine Palms Highway (SR-62) (EW) is projected to carry approximately two (2) project vehicles during the morning peak hour and approximately two (2) project vehicles during the evening peak hour.

The intersection of Camino Del Cielo Trail (NS) and Benecia Trail (EW) is projected to carry approximately two (2) project vehicles during the morning peak hour and approximately two (2) project vehicles during the evening peak hour.

The intersection of Camino Del Cielo Trail (NS) and Twentynine Palms Highway (SR-62) (EW) is projected to carry approximately two (2) project vehicles during the morning peak hour and approximately two (2) project vehicles during the evening peak hour.

The project is not projected to significantly impact any of the intersections in the immediate vicinity of the project.

XVII. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a), b) **No Impact.** As a result of groundwater pollution related to septic systems in the Town of Yucca Valley the California Regional Water Quality Control Board – Colorado River Basin Region issued an amendment to the Colorado River Basin Plan prohibiting further development of septic systems in portions of the Town of Yucca Valley. In response, the Hi-Desert Water District has developed a plan for a centralized sewer collection and wastewater treatment facility. Phase one of the system is currently under construction and is expected to come on-line in 2016. According to the Project Map available on the Hi-Desert Water District Webpage, the subject Project Site is located within Phase 2 development area of the Wastewater Reclamation Project. The proposed project includes interim on-site septic systems to serve until the sewer system is available. The Proposed Project is not anticipated to exceed wastewater treatment requirements of the Regional Water Quality Control Board.

- c) **No Impact.** Portions of each of the four home site parcels receive drainage from approximately 40 acres of the foothills which lie to the west. Low walls, berms and swales will divert drainage around the pads, then direct them near to their present outlet at Fairway Drive.
- d) **No Impact.** The Proposed Project will be served by the Hi-Desert Water District. The Hi-Desert Water District has an approximate service area of 57 square miles and 10,000 Active service connections. The District operates 16 storage tanks, 13 wells, and maintains 297 miles of pipeline. The Hi-Desert Water District has four main sources of water supply – groundwater from the Warren Valley Basin, groundwater from the Reche/Ames/Means Valley Groundwater Basin, septic system and irrigation return flows to groundwater, and State Water Project imports via the Mojave Water Agency to recharge the Warren Valley Basin. According to the Town of Yucca Valley General Plan EIR, total projected water demand for the Town was 2,923 acre-feet/year (afy), additional projections include 2,754 afy in 2020, 3,040 afy in 2035, and 7,989 afy at post-2035 General Plan build-out. The HDWD water supply forecast for the year 2035 is 37,470 afy, more than four times larger than total forecast water demand in the town of Yucca Valley at General Plan buildout. The Hi-Desert Water District has sufficient water supplies available to serve the Proposed Project from existing entitlements and resources. No impact is anticipated.
- e) **No Impact.** Under existing conditions no sewer service is available at the site. The Hi Desert Water District Water Reclamation Facility, Wastewater Treatment Plant and Sewer Collection System Project is currently underway and will have sufficient capacity to serve the proposed project once constructed. In the interim, onsite private septic systems will be installed.
- f), g) **Less than significant.** The project's solid waste will be transported to the regional landfill in Landers. The landfill is capable of accommodating waste generated by the proposed project. The Town's solid waste franchisee is responsible for implementing recycling techniques to reduce the impacts to the landfill.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	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"/> |

- a) Development of the proposed project would result in impacts to approximately 14 acres of undeveloped desert inhabited by Joshua Trees , Mohave yuccas, California junipers, nolas, and catclaw acacias.

References

Circle Mountain Biological Consultants, Inc. April 27, 2016

Focused resurvey for Agassiz's Desert Tortoise and Burrowing Owl

Circle Mountain Biological Consultants, Inc.

Focused Survey for Agassiz's Desert Tortoise, Habitat Evaluation for Burrowing Owl and General Biological Resource Assessment

Circle Mountain Biological Consultants, Inc. June 28, 2015.

Native Plant Inventory

CRM TECH. January 12, 2016.

Phase I Historical/Archaeological Resource Survey

Kunzman Associates, Inc. November 06, 2015,

Project Noise Impact Analysis.

Kunzman Associates, Inc. November 05, 2015.

Air Quality and Global Climate Change Impact Analysis.

NV5, Inc. January 13, 2016.

Preliminary Drainage Concept Report

Sladden Engineering. November 09, 2015.

Geotechnical Feasibility Evaluation

State of California Department of Conservation. Farmland Mapping and Monitoring Program, California Important Farmland Finder. Accessed March 29, 2016.

Town of Yucca Valley General Plan, February 2014.