

***DRAFT***

***YUCCA VALLEY GENERAL***

***PLAN UPDATE***

***ENVIRONMENTAL***

***IMPACT REPORT***

***SCH NO. 2012111021***

***VOLUME I OF II***



*prepared for:*

***TOWN OF YUCCA  
VALLEY***

*Contact:  
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***THE PLANNING  
CENTER/DC&E***

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Associate Principal*

***AUGUST 2013***

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# Abbreviations and Acronyms

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AAQS	ambient air quality standards
AB	Assembly Bill
ABAU	adjusted business as usual
ACLUP	airport comprehensive land use plan
ACM	asbestos-containing materials
ADT	average daily traffic
af	acre-feet
afy	acre-feet per year
ALUC	airport land use commission
ALUCP	airport land use compatibility plan
amsl	above mean sea level
AQMP	air quality management plan
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
ATCM	airborne toxic control measures
BAT	best available technology
BAU	business as usual
BCT	best conventional technology
bgs	below ground surface
BLM	Bureau of Land Management
BMP	best management practices
BOR	U.S. Bureau of Reclamation
CAA	Clean Air Act
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations

# Abbreviations and Acronyms

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CCST	California Council on Science and Technology
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERT	community emergency response team
CESA	California Endangered Species Act
CFCs	chlorofluorocarbons
CFR	Code of Federal Regulations
CGS	California Geological Survey
CGV	Compass Growth Vision
CH <sub>4</sub>	methane
CHRIS	California Historic Resources Inventory System
CISN	California Integrated Seismic Network
CLSA	California Library Services Act
CMP	congestion management program
CNEL	Community Noise Equivalent Level
CNNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
Corps	United States Army Corps of Engineers
CPUC	California Public Utilities Commission
CRBRWQCB	Colorado River Basin Regional Water Quality Control Board
CRHR	California Register of Historic Resources
CRS	community rating system
CSO	combined sewer overflows
CUP	conditional use permit
CUPA	certified unified program agency
CWA	Clean Water Act
cy	cubic yard
dB	decibel
dba	A-weighted decibel



# Abbreviations and Acronyms

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DMA	Disaster Mitigation Act
DOF	Department of Finance
DOSD	California Division of Safety of Dams
DOT	Department of Transportation (US)
DPM	diesel particulate matter
DRECP	Desert Renewable Energy Conservation Plan
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EDD	Employment Development Department
EIR	environmental impact report
EOP	emergency operations plan
EPA	Environmental Protection Agency (US)
EPCRA	Emergency Planning and Community Right-to-Know Act
FAA	Federal Aviation Administration
FDPA	Flood Disaster Protection Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FIRM	Flood Insurance Rate Map
FIS	Federal Insurance Studies
FTA	Federal Transit Administration
GHG	greenhouse gases
gpcd	gallons per capita per day
GWMP	groundwater management plan
GWP	global warming potential
HAP	hazardous air pollutant
HCD	Housing and Community Development Department
HCFCs	hydrochlorofluorocarbons
HCM	Highway Capacity Manual
HCP	habitat conservation plan
HDWD	Hi-Desert Water District
HFCs	hydrofluorocarbons
HMD	Hazardous Materials Division

# Abbreviations and Acronyms

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HMP	hazard mitigation plan
HRA	health risk assessment
HVAC	heating, ventilating, and air conditioning system
HWMP	hazardous waste management plan
IBC	International Building Code
ICC	International Code Council
IPCC	Intergovernmental Panel on Climate Change
IWMP	integrated waste management plan
JBWD	Joshua Basin Water District
L <sub>dn</sub>	day-night noise level
LED	light-emitting diodes
LEPC	local emergency planning committee
L <sub>eq</sub>	equivalent continuous noise level
LCFS	low carbon fuel standard
LGOP	local government operations protocol
LID	low impact development
LOS	level of service
LST	localized significance thresholds
LUFT	leaking underground fuel tank
LUST	leaking underground storage tank
MBP	Morongo Basin Pipeline
MBTA	Migratory Bird Treaty Act (biological resources)
MBTA	Morongo Basin Transit Authority (traffic)
MCAGCC	Marine Corps Air Ground Combat Center
MCL	maximum contaminant level
MDAB	Mojave Desert Air Basin
MDAQMD	Mojave Desert Air Quality Management District
MEP	maximum extent practical
mgd	million gallons per day
Mmax	maximum magnitude earthquake
MMI	Modified Mercalli Intensity
MMT	million metric tons
mph	miles per hour
MPD	master plan of drainage



# Abbreviations and Acronyms

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MPO	metropolitan planning organization
MRF	materials recovery facility
MSDS	material safety data sheets
MS4	municipal separate storm sewer systems
MSW	municipal solid waste
MT	metric ton
MTBE	methyl tert-butyl ether
MUSD	Morongo Unified School District
M <sub>w</sub> or M	seismic moment magnitude
MWA	Mojave Water Agency
NAHC	Native American Heritage Commission
NCCP	natural community conservation plan
NFIP	National Flood Insurance Program
NHD	National Hydrography Dataset
NHPA	National Historic Preservation Act
NMTP	Non-Motorized Transportation Plan
NOP	notice of preparation
NO	nitrogen oxide
NO <sub>2</sub>	nitrogen dioxide
NO <sub>x</sub>	nitrogen oxides
N <sub>2</sub> O	nitrous oxide
NPDES	National Pollution Discharge Elimination System
NPDWR	National Primary Drinking Water Regulations
NPL	National Priorities List
NRHP	National Register of Historic Places
O <sub>3</sub>	ozone
OES	Office of Emergency Services
OEHHA	Office of Environmental Health Hazard Assessment
OHP	Office of Historic Preservation (California)
OHWM	ordinary high water mark
OSHA	Occupational Safety and Health Administration
OSFM	Office of the State Fire Marshall
OSRA	open space resource area
Pb	lead

# Abbreviations and Acronyms

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PCE	perchloroethylene
PFCs	perfluorocarbons
PHGA	peak horizontal ground acceleration
PM	particulate matter
PM <sub>10</sub>	coarse inhalable particulate matter
PM <sub>2.5</sub>	fine inhalable particulate matter
POTW	publicly owned treatment works
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PSAP	public safety answering point
PSHA	probabilistic seismic hazard analysis
PV	photovoltaic
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Assessment
RPS	renewable portfolio standard
RTP	regional transportation plan
RWQCB	Regional Water Quality Control Board
SAA	streambed alteration agreement
SANBAG	San Bernardino Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SBCFCD	San Bernardino County Flood Control District
SBCFD	San Bernardino County Fire Department
SBCSD	San Bernardino County Sheriff's Department
SBIC	San Bernardino Information Center
SBTAM	San Bernardino Transportation Analysis Model
SCAG	Southern California Association of Governments
SCD	Statewide Compliance Division
SCE	Southern California Edison
SCS	sustainable communities strategy
SDWA	Safe Drinking Water Act
SERC	State Emergency Response Commission
SF <sub>6</sub>	sulfur hexafluoride



# Abbreviations and Acronyms

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SFHA	special flood hazard areas
SHMA	Seismic Hazards Mapping Act
SIE	separate implementing entities
SIP	state implementation plan
SLM	sound level meter
SO <sub>2</sub>	sulfur dioxide
SO <sub>4</sub>	sulfate
SO <sub>x</sub>	sulfur oxides
SPCC	spill prevention, control, and countermeasure
SPL	sound pressure level
SoCalGas	Southern California Gas Company
SQMP	stormwater quality management plan
SRA	source receptor area
SUSMP	standard urban stormwater mitigation plan
SVOC	semivolatile organic compound
SWMD	Solid Waste Management Division (county)
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T-BACT	best available control technologies for toxics
TAC	toxic air contaminant
TAZ	traffic analysis zone
TCE	trichloroethylene
TDS	total dissolved solids
TMDL	total maximum daily load
TNM	transportation noise model
tpd	tons per day
TTCP	Traditional Tribal Cultural Places
URM	unreinforced masonry
USFS	United States Forest Service
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	urban water management plan



# Abbreviations and Acronyms

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V/C	volume-to-capacity ratio
VdB	velocity decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WCEA	wildlife corridor evaluation area
WCI	Western Climate Initiative
WECC	Western Electricity Coordinating Council
WIP	Well Investigation Program
WMP	West Mojave Plan (HCP)
WQMP	water quality management plan
WSA	water supply assessment



# Abbreviations and Acronyms

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# 1. Executive Summary

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## 1.1 INTRODUCTION

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

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

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



## 1.2 ENVIRONMENTAL PROCEDURES

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

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

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

# 1. Executive Summary

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

## 1.2.1 EIR Format

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

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

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

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

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

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

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

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

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

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

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

# 1. Executive Summary

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

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

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

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

## 1.2.2 Type and Purpose of This DEIR

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

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

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

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



# 1. Executive Summary

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

## 1.3 PROJECT LOCATION

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

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

## 1.4 PROJECT SUMMARY

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

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

# 1. Executive Summary

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

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

# 1. Executive Summary

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

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

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

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

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

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

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

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

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

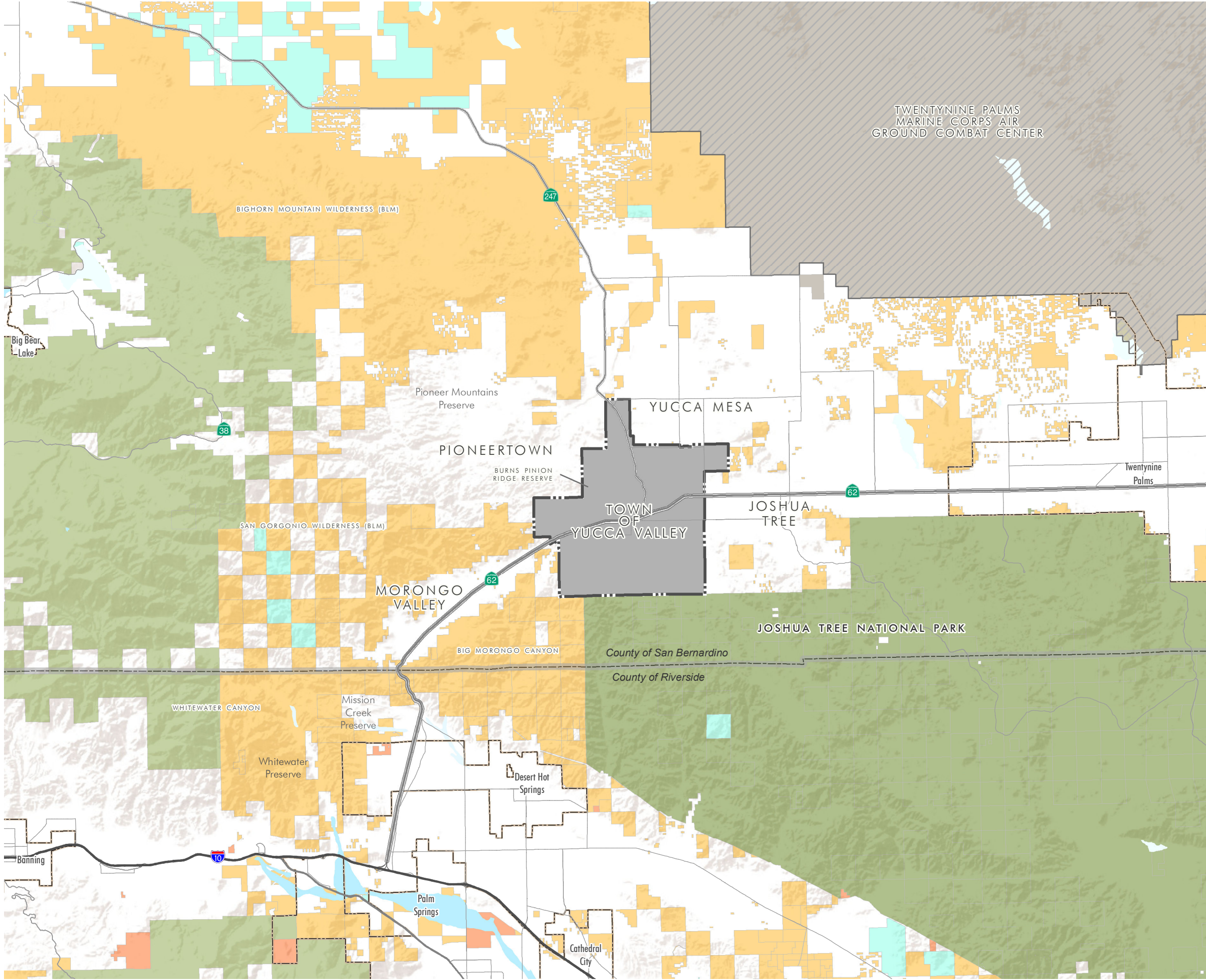
<sup>8</sup> The buildout for Industrial properties assumed a 90% industrial and 10% office mix of uses except in the Rural Mixed Use Special Policy areas north of Skyline Ranch Road, where 10% office, 80% industrial, and 10% residential was assumed to accommodate home-based businesses.

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



# 1 - EXECUTIVE SUMMARY

Figure ES-1  
REGIONAL LOCATION



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

# 1. Executive Summary

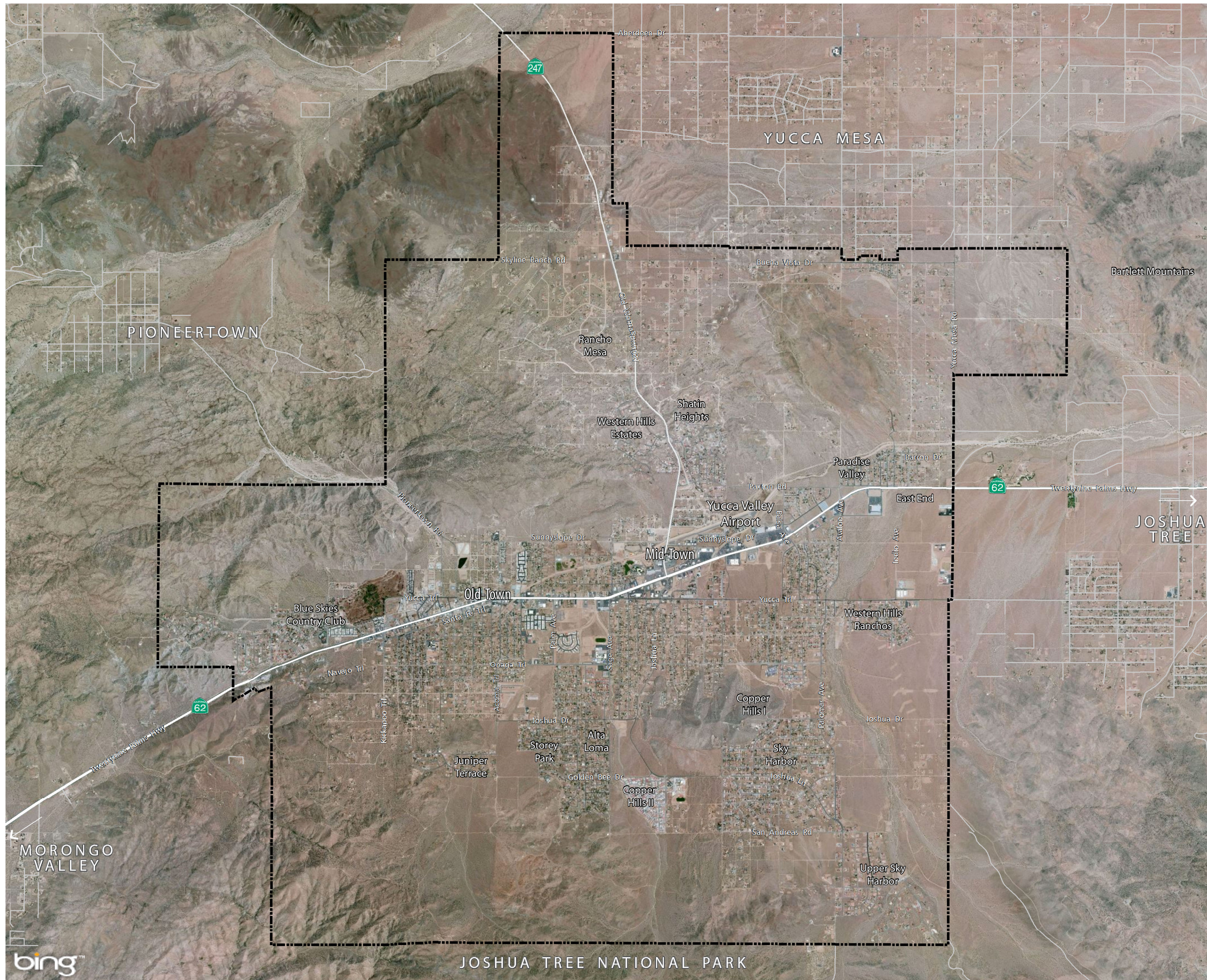
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# 1. EXECUTIVE SUMMARY

Figure ES-2  
TOWNWIDE AERIAL





# 1. Executive Summary

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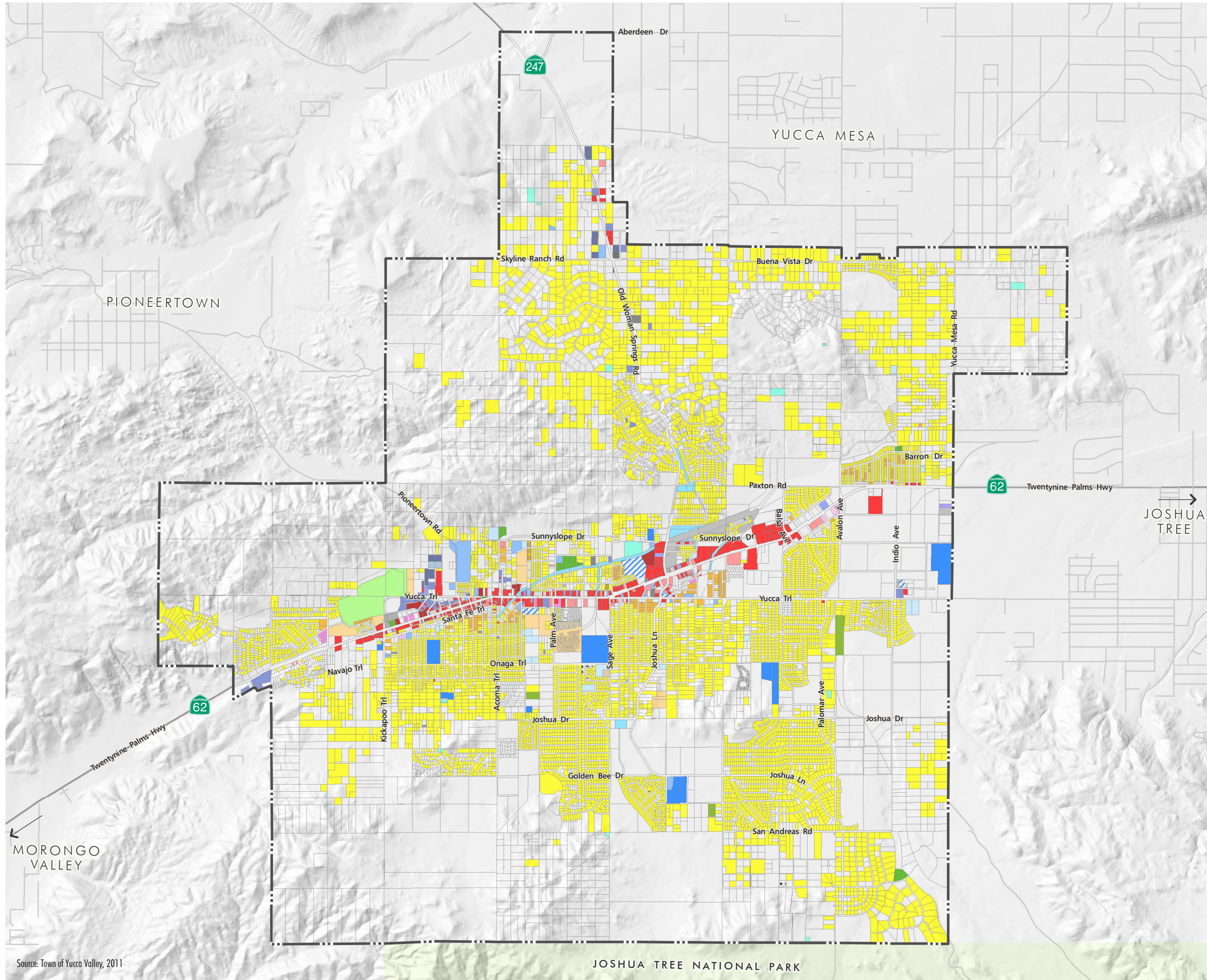
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# 1 - EXECUTIVE SUMMARY

Figure ES-3

## EXISTING LAND USE

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



Source: Town of Yucca Valley, 2011

# 1. Executive Summary

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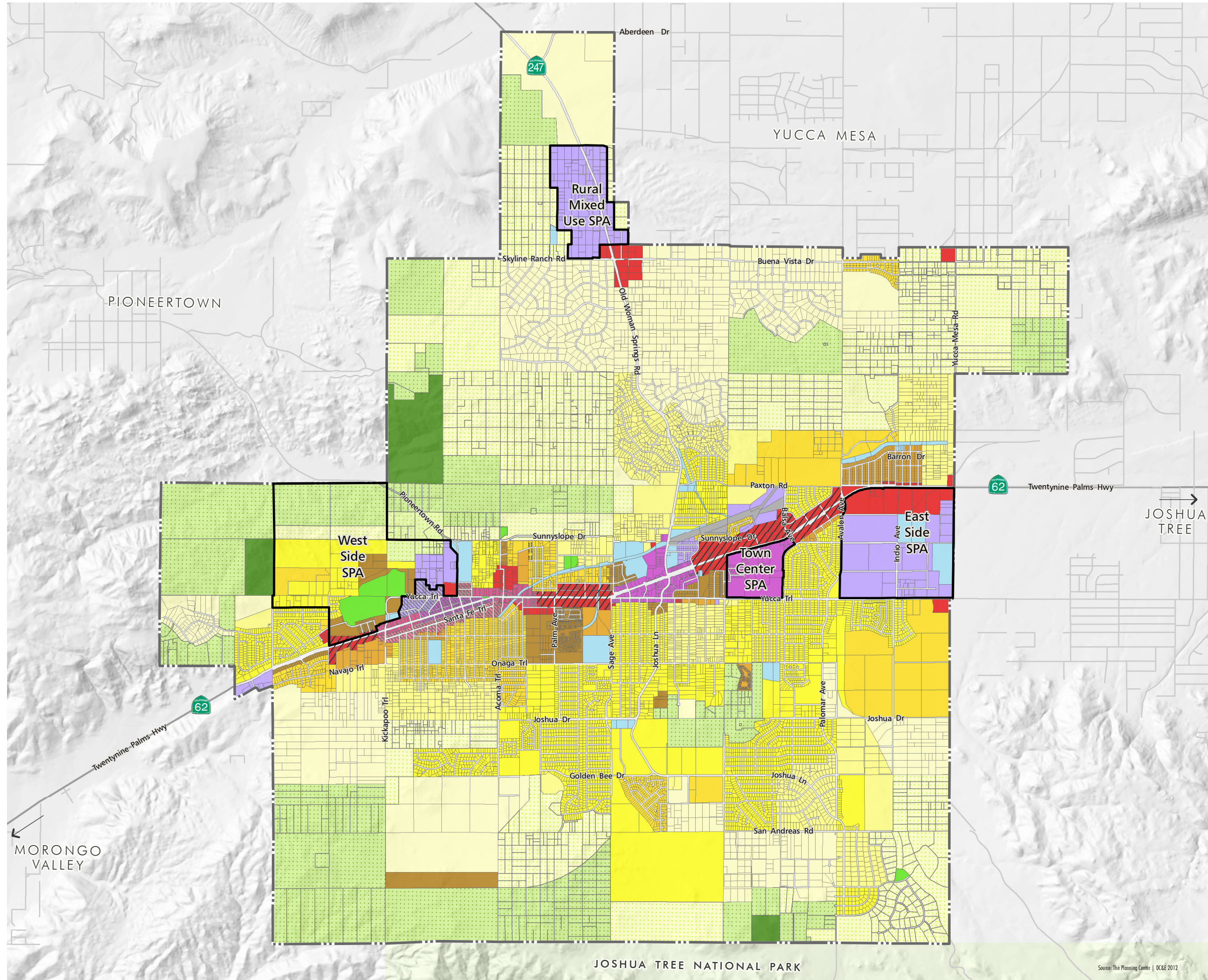
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# 1 - EXECUTIVE SUMMARY

Figure ES-4

## PROPOSED LAND USE PLAN



### GENERAL PLAN DESIGNATION

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

### Old Town Specific Plan

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

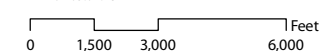
### Special Policy Areas and Overlays

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



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

TYV-01 05.01.13



Source: The Planning Center | DC&E 2012



# 1. Executive Summary

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# 1. Executive Summary

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## 1.5 SUMMARY OF PROJECT ALTERNATIVES

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

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



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

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

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

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

## 1.5.1 No-Project/Existing General Plan Alternative

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

# 1. Executive Summary

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

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

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

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

## 1.5.2 Clustered Development Alternative

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

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

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



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## 1.5.3 Reduced Intensity Alternative

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

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

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

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

## 1.6 ISSUES TO BE RESOLVED

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

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

## 1.7 AREAS OF CONTROVERSY

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

# 1. Executive Summary

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

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

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



# 1. Executive Summary

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

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

# 1. Executive Summary

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

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

# 1. Executive Summary

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

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



# 1. Executive Summary

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

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

# 1. Executive Summary

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

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

# 1. Executive Summary

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

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

# 1. Executive Summary

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

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

# 1. Executive Summary

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

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



# 1. Executive Summary

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

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

# 1. Executive Summary

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## 2. Introduction

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### 2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This draft environmental impact report (DEIR) has been prepared to satisfy CEQA, as set forth in the Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, 14 California Code of Regulations, Section 15000, et seq. The environmental impact report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

Pursuant to CEQA Section 21067, the lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” The Town of Yucca Valley has the principal responsibility for approval of the Yucca Valley General Plan Update project. For this reason, the Town of Yucca Valley is the CEQA lead agency for this project.

The intent of the DEIR is to provide sufficient information on the potential environmental impacts of the proposed Yucca Valley General Plan Update to allow the Town of Yucca Valley to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the Town are described later in Section 3.4, *Intended Uses of the EIR*.



This DEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (herein referenced as CEQA Guidelines), as amended (California Code of Regulations Sections 15000 et seq.)

The overall purpose of this DEIR is to inform the lead agency, responsible agencies, decision makers and the general public of the environmental effects of the development and operation of the proposed Yucca Valley General Plan Update project. This DEIR addresses the potential environmental effects of the project, including effects that may be significant and adverse, evaluates a number of alternatives to the project, and identifies mitigation measures to reduce or avoid adverse effects.

### 2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The Town of Yucca Valley determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) and Initial Study on November 8, 2012 (See Appendix A). Comments received during the public review period, which extended from November 8, 2012, to December 10, 2012, are contained in Appendix B.

The NOP process is used to help determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the Initial Study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR. Issues

## 2. Introduction

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identified as Less Than Significant or No Impact are not addressed beyond the discussion in the initial study. Refer to the initial study in Appendix A for discussion of how these initial determinations have been made.

### 2.3 SCOPE OF THIS DEIR

Based upon the initial study and environmental checklist form, the Town of Yucca Valley staff determined that a DEIR should be prepared for the proposed project. The scope of the DEIR was determined based on the town's initial study, comments received in response to the NOP, and comments received at the scoping meeting conducted by the Town on December 5, 2012. Pursuant to Sections 15126.2 and 15126.4 of the State CEQA Guidelines, the DEIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

The information in the project description establishes the basis for analyzing future project-related environmental impacts. However, further environmental review by the Town may be required as more detailed information and plans are submitted on a project-by-project basis.

#### 2.3.1 Impacts Considered Less Than Significant

Two environmental impact categories are identified here as not being significantly affected by or affecting the proposed Yucca Valley General Plan Update project and as such are not discussed in detail in this DEIR. This determination was made by the Town of Yucca Valley in its preparation of the initial study.

- Agriculture and Forestry Resources
- Mineral Resources

#### 2.3.2 Potentially Significant Adverse Impacts

15 environmental factors have been identified as potentially significant impacts if the proposed project is implemented. These factors are:

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

#### 2.3.3 Unavoidable Significant Adverse Impacts

This DEIR identifies five significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-

## 2. Introduction

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specific basis, cumulatively significant, and/or potentially significant. If the Town, as the lead agency, determines that unavoidable significant adverse impacts will result from the project, the Town must prepare a “Statement of Overriding Considerations” before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits of the project outweigh the adverse effects, and therefore the adverse effects are considered to be acceptable. The impacts that were found in the DEIR to be significant and unavoidable are:

- Air Quality (AQMP consistency, construction and operation air pollutant emissions, localized air quality)
- Biological Resources (cumulative habitat loss)
- Greenhouse Gas Emissions
- Noise (construction-related noise and vibration, traffic noise)
- Transportation (congestion management plan intersections)

### 2.4 INCORPORATION BY REFERENCE

The following documents are incorporated by reference in this DEIR, consistent with Section 15150 of the State CEQA Guidelines, and are available for review at the Town of Yucca Valley.

- *Town of Yucca Valley Comprehensive General Plan*. Prepared by the Town of Yucca Valley. December 14, 1995
- *Draft Environmental Impact Report for the Town of Yucca Valley Comprehensive General Plan* (SCH# 95072080). Prepared by the Town of Yucca Valley. September 15, 1995

This DEIR also relies on previously adopted regional and statewide plans and programs, agency standards, and background studies in its analysis, such as:

- Town’s Municipal Code
- US Fish and Wildlife Service, Revised Recovery Plan for the Mojave Population of the Desert Tortoise
- Mojave Desert Air Quality Management District, Federal 8-hr Ozone Attainment Plan and CEQA and Federal Conformity Guidelines
- Water Quality Control Board for Colorado River Basin (Region 7), Water Quality Control Plan for the Colorado River Basin Region
- Hi-Desert Water District, Urban Water Management Plan
- Southern California Association of Government (SCAG), Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS).

Whenever existing environmental documentation or previously prepared documents and studies are used in the preparation of this DEIR, the information is summarized for the convenience of the reader and incorporated by reference. In addition, each section that relies on previously adopted plans, programs, environmental documentation, and background studies notes how it specifically relates to the proposed project and that the information has been reconfirmed. These documents and other referenced source material in this DEIR will be made available to the public for inspection at the Town upon request, at the Town of Yucca Valley, Planning Division, 58928 Monterey Business Center Drive.



## 2. Introduction

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### 2.5 FINAL EIR CERTIFICATION

This DEIR is being circulated for public review for a period of 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the Town address shown on the title page of this document. Upon completion of the 45-day review period, the Town of Yucca Valley will review all written comments received and prepare written responses for each comment. A Final EIR (FEIR) will then be prepared incorporating all of the comments received, responses to the comments, and any changes to the DEIR that result from the comments received. This FEIR will be presented to the Town of Yucca Valley for potential certification as the environmental document for the project. All persons who commented on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the Town.

The DEIR is available to the general public for review at the following locations:

- Town of Yucca Valley, Planning Division  
58928 Business Center Drive  
Yucca Valley, CA 92284
- Town of Yucca Valley Town Hall  
57090 29 Palms Highway  
Yucca Valley, CA 92284
- Yucca Valley Branch Library  
57098 29 Palms Highway  
Yucca Valley, CA 92284

### 2.6 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081 or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration.

The Mitigation Monitoring Program for the Yucca Valley General Plan Update will be completed as part of the Final EIR and prior to consideration of the project by the Yucca Valley Town Council.

## 3. Project Description

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### 3.1 PROJECT LOCATION

The Town of Yucca Valley is near the southern boundary of the central portion of San Bernardino County, approximately 30 miles (driving distance) north of downtown Palm Springs in neighboring Riverside County. As shown in Figure 3-1, *Regional Location*, the Town is surrounded by portions of unincorporated San Bernardino County and is near the City of Twentynine Palms and the unincorporated communities of Morongo Valley and Joshua Tree. The southern boundary of Yucca Valley is adjacent to Joshua Tree National Park. State Route 62 (SR-62) traverses the Town from east to west, and SR-247 crosses the northern half of the Town from north to south. The Town's sphere of influence (SOI) has the same boundaries as the Town (see Figure 3-2, *Townwide Aerial*). These boundaries are generally the same as those established in the current General Plan, adopted in 1995, except for a one-square-mile-area on the northern edge of the Town that was annexed in 1996.

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

### 3.2 STATEMENT OF OBJECTIVES

The following vision statement and objectives have been established for the Yucca Valley General Plan Update project and will aid decision makers in their review of the project and associated environmental impacts:

#### Vision 2035

- While maintaining our small town atmosphere, the Town of Yucca Valley is a unique, desirable place to live, the economic hub of the Morongo Basin, and a sought after place to visit.
- As a destination, visitors are drawn to our desert environment, arts and culture, recreation, history, night skies, active open space, and shopping and hospitality opportunities.
- Our range of community services and facilities, efficient infrastructure, safe and established neighborhoods, unique character, and diversity define our community and quality of life.
- Our commitment to balanced growth, environmental stewardship, fiscal sustainability, active citizen participation, and property rights are the cornerstones of our community.

#### Objectives

- Provide a comprehensive update to the Town's General Plan that establishes goals, policies, and implementation actions related to land use, circulation, housing, conservation and open space, safety, and noise.



### 3. Project Description

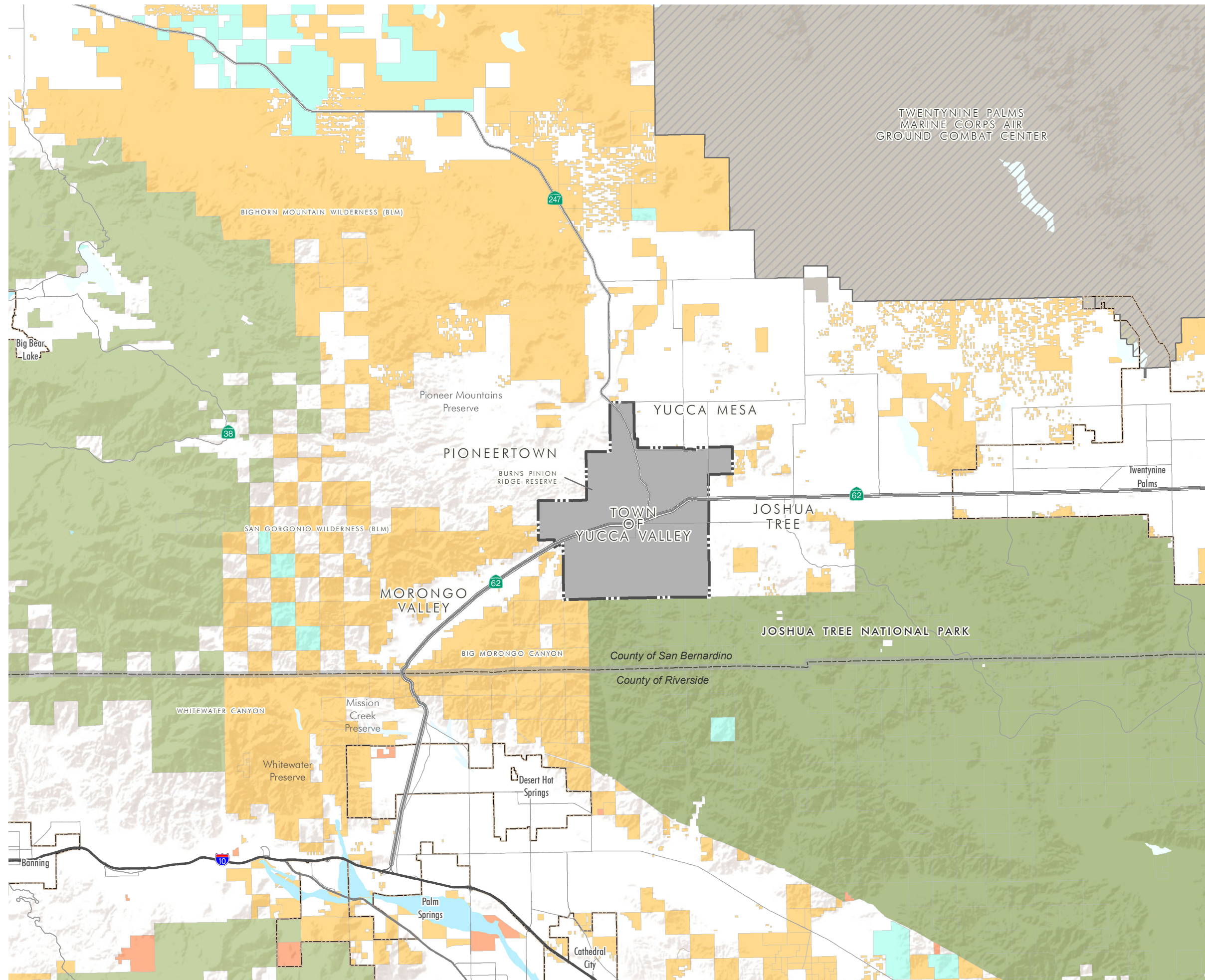
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- Designate the distribution, location, and extent of land uses, including residential, commercial, mixed use, industrial, open space, and public facilities.
- Maintain balanced, sustainable growth and the desert character and environment, while expanding the Town's position as the economic hub of the Morongo Basin.
- Implement a series of distinct mixed-use activity nodes along SR-62 to promote and encourage sustainable development and create a sense of place along the corridor.
- Provide flexibility in Special Policy Areas to respond to unique goals, and provide development opportunities in changing market conditions.
- Maintain the community's safe and established residential neighborhoods.
- Encourage a range of residential product types on vacant infill sites to meet local housing needs.
- Improve the community's jobs-housing balance and fiscal sustainability by planning for a diversified employment base, provided by a variety of commercial, industrial, and mixed-use land uses.
- Provide appropriate community services and efficient infrastructure (roads, sewer, and water) to meet local needs.
- Ensure new development covers its proportionate share of infrastructure improvement costs.
- Adopt and implement a circulation network based on mobility demands and land use patterns, with a variety of mobility options to reduce vehicle miles traveled and minimize greenhouse gas emissions.
- Encourage infill development along SR-62 and on vacant sites in developed areas to conserve the Town's hillsides and wildlife corridors to the greatest extent practical.
- Seek opportunities to build upon recreation tourism afforded by the Town's natural features and proximity to the Joshua Tree National Monument.
- Prepare for and mitigate exposure to natural, human-made, and noise-related hazards.



# 3 - PROJECT DESCRIPTION

Figure 3-1  
REGIONAL LOCATION



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

### 3. Project Description

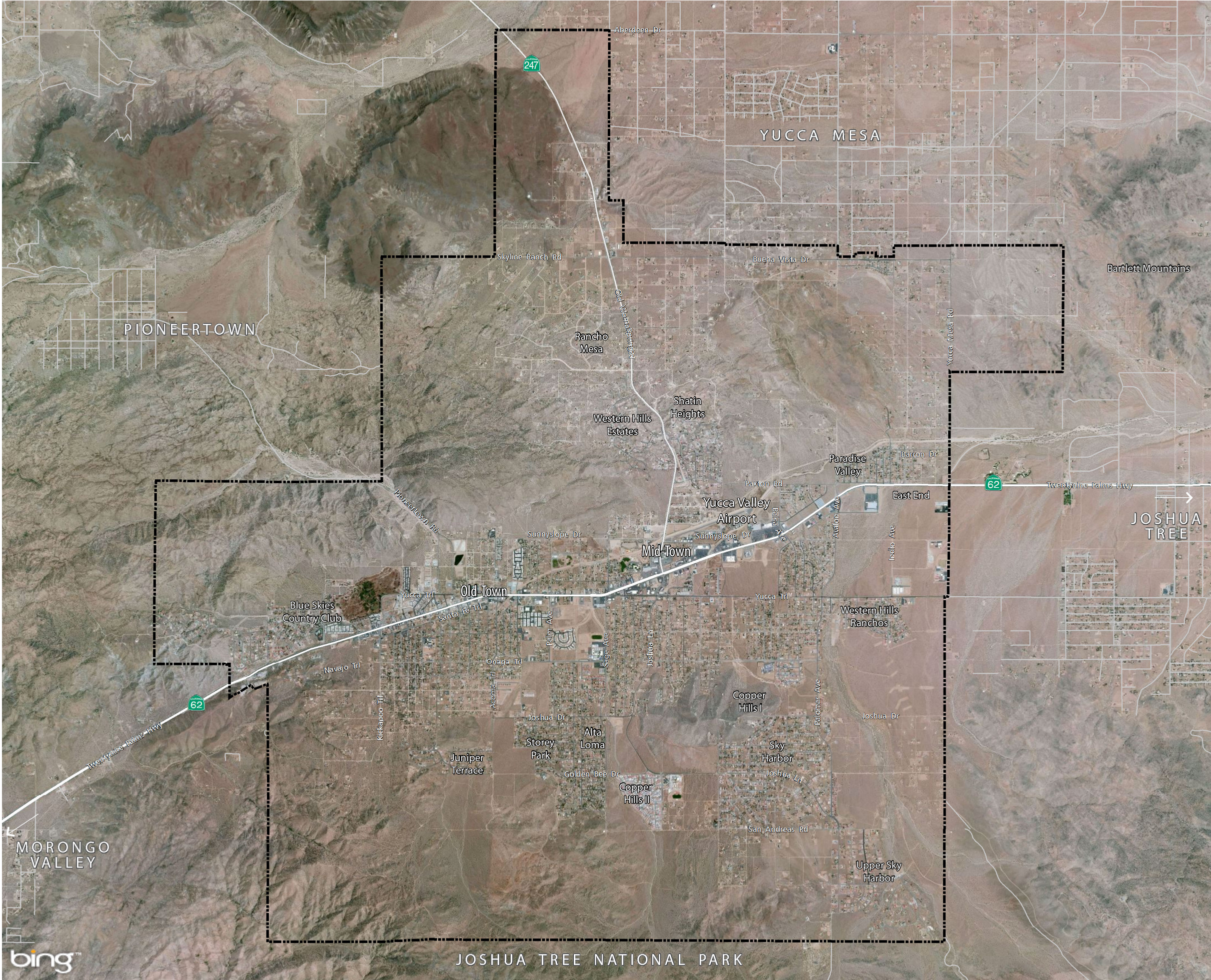
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# 3 - PROJECT DESCRIPTION

Figure 3-2  
TOWNWIDE AERIAL





### 3. Project Description

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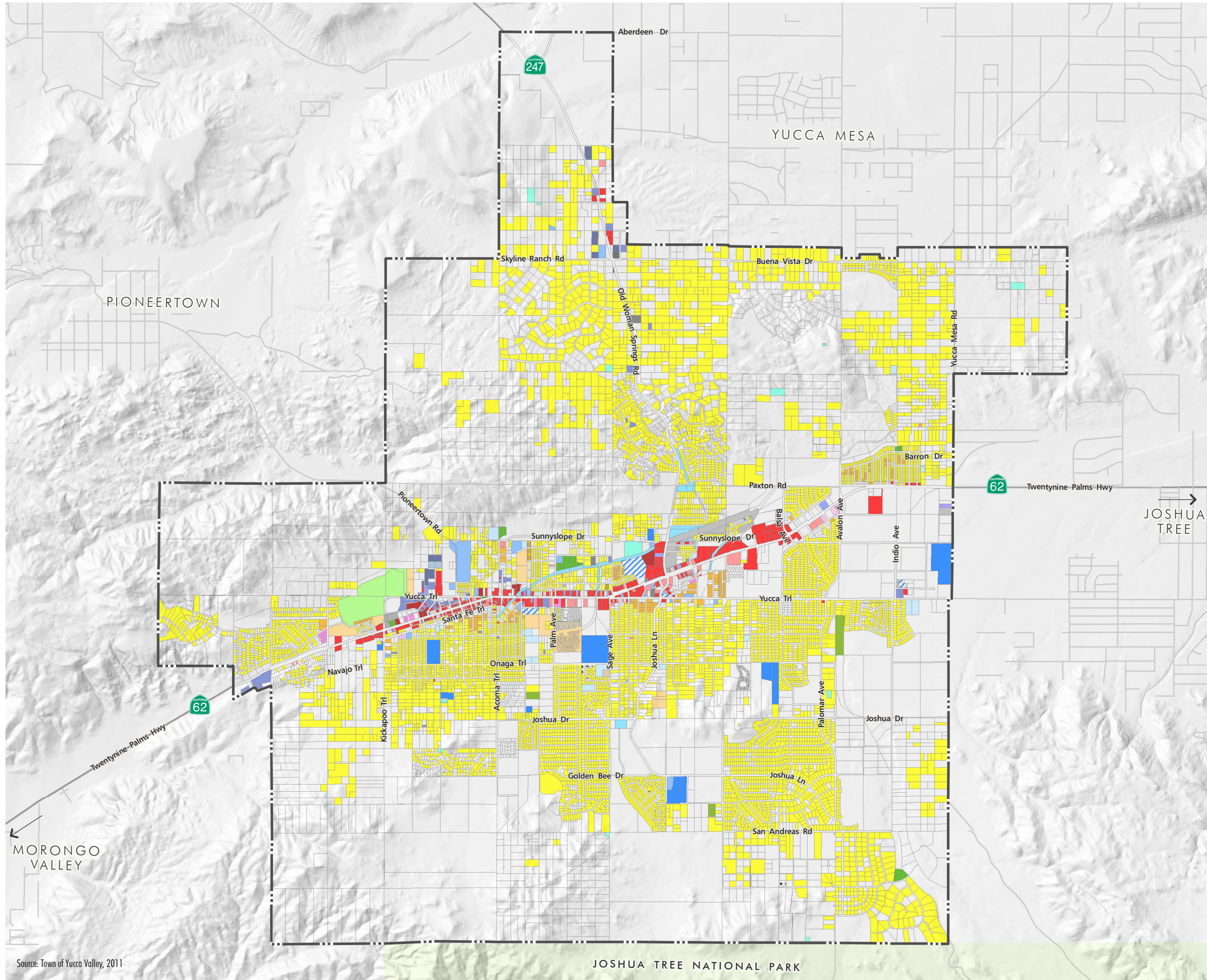
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# 3 - PROJECT DESCRIPTION

Figure 3-3

## EXISTING LAND USE

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



Source: Town of Yucca Valley, 2011

### 3. Project Description

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# 3. Project Description

## 3.3 PROJECT CHARACTERISTICS

“Project,” as defined by the CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700” (14 Cal. Code of Reg. 15378[a]).

### 3.3.1 Current General Plan

The current Yucca Valley General Plan was adopted on December 14, 1995, and contains 22 elements, organized into four broad issue areas:

#### Community Development

- Land Use Element
- Circulation Element
- Housing Element
- Parks, Recreation and Trails Element
- Community Design Element
- Scenic Highways Element
- Economic Development Element

#### Environmental Hazards

- Seismic Safety Element
- Slopes, Sediment Control and Soil Conservation Element
- Flooding and Hydrology Element
- Noise Element
- Hazardous and Toxic Materials Element

#### Environmental Resources

- Biological Resources Element
- Archaeological and Historic Resources Element
- Water Resources Element
- Air Quality Element
- Open Space, Mineral, Energy and Conservation Element

#### Public Services and Facilities

- Fire and Police Protection Element
- Schools and Libraries Element
- Emergency Preparedness and Health Services Element
- Public Buildings, Facilities and Utilities Element
- Arts, Culture, and Humanities Element



Table 3-1, *Current General Plan Land Use Designations*, presents a breakdown of current General Plan land use designations in Yucca Valley. As shown in Table 3-1 and Figure 3-4, *Current Land Use Plan*, 20 land use designations currently regulate development in the Town. The three largest land use designations within the Town boundaries are Rural Residential 2.5 (RR-2.5), Rural Living 5 (RL-5), and Hillside Residential (HR), which together make up approximately 59 percent of the land area in the Town. Residential land use designations, in general, represent 89 percent of the Town. Commercial, public, and other nonresidential land use designations represent a small percentage of the Town’s land area.

### 3. Project Description

**Table 3-1  
Current General Plan Land Use Designations**

<i>Land Use Designation</i>	<i>Acres<sup>1</sup></i>	<i>% of Total</i>
<b>Residential</b>		
Hillside Residential (HR)	4,349	18.0%
Rural Living 10 (RL-10)	132	0.5%
Rural Living 5 (RL-5)	4,653	19.3%
Rural Residential 2.5 (RR-2.5)	5,153	21.4%
Rural Residential 1 (RR-1)	2,113	8.8%
Rural Residential 0.5 (RR-0.5)	3,295	13.7%
Low Density Residential (LDR)	1,251	5.2%
Medium Density Residential (MDR)	52	0.2%
Medium High Density Residential (MHDR)	368	1.5%
<b>Subtotal</b>	<b>21,366</b>	<b>88.6%</b>
<b>Commercial, Mixed Use, and Industrial</b>		
Commercial (C)	605	2.5%
Mixed Use (MU-TC)	195	0.8%
Mixed Use (MU-CC)	-	-
Industrial (I)	897	3.7%
<b>Subtotal</b>	<b>1,697</b>	<b>7.0%</b>
<b>Old Town Specific Plan</b>		
Old Town Commercial/Residential (OTCR)	57	0.2%
Old Town Highway Commercial (OTHC)	56	0.2%
Old Town Industrial/Commercial (OTIC)	39	0.2%
Old Town Mixed Use (OTMU)	29	0.1%
<b>Subtotal</b>	<b>181</b>	<b>0.8%</b>
<b>Miscellaneous</b>		
Open Space – Conservation (OSC)	363	1.5%
Open Space – Recreation (OSR)	141	0.6%
Public/Quasi-Public (P/QP)	238	1.0%
Airport (AP)	50	0.2%
ROW	75	0.3%
<b>Subtotal</b>	<b>867</b>	<b>3.6%</b>
<b>TOTAL</b>	<b>24,111</b>	<b>100%</b>
Population <sup>2</sup>	62,223	NA
Employment <sup>3</sup>	27,370	NA

Notes: The Current General Plan does not identify the Westside Special Policy Area (WSPA), and therefore no land use acreage is identified for this category.

<sup>1</sup> Acres are given as adjusted gross acreages, which do not include the rights-of-way for major roadways, flood control facilities, or railroads. Acreage for the Current General Plan differs from the Proposed General Plan Update because a small portion on the northern boundary was incorporated into the Town since the Current General Plan was adopted.

<sup>2</sup> A vacancy rate of 5% was assumed for population projections, adjusted down from the 13% vacancy rate identified by the California Department of Finance (2012) to account for housing market improvements.

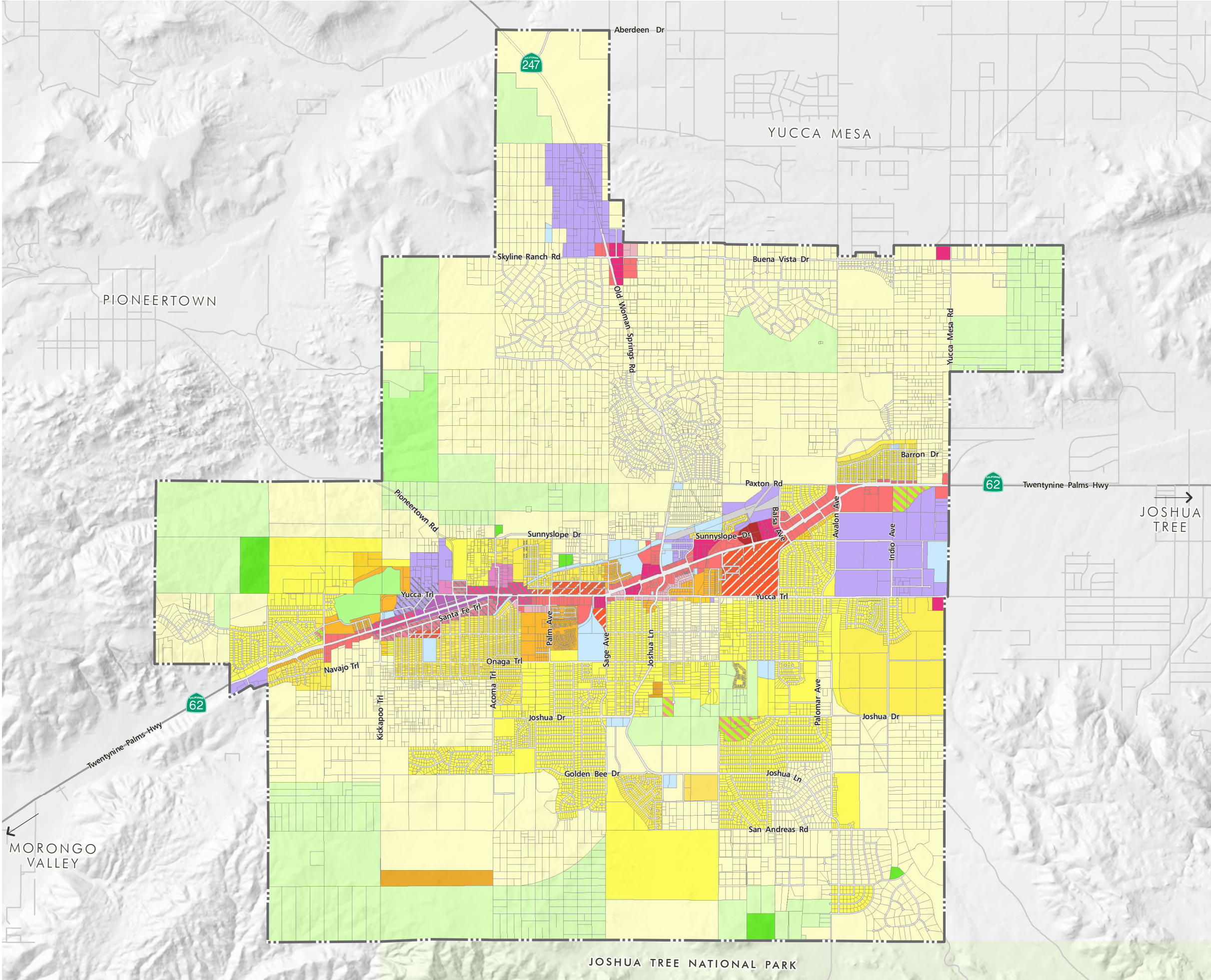
<sup>3</sup> Employment generation rates are in employees per building square footage and were developed by The Planning Center | DC&E. Employment estimates in the Public/Quasi-Public land use designation are customized to each use. For example, drainage areas do not generate employment, but schools do. For facilities like schools, employment estimates were created through Internet searches for each facility. The Town of Yucca Valley provided employment estimates for Town facilities.



# 3 - PROJECT DESCRIPTION

Figure 3-4

## CURRENT LAND USE PLAN



**GENERAL PLAN DESIGNATION**

- R-HR, Hillside Reserve 0-1 du/ac
- R-L-10, Rural Living 1 du/10 ac
- R-L-5, Rural Living 1 du/ 5 ac
- R-L-2.5, Rural Living 1 du/ 2.5 ac
- R-L-1, Rural Living 1 du/1 ac
- R-S-2, Single Family Res. 0-2 du/ac
- R-S-3.5, Single Family Res. 3.5 du/ac
- R-S-5, Single Family Res. 5 du/ac
- R-S-5 Senoir, Single Family Res. Senior 0-5 du/ac
- R-M-4, Multi-Family Residential 0-4 du/ac
- R-M-8 Multi-Family Residential 0-8 du/ac
- R-M-10 Multi-Family Residential 0-10 du/ac
- R-M-14 Multi-Family Residential 0-14 du/ac
- C-MU Mixed Use Commercial
- C-S Service Commercial
- C-N Neighborhood Commercial
- C-G General Commercial
- C-C Community Commercial
- C-O Office Commercial
- C-RR Resort/Recreation Commercial
- I Industrial
- P/QP Public/Quasi-Public
- AP Airport
- OTMU, Old Town Mixed Use
- OTC/R, Old Town Commercial/Residential
- OTHC, Old Town Highway Commercial
- OTI/C, Old Town Industrial/Commercial
- O-S-P Public Parks
- O-S Open Space
- Town Limits



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

### 3. Project Description

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## 3. Project Description

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### 3.3.2 Description of the Project

The proposed project is an update to the Town of Yucca Valley General Plan. The Yucca Valley General Plan Update is intended to shape development in the Town. The update is guided by a set of community values that were developed by the Yucca Valley Town Council with input from the community and adopted by the Town Council on March 20, 2012. These values are:

- Small town atmosphere
- Balanced growth
- Safe and established neighborhoods
- Fiscal sustainability
- Diverse range of community services
- Efficient infrastructure
- Strong economy
- Desert environment and natural resources
- Arts and culture
- Community pride and participation

#### General Plan Elements

The General Plan Update involves reorganization of the current General Plan into the following elements:

The **Land Use Element** describes objectives, policies, and programs for areas within Yucca Valley's boundaries in both narrative and graphic terms and establishes development criteria and standards, including building intensity and population density.

The **Circulation Element** addresses the identification, location, and extent of existing and proposed major thoroughfares, transportation routes, trails, multimodal transportation options, and local public utilities and facilities. It serves as an infrastructure plan and is correlated with the land use element.

The **Safety Element** identifies seismic, geologic, flood, and wildfire hazards and establishes policies to protect the community.

The **Noise Element** provides guidance related to noise conditions and identifies goals and policies aimed at mitigating and adapting to nuisance noise in Yucca Valley.

The **Open Space and Conservation Element** focuses on natural resources. It provides a plan for the long-term preservation of open space and addresses the use of resources, including water, forests, hillsides and natural landforms, soils, waterways, wildlife, and mineral deposits. It specifies plans and measures for preserving open space for natural resources, managing the production of resources, outdoor recreation, and public health and safety.

The **Housing Element** analyzes housing needs for all income groups and demonstrates how to meet those needs. State law requires that this element be revised, at a minimum, every eight years.

#### Proposed Land Use Designations

Table 3-2 outlines the proposed land use designations and summarizes the acreage and total percentage of each land use designation at full buildout of the General Plan. The General Plan is intended to shape development in the Town for at least the next 20 years, but this DEIR analyzes impacts of the proposed land use plan at full buildout (i.e., post-2035 conditions). Proposed land uses are also shown in Figure 3-5, *Proposed Land Use Plan*.



### 3. Project Description

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### 3. Project Description

**Table 3-2  
Proposed General Plan Land Use Designations and Buildout Projections**

<i>Land Use Designation</i>	<i>Acres<sup>1</sup></i>	<i>% of Total</i>	<i>Units<sup>2</sup></i>	<i>Population<sup>3</sup></i>	<i>Total Square Feet<sup>2</sup></i>	<i>Employment<sup>4</sup></i>
<b>Residential</b>						
Hillside Residential (HR)	4,017	15.8%	201	477	-	-
Rural Living 10 (RL-10)	79	0.3%	8	19	-	-
Rural Living 5 (RL-5)	4,842	19.0%	968	2,300	-	-
Rural Residential 2.5 (RR-2.5)	4,915	19.3%	1,809	4,295	-	-
Rural Residential 1 (RR-1)	1,802	7.1%	1,795	4,263	-	-
Rural Residential 0.5 (RR-0.5)	3,332	13.1%	6,600	15,675	-	-
Low Density Residential (LDR)	1,453	5.7%	5,077	12,058	-	-
Medium Density Residential (MDR)	248	1.0%	1,478	3,510	-	-
Medium High Density Residential (MHDR)	326	1.3%	3,260	7,743	-	-
<b>Subtotal</b>	<b>21,015</b>	<b>82.4%</b>	<b>21,196</b>	<b>50,341</b>	-	-
<b>Commercial, Mixed Use, and Industrial</b>						
Commercial (C) <sup>5</sup>	491	1.9%	1,679	3,987	6,011,947	10,889
Mixed Use (MU) <sup>6,7</sup>	238	0.9%	922	2,087	4,099,513	7,318
Industrial (I) <sup>8</sup>	752	2.9%	10	23	7,099,111	10,142
<b>Subtotal</b>	<b>1,481</b>	<b>5.8%</b>	<b>2,611</b>	<b>6,097</b>	<b>17,210,572</b>	<b>28,349</b>
<b>Westside Special Policy Area (WSPA)<sup>9</sup></b>						
Residential	625	2.5%	2,229	5,294	-	-
Commercial	42	0.2%	77	183	346,141	636
Industrial	47	0.2%	-	-	506,385	723
Open Space Recreation	99	0.4%	-	-	-	-
Public/Quasi-Public	4	0.0%	-	-	-	-
ROW	170	0.7%	-	-	-	-
<b>Subtotal</b>	<b>986</b>	<b>3.9%</b>	<b>2,306</b>	<b>5,477</b>	<b>852,526</b>	<b>1,359</b>
<b>Old Town Specific Plan<sup>2</sup></b>						
Old Town Commercial/Residential (OTCR)	57	0.2%	413	981	699,769	1,166
Old Town Highway Commercial (OTHC)	56	0.2%	-	-	889,684	1,483

### 3. Project Description

**Table 3-2  
Proposed General Plan Land Use Designations and Buildout Projections**

<i>Land Use Designation</i>	<i>Acres<sup>1</sup></i>	<i>% of Total</i>	<i>Units<sup>2</sup></i>	<i>Population<sup>3</sup></i>	<i>Total Square Feet<sup>2</sup></i>	<i>Employment<sup>4</sup></i>
Old Town Industrial/Commercial (OTIC)	39	0.1%	238	565	551,834	854
Old Town Mixed Use (OTMU)	29	0.1%	465	1,104	759,317	1,266
<b>Subtotal</b>	<b>181</b>	<b>0.7%</b>	<b>1,116</b>	<b>2,651</b>	<b>2,900,604</b>	<b>4,769</b>
<b>Miscellaneous</b>						
Open Space – Conservation (OSC)	386	1.5%	-	-	-	-
Open Space – Recreation (OSR)	19	0.1%	-	-	-	-
Public/Quasi-Public (P/QP)	330	1.3%	-	-	-	449
Airport (AP)	52	0.2%	-	-	-	-
ROW	1,055	4.1%	-	-	-	-
<b>Subtotal</b>	<b>1,841</b>	<b>7.2%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>449</b>
<b>TOTAL</b>	<b>25,503</b>	<b>100%</b>	<b>27,229</b>	<b>64,565</b>	<b>20,963,702</b>	<b>34,926</b>
Existing Total	25,492	-	9,458	21,282	3,560,317	7,539
Difference	11	-	17,771	43,283	17,403,385	27,387
Current GP Total	24,111	-	24,401	62,223	17,633,100	27,370
Difference	1,392	-	2,828	2,342	3,330,602	7,556

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

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

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

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

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

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

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

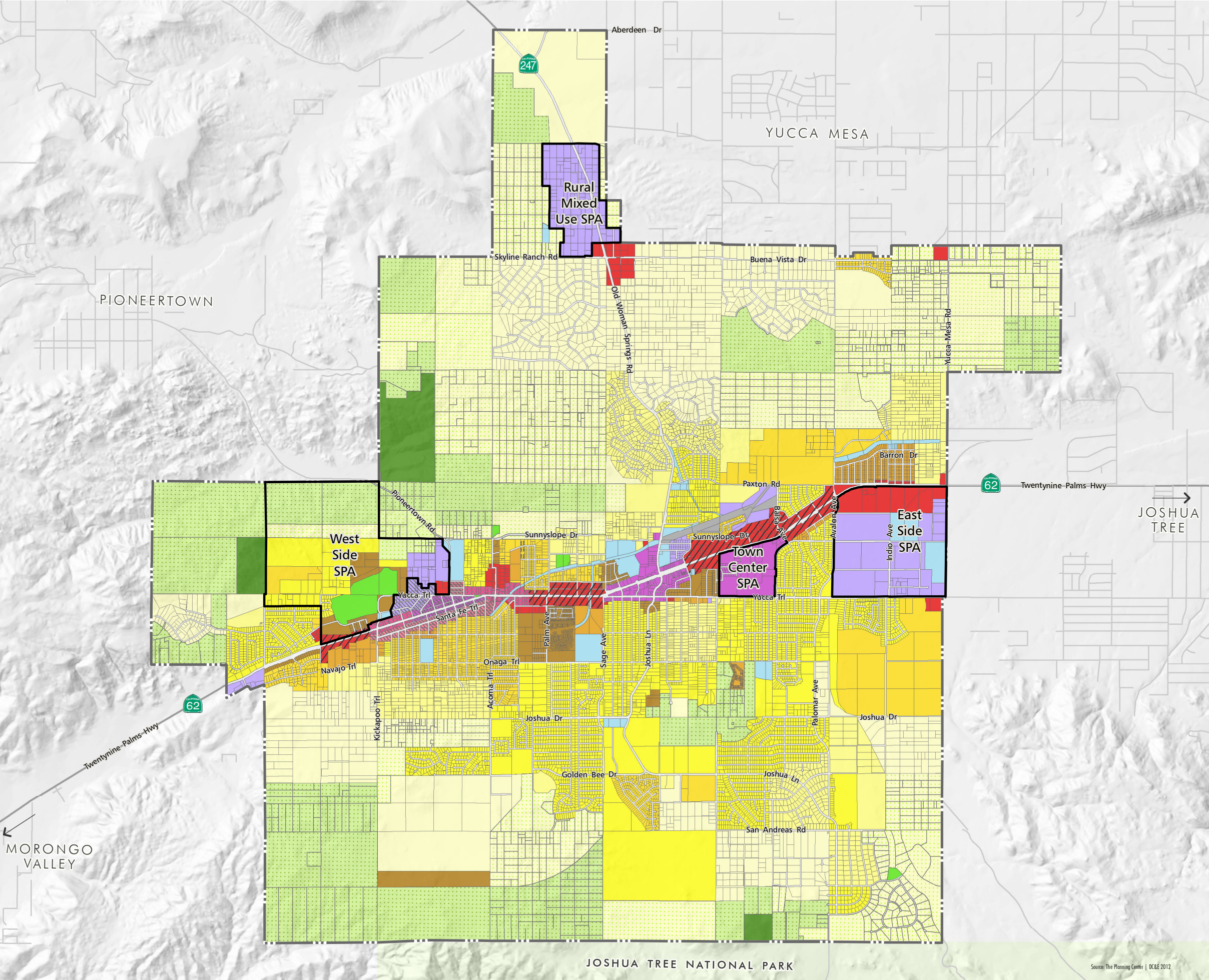
<sup>8</sup> The buildout for Industrial properties assumed a 90% industrial and 10% office mix of uses except in the Rural Mixed Use Special Policy areas north of Skyline Ranch Road, where 10% office, 80% industrial, and 10% residential was assumed to accommodate home-based businesses.

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



# 3 - PROJECT DESCRIPTION

Figure 3-5  
PROPOSED LAND USE PLAN



### GENERAL PLAN DESIGNATION

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

### Old Town Specific Plan

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

### Special Policy Areas and Overlays

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

Source: The Planning Center | DC&E 2012



### 3. Project Description

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# 3. Project Description

## General Plan Buildout

Buildout projections shown in Table 3-2 are used throughout this DEIR to estimate the magnitude of development that would likely occur in Yucca Valley upon implementation of the General Plan Update. Land use calculations are used to estimate the number of dwelling units, residents, square feet of nonresidential uses, and employees that would be generated by proposed land uses. These projections are then used to estimate how much noise, traffic, and other impacts would occur due to these changes. While buildout projections are unable to foretell exactly how the built environment in Yucca Valley will change over time, they allow the potential environmental effects of General Plan buildout to be analyzed.

It is important to note the differences between buildout and SCAG projections. Buildout of the Town is not linked to a development timeline and is based on reasonable worst-case buildout of the parcels within the Town, as identified in the Land Use Plan.<sup>1</sup> In addition, the proposed project provides policy level guidance and does not contain specific project proposals. On the other hand, SCAG projections are based on annual increments in order to develop regional growth projections for land use and transportation planning over a 20-year horizon. Since buildout of the proposed project is not linked to a time frame, it is not appropriate to make a direct comparison with the population, housing, and employment projections provided by SCAG. Based on the historic rate of growth in the Town<sup>2</sup>, the amount of development that the Town of Yucca Valley can accommodate within the land use plan is not likely to occur within the next 50 years, let alone the within the 20-year planning horizon identified by SCAG. The analysis contained in this chapter utilizes SCAG projections for general comparison purposes.

### 3.4 GENERAL PLAN POLICIES AND IMPLEMENTATION ACTIONS

Policies that govern the decisions of the Town of Yucca Valley included in the General Plan Update are shown in Table 3-3.



<b>Number</b>	<b>Policy/Implementation Action</b>
<b>INTRODUCTION</b>	
<b>Introduction Policies</b>	
Policy I 1-1	Maintain the General Plan as a relevant, “living document” that provides a framework for informed decision making for the Town.
Policy I 1-2	Participate in all relevant local and regional planning efforts.
Policy I 1-3	Establish regular lines of communication with local, regional, state, and federal agencies whose planning programs may affect the Town.
<b>Introduction Implementation Actions</b>	
I 1	Provide an annual report from the Planning Commission to Town Council on the status of the General Plan and make recommendations that address identified inadequacies or opportunities for updating the plan. The annual review of the General

<sup>1</sup> Buildout to the maximum levels permitted by the proposed land use is not anticipated to occur in the future. The Town has historically experienced development levels that do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed in the proposed General Plan Update. Consequently, the General Plan Update buildout projections are based on similar development densities/intensities as historical levels of development intensity in the Town.

<sup>2</sup> According to the U.S. Census and California Department of Finance population counts for the Town of Yucca Valley, the Town has experienced an average annual growth rate of 1.82% since 2000.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
	Plan should include a report on how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. Provide a copy of the annual report to the CA Office of Planning and Research and the Department of Housing and Community Development.
I 2	Annually review the Town’s capital improvements program and check it for consistency with the General Plan (pursuant to Article 7 of the CA Government Code); provide recommendations if necessary.
I 3	Investigate and make recommendations to the Town Council regarding reasonable and practical means for prioritizing and implementing the General Plan when associated with spending public funds.
I 4	Review and revise the General Plan a maximum of 4 times per year to reflect the changing needs of the community, related documents, or state requirements.
I 5	Review and revise the Zoning Code to maintain consistency with the General Plan.
I 6	Communicate with local and regional agencies, such as the County of San Bernardino, SANDBAG, SCAG, and MBTA, regarding programs that may affect the Town of Yucca Valley; establish regular meetings as necessary.

**CIRCULATION ELEMENT**

**Circulation Element Policies**

Policy C 1-1	Utilize a constraints based planning process to evaluate future transportation improvements.
Policy C 1-2	Pursue funding, including updating the transportation impact mitigation fee program, to assist in implementing the transportation system by expanding its roadway capacity, pedestrian sidewalk facilities, bicycle facilities, and trail facilities.
Policy C 1-3	Strive to maintain vehicle level of service (LOS) D on all roadways within the Town. Utilize the roadway capacities, as identified in [the Yucca Valley General Plan] Table 4-1, to evaluate roadway operations.
Policy C 1-4	Maintain protected intersections and roadways where vehicle capacity will remain less than the service goal as outlined in [the Yucca Valley General Plan] Table 4-1.
Policy C 1-5	Prioritize low-cost transportation enhancements, such as signal timing improvements, that maximize the Town’s return on infrastructure investment related to the efficiency of the transportation system.
Policy C 1-6	Protect right-of-ways for SR-62 and SR-247, major arterials, collectors, residential streets, and for all other planned infrastructure as shown on the figures above.
Policy C 1-7	Encourage development designs that integrate multiple modes of access including pedestrian, bicycle, and public transportation.
Policy C 1-8	Apply complete street strategies that accommodate pedestrian, bicycle, transit modes whenever practicable and feasible.
Policy C 1-9	Require sidewalk improvements concurrent with new development where commercial and school uses are planned and where residential densities exceed two units per acre, or as required by the Planning Commission.
Policy C 1-10	Encourage MBTA to provide enhanced bus service to employment areas outside of the Town, such as the Coachella Valley or other nearby areas in the County of San Bernardino.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy C 1-11	Encourage MBTA to work with area religious facilities or other sites where underutilized parking or hours of operation could provide opportunities for implementing shared park-and-ride facilities.
Policy C 1-12	Encourage MBTA to implement regional transportation solutions that reduce vehicle miles traveled and greenhouse gas emissions.
Policy C 1-13	Work with new development to implement MBTA’s Transit Guidelines in Project Development (MBTA, 2005) as appropriate.
Policy C 1-14	Encourage employers to support Transportation Demand Management techniques, such as bus transit passes or other measures that reduce the reliance of the single occupant vehicle.
Policy C 1-15	Design designated truck routes such that the pavement, roadway width, and curb return radii support anticipated heavy vehicle use.
Policy C 1-16	Support and work with Caltrans to coordinate signals along SR-62 and SR-247 in Town.
Policy C 1-17	Ensure funding is available to implement and maintain signal coordination.
Policy C 1-18	Maintain truck route designations to support heavy vehicle use and connections to the Yucca Valley Airport as noted on Figure C-4.
Policy C 1-19	Require traffic calming techniques in residential neighborhoods and in Special Policy Areas to slow and manage traffic volumes as deemed appropriate by the Town Engineer.
Policy C 1-20	Require future development to pave roadways that will serve 500 or more daily trips as noted in [the Yucca Valley General Plan] Table 4-1 unless paving of that facility is considered infeasible by the Town, there is no funding for the improvement, or when the majority of the residents on that facility desire it to be unpaved.
Policy C 1-21	Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips unless paving of that facility is infeasible or when the majority of the residents on that facility desire it to be unpaved.
Policy C 1-22	Minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips.
Policy C 1-23	Work with future development between Yucca Trail, Palomar Avenue, La Contenta Road and Juarez Drive to implement appropriate roadway, bicycle, and pedestrian connectivity based on the proposed land uses.
Policy C 1-24	Work with the park service to the south of Town to appropriately provide connectivity to the Town’s roadway network.
Policy C 1-25	Maintain truck routes through town for efficient freight transportation service to businesses and industry while limiting impacts to residents and visitors.
Policy C 2-1	Work with utility providers in the planning, designing and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.
Policy C 2-2	Work with utility providers to increase service capacity as demand increases.
Policy C 2-3	Coordinate public infrastructure improvements through the Town’s Capital Improvement Program.



### 3. Project Description

**Table 3-3**  
**Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy C 2-4	Encourage the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Town.
Policy C 2-5	Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.
<b>Circulation Element Implementation Actions</b>	
C 1	Prioritize and implement the changes to the roadway classifications in Town consistent with the Roadway Classification Map (General Plan Figure C-1) and the 2013 Traffic Study for inclusion in the Town's Capital Improvement Program.
C 2	Review and revise the street and traffic impact mitigation fee program.
C 3	Develop and maintain a list of the Town's protected intersections and roadways where: <ul style="list-style-type: none"> <li>• Acquiring the right-of-way is not feasible;</li> <li>• The segment is in the Old Town Specific Plan area where maintaining vehicle levels of service would not be consistent with the goals and policies of that plan;</li> <li>• The improvements would negatively impact the environment;</li> <li>• The improvements would negatively impact other community values or policies; and/or</li> <li>• Other physical or fiscal factors limit the implementation of the proposed mitigation measure.</li> </ul>
C 4	Apply for regional, state, and federal grant funding to improve the Town's circulation infrastructure.
C 5	Provide signs and improve trails, bicycle, equestrian, and pedestrian connections consistent with the Town Trails Master Plan and Park and Recreation Master Plan based on available funding.
C 6	Close gaps in the existing sidewalk network and provide sidewalks adjacent to schools consistent with the Future Sidewalks Map (Figure 4-3 of the 2013 Transportation Study).
C 7	Update the Park and Recreation Master Plan to include bicycle and pedestrian facilities that are complementary to the connectivity and trails planning identified in the Town's Trails Master Plan.
C 8	Apply for funding opportunities to improve pedestrian facilities near schools (such as Safe-Routes-To-School (SR2S) funding).
C 9	Work with MBTA to plan and provide enhanced bus service to employment areas outside of the Town.
C 10	Coordinate with MBTA and religious facilities to discuss expanding opportunities for implementing park-and-ride facilities.
C 11	Consult with MBTA for bus stop placement and design.
C 12	Consult with MBTA on street design to ensure the street accommodates access for a variety of transit options.
C 13	Work with MBTA to create a program to expand ridership in Yucca Valley.
C 14	Establish right-of-way landscaping, signage, and lighting requirements and guidelines to provide an attractive, user-friendly, and safe environment for all users.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
C 15	Update the Truck Routes Map as needed.
C16	Work with Marine Corps Air Ground Combat Center Twentynine Palms to notify residents of traffic impacts due to Marine caravans.
C17	Coordinate with the Yucca Valley Airport District to provide appropriate level of supporting transportation infrastructure connecting to the Yucca Valley Airport.
C 18	Work with CalTrans to pursue funding for and implement low-cost transportation improvements such as traffic signal coordination where applicable.
C 19	Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips.
C 20	Update the development code to require the application of non-toxic soil binder annually to minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips if paving is not feasible.
C 21	Establish a timeframe and parameters for paving unpaved roadways, consistent with implementation action C 19.
C 22	Reevaluate traffic volumes through the annual Traffic Census Program.
C 23	Amend the Development Code to require that all new maintenance areas and utility substations and similar facilities are integrated with surrounding land uses, appropriately buffered, and aesthetically pleasing through the use of design and landscaping.
C 24	Coordinate with utility providers such as Southern California Edison to identify and estimate future demand and corresponding facilities required to serve projected local and regional growth.
C 25	Evaluate and prioritize public infrastructure improvements for inclusion in the Town's Capital Improvement Program.
<b>HOUSING ELEMENT</b>	
<b>Housing Element Policies</b>	
Policy H 1-1	Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.
Policy H 1-2	Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.
Policy H 2-1	Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.
Policy H 2-2	Encourage new development and rehabilitation efforts to maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.
Policy H 3-1	Support participation in federal, state, regional, and local programs aimed at providing housing opportunities for lower and moderate income households.
Policy H 3-2	Collaborate with appropriate agencies and organizations to provide housing assistance to Yucca Valley residents.
Policy H 4-1	Support the maintenance of the Town's deed-restricted affordable housing stock and relatively affordable development types such as mobile homes.
Policy H 4-2	Monitor and protect the Town's deed-restricted affordable housing stock.
Policy H 5-1	Enforce fair housing laws prohibiting discrimination.



### 3. Project Description

**Table 3-3**  
**Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy H5-2	Support local and regional organizations that provide fair housing services to Yucca Valley.
Policy H5-3	Provide a supportive administrative environment that facilitates barrier free housing for disabled residents.
<b>Housing Element Programs</b>	
Program H 1-1	Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment.
Program H 1-2	Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre.
Program H 1-3	Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.
Program H 1-4	Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.
Program H 1-5	Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).
Program H 1-6	Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.
Program H 1-7	Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.
Program H 1-8	Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.
Program H 2-1	Concentrate higher density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service, and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.
Program H 2-2	Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible.
Program H 2-3	Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.
Program H 2-4	Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Program H 2-5	Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.
Program H 2-6	Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.
Program H 2-7	Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in
Program H 2-8	Encourage the formation of neighborhood watch programs to promote safety in residential areas.
Program H 3-1	Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.
Program H 3-2	Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.
Program H 3-3	Maintain membership in the San Bernardino County Urban County Consortium to participate in the County’s efforts to obtain federal funding for affordable housing and community development.
Program H 3-4	Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.
Program H 3-5	Assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall process requests that require supportive documentation within 30 days of receipt.
Program H 3-6	Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town’s website.
Program H 4-1	Facilitate the preservation of any deed-restricted affordable housing units by notifying the San Bernardino County Housing Authority and other qualified entities. The Town will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.
Program H 4-2	Continue to distribute the County of San Bernardino’s materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. Materials will be available at Town Hall and online.
Program H 4-3	Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.
Program H 4-4	Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town’s website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Program H 5-1	Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.
Program H 5-2	Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town's website.
Program H 5-3	Continue reasonable accommodation procedures to accommodate modifications to, land use, zoning, and permitting processes to provide more housing options for people with disabilities.
Program H 5-4	Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.
<b>LAND USE ELEMENT</b>	
<b>Land Use Element Policies</b>	
Policy LU 1-1	Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.
Policy LU 1-2	Require that adjacent land uses and development types complement one another.
Policy LU 1-3	Require new projects to pay their fair share cost of, or make necessary improvements to, public facilities, infrastructure and services that are impacted by the new demands generated by new development.
Policy LU 1-4	Encourage the development of public spaces within commercial mixed use and residential projects to contribute to the community's stock of gathering places and special event venues.
Policy LU 1-5	Encourage land use development patterns that preserve the Town's scenic resources such as ridgelines and hillsides.
Policy LU 1-6	Provide housing opportunities and a variety of residential densities, housing types and tenure to meet the affordability, life stage, and amenity needs of the Town's diverse population.
Policy LU 1-7	Preserve and enhance the distinctiveness, character and livability of residential neighborhoods.
Policy LU 1-8	Require adequate exterior housing structure and property maintenance to protect property values, neighborhood quality, and public safety.
Policy LU 1-9	Encourage infill residential development around public facilities and with pedestrian linkages to encourage walkable residential neighborhoods.
Policy LU 1-10	Discourage the discontinuous or "leap-frog" development of residential subdivisions by requiring full improvement or payment of necessary fees to construct roadways and infrastructure to serve new development.
Policy LU 1-11	Encourage housing developments to include sites for recreational, open space, or educational uses.
Policy LU 1-12	Preserve the desert character of existing low density residential areas to the greatest extent possible.
Policy LU 1-13	Carefully plan transitions and design interfaces between residential and non-residential land uses (walls, lighting and landscaping) to ensure compatibility.



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy LU 1-14	Design new residential subdivisions so pads are above the adjacent street grade and drains to the street frontage of each lot, unless otherwise approved by the Town Engineer. Mass grading of properties designated Rural Residential (1 unit per 2.5 acres) or less intense, is discouraged, and cross lot drainage easements should be aligned with the existing natural topography to the greatest extent feasible.
Policy LU 1-15	Maintain Yucca Valley’s position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town’s economic sustainability.
Policy LU 1-16	Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.
Policy LU 1-17	Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.
Policy LU 1-18	Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.
Policy LU 1-19	Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.
Policy LU 1-20	Focus commercial development along SR-62 to take advantage of infrastructure improvements.
Policy LU 1-21	Facilitate lot consolidation to create larger sites for higher performing commercial and industrial projects.
Policy LU 1-22	Attract and retain non-polluting, clean industrial development that expands the economic opportunities in the Town.
Policy LU 1-23	Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas. (See also Policy LU 1-17)
Policy LU 1-24	Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.
Policy LU 1-25	Support a variety of educational opportunities and foster a culture of life-long learning through libraries, museums, schools, and other institutions.
Policy LU 1-26	Seek opportunities to collaborate with other public/quasi-public organizations in an effort to build new facilities to meet demand or develop joint use facilities.
Policy LU 1-27	Maintain regular communication and coordination with Marine Corps Air Ground Combat Center and request advanced notice of any operations that could adversely impact the community, even if those impacts are temporary.
Policy LU 2-1	Stimulate reinvestment in the Town’s corridors by allowing greater flexibility in land use through the application of the provisions of the Special Policy Areas.
Policy LU 2-2	Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
Policy LU 2-3	Provide flexible development standards implemented through a Specific Plan or new Development Code standards for mixed use that ensure compatibility between allowable uses on-site and with adjacent uses.
Policy LU 2-4	Encourage the inclusion of pedestrian linkages and public amenities to promote walking on site and within clustered development.



### 3. Project Description

**Table 3-3**  
**Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy LU 2-5	Require development of low intensity, master planned industrial and business park uses along Skyline Ranch Road.
Policy LU 2-6	Require appropriate transitions between residential uses south of Skyline Ranch Road and industrial to ensure compatibility. Transitions could include special landscaping, lighting, fencing treatments and screening of outdoor storage areas.
Policy LU 2-7	Facilitate the development of master planned industrial and business park uses.
Policy LU 2-8	Encourage large and tourist-serving retailers to locate along properties directly abutting SR-62 to capture sales from visitors entering and departing Joshua Tree National Park.
Policy LU 2-9	Coordinate with the Hi-Desert Water District to facilitate development of a new wastewater treatment plant in the area.
Policy LU 2-10	Require adequate buffering between the wastewater treatment plant and adjacent uses.
Policy LU 2-11	Require adequate buffering for residential uses immediately to the west and south of the East Side Special Policy Area.
Policy LU 2-12	Explore the possibility to integrate recreational opportunities into new development that could serve dually as buffers and new amenities for businesses in the SPA and residents in adjacent neighborhoods.
Policy LU 2-13	Facilitate development vertical or horizontal mixed uses including commercial, office or residential.
Policy LU 2-14	Integrate gathering spaces into future development project and link them through pedestrian pathways or other connections.
Policy LU 2-15	Permit infill uses consistent with the underlying uses as depicted on the General Plan "by right" and in accordance with the Development Code in place at the time of the land development application.
Policy LU 2-16	Require a General Plan Amendment for new development that proposes to exceed the maximum unit, hotel room, or non-residential square footage thresholds identified for the West Side SPA.
Policy LU 2-17	Support the development of higher density residential uses in close proximity to the golf course (or another community amenity) and the gradual transition to lower density, single-family residential uses as distance from the golf course increases.
Policy LU 2-18	Encourage lot consolidation and master planning for multiple parcels.
Policy LU 2-19	Development on slopes 30% or greater shall be in accordance with the Hillside Development Ordinance.
Policy LU 2-20	Allow Transfers of Development Rights or application of other mitigation tools to transfer units or square footage from one property to another to preserve hillside areas and natural slopes. This may result in an increased density or intensity on the receiving site.
Policy LU 3-1	Allow compatible and supportive land uses around the Yucca Valley Airport as determined in the Airport Comprehensive Land Use Plan.
Policy LU 3-2	Limit building heights in select areas according to the Avigation Easement map and standards provided in the Airport Compatibility Land Use Plan.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
<b>Land Use Element Implementation Actions</b>	
LU 1	Update Development Code and Zoning Map to reflect updated General Plan Land Use Map revisions and create mixed use development standards, and establish a process for applicants to submit projects in a Mixed Use land use designation or Special Policy Area (require Master Plan or Specific Plan).
LU 2	Amend Development Code to require new residential subdivisions to have pads above the adjacent street grade. All lots must drain to the street frontage of the individual lot, unless otherwise approved by the Town Engineer.
LU 3	Prioritize infrastructure improvements in areas with existing and expected concentrated forms of development, and consistent with the phasing of the Wastewater Treatment and Water Reclamation Plan developed by the Hi-Desert Water District.
LU 4	Enact a hillside ordinance to protect certain slopes and other natural topographic features.
LU 5	Amend the development code to create standards addressing appropriate treatments to buffer industrial and commercial uses from residential and other sensitive uses.
LU 6	Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations in the Old Town Yucca Valley Specific Plan area.
LU 7	Identify a catalyst project in the Old Town Specific Plan Area and identify a strategy to implement it.
LU 8	Maintain regular communication and coordination with Marine Corps Air Ground Combat Center through communication with Community Plan Liaison and monitoring of the General Plan and other plans and programs as possible.
LU 9	Continue to collaborate with the Chamber of Commerce to promote local business endeavors and general economic development within the Town.
LU 10	Support efforts to pursue federal, state, regional and county resources for business development in Yucca Valley.
LU 11	Periodically meet with MUSD representatives to assess the educational and recreational demands on Yucca Valley facilities and to determine if there are any opportunities to provide services that are of mutual benefit to the Town and school district
LU 12	Annually revisit public facility priorities through the Capital Improvements Program and annual budget process.
LU 13	Coordinate with the Southern California Association of Governments and the Governor’s Office of Planning and Research to stay informed of legislation and documentation of the nexus between land use, housing, transportation, and sustainability.
LU 14	Require preparation of a conceptual Master Plan and/or a Specific Plan for new development proposed in the East Side, West Side, and Town Center SPAs.
LU 15	Establish a process and protocol to develop and review Master Concept Plans with Town Staff.
LU 16	Rural Mixed Use SPA: Develop design guidelines for properties located north of Skyline Ranch Road that includes guidance regarding: building design and materials, landscaping, walls and fences, lighting, and screening of outdoor storage. Special



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
	consideration should also be given to noise compatibility and circulation issues in the area, by implementing design solutions (building and site design) that minimize conflicts between industrial and residential uses.
LU 17	West Side SPA: Initiate preparation of an Area Plan (a high level concept/master plan) to further refine the development concept for the Westside, including identification of a substantial community amenity that will serve as an anchor for the west side of Town and a conceptual circulation plan.
LU 18	West Side SPA: Integrate the Area Plan into the General Plan once completed, and use it as the foundation for any future development proposals that come forth for consideration.
LU 19	Periodically coordinate with the Yucca Valley Airport District to stay informed of any operational or facility changes that could impact the community.
<b>NOISE ELEMENT</b>	
<b>Noise Element Policies</b>	
Policy N 1-1	Separate excessive noise-generating uses from residential uses and other sensitive receptors through building design and noise-minimizing buffers such as landscaping, berms, and setbacks. (See LU 1-23)
Policy N 1-2	Require noise-reducing site design and building construction in residential and mixed-use projects in areas with outdoor CNEL levels in excess of 65 dBA.
Policy N 1-3	Require daytime only truck deliveries to commercial and industrial uses adjacent to residential uses and other sensitive receptors unless there is no feasible alternative.
Policy N 1-4	Encourage the use of alternative transportation such as busing, bicycling, and walking to reduce peak traffic volumes and therefore transportation-related sources of noise (See C1-8).
Policy N 1-5	Encourage traffic-calming road construction and design and engineering methods, where appropriate, to decrease excessive motor vehicle noise (See C 1-19).
Policy N 1-6	Encourage noise-compatible land uses and thoughtful site planning and building design adjacent to highways and airports.
Policy N 1-7	Support CalTrans efforts to use attractive and effective landscaping and other buffers and materials to reduce highway traffic noise.
Policy N 1-8	Support the efforts of Caltrans and other agencies in developing and funding roadway noise-mitigation programs.
Policy N 1-9	Encourage the use of landscaping, berms, setbacks and architecture rather than conventional walls to reduce motor vehicle noise in an aesthetically pleasing manner.
Policy N 1-10	Encourage all law enforcement agencies operating within the Town to enforce the State Vehicle Code noise standards.
Policy N 1-11	Encourage civilian airport operators to monitor aircraft noise and implement noise-reducing operation measures.
Policy N 1-12	Consider limiting the development of heliports and helipads to areas where noise impacts on adjacent uses can be properly mitigated and where helicopter access has a demonstrated Townwide benefit and noise will not adversely affect adjacent uses.
Policy N 1-13	Enforce Town noise standards and monitor compliance with noise standards.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy N 1-14	Seek public and grant funding for noise mitigation programs for Town facilities and Town projects.
Policy N 1-15	Require the design and construction of industrial and commercial development to minimize excessive offsite noise impacts to surrounding properties.
Policy N 1-16	Encourage existing and proposed industrial uses to use operation methods that minimize excessive noise.
Policy N 1-17	Consider potential noise impacts before purchasing large or heavy equipment for Town facilities and encourage selection of equipment that generates the least noise.
Policy N 1-18	Enforce standards on the hours of operation for nonemergency construction.
Policy N 1-19	Enforce limits on the hours of refuse collection, street and parking lot sweeping, and other property maintenance operations.
Policy N 1-20	Encourage special events to be planned to minimize the potential effects of noise on adjacent properties to the degree feasible.
Policy N 1-21	Consult with the Marine Corp Air Ground Combat Center on solutions to noise complaints that are sensitive to the residents of the Town and do not impede the mission of the Marine Corps Base.
Policy N 1-22	Consult Marine Corps Air Ground Combat Center officials on base operations that could adversely affect the noise environment in Yucca Valley.
Policy N 1-23	Notify Yucca Valley residents of periodic base operations that will temporarily increase noise and vibration in the community.
<b>Noise Element Implementation Actions</b>	
N 1	Update the Development Code to: <ul style="list-style-type: none"> <li>a) Establish noise exposure standards that trigger project-specific studies for noise-sensitive uses proposed along SR-62 and SR-247.</li> <li>b) Provide development standards and design guidelines that include a variety of mitigation measures to reduce noise impacts to sensitive uses.</li> <li>c) Establish truck delivery times and exterior noise generation limits for commercial, industrial, and mixed-use projects abutting residential development.</li> <li>d) Require new construction of noise-sensitive uses within the 65+ CNEL contour to demonstrate compliance with exterior and interior noise standards.</li> </ul>
N 2	Study the cost of installation and maintenance of rubberized asphalt for road improvements and new roads to reduce vehicle-related noise and apply where practicable.
N 3	Conduct traffic studies and speed surveys to evaluate traffic volumes and speeds, use the 85th percentile speed rationale for determining when to implement speed and noise reduction measures.
N 4	Communicate with CalTrans to: <ul style="list-style-type: none"> <li>a) Review and comment on any noise mitigating plans for SR-62 or SR-247.</li> <li>b) Support efforts to reduce highway traffic noise in Yucca Valley.</li> <li>c) Stay aware of funding opportunities for roadway noise mitigation in Town.</li> </ul>
N 5	Discuss opportunities to address exposure to motor vehicle noise through project design during the preapplication process.
N 6	Annually communicate with all law enforcement agencies operating within the Town to specifically encourage the enforcement of the State Vehicle Code noise standards.



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
N 7	Periodically communicate with the Yucca Valley Airport District to encourage the enforcement of aircraft noise monitoring and land use compatibility.
N 8	Consider updating the Development Code to limit the development of heliports and helipads to projects where helicopter access has a Townwide benefit.
N 9	Establish a measurable program to monitor noise from stationary sources when complaints or service requests are received.
N 10	Apply for noise mitigation grants and programs when appropriate.
N 11	Update the Development Code to: a) Include noise generation standards for construction sites b) Establish time limits for refuse collection, street and parking lot sweeping, and other property maintenance operations
N 12	Establish criteria to be considered when purchasing large or heavy equipment for Town facilities, including noise impacts to onsite and adjacent users.
N 13	Periodically communicate with Marine Corps Air Ground Combat Center about intermittent or stationary sources of noise that have the potential to impact people and property in Yucca Valley.
N 14	Provide adequate notice of scheduled noise-generating military operations to Yucca Valley residents and businesses through press releases and other appropriate means.

**OPEN SPACE AND CONSERVATION ELEMENT**

**Open Space and Conservation Element Policies**

Policy OSC 1-1	Use flood control and utility easement areas to develop a multi-use trail system that links parks and recreational areas, commercial areas, residential areas, and other open space areas.
Policy OSC 1-2	Support regional, state, and federal efforts to evaluate, acquire, and conserve open space areas in and around Yucca Valley.
Policy OSC 1-3	Support the Mojave Desert Land Trust in their efforts to preserve open space resources within the Morongo Basin.
Policy OSC 1-4	Offer flexible development standards in exchange for providing open space and trail easements or rights-of-way.
Policy OSC 1-5	Encourage new development to retain natural open space areas as part of project design to the greatest extent practicable.
Policy OSC 1-6	Encourage the preservation, integrity, function, productivity and long term viability of environmentally sensitive habitats, wildlife corridors and significant geological features within the Town.
Policy OSC 2-1	Plan, develop, and maintain quality and adequate outdoor recreational and open space areas that utilize and enhance the unique aspects of the desert environment and provide amenities that are responsive to the needs of residents and visitors.
Policy OSC 2-2	Ensure that pedestrian facilities comply with Americans with Disabilities Act (ADA) requirements.
Policy OSC 2-3	Develop parklands in a manner that preserves the Town's natural resources to the greatest degree practicable.
Policy OSC 2-4	Locate new parks in or near residential areas relatively isolated from existing natural open space areas or community and neighborhood park facilities.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy OSC 2-5	Strengthen partnerships with the Morongo Unified School District for the joint use, maintenance, and development of school facilities for parks and recreational use.
Policy OSC 2-6	Site and maintain recreational facilities to meet the needs of all segments of the community including use for activities, relaxation and social interaction.
Policy OSC 3-1	Develop a recreational trail network for hiking, mountain biking and riding that links the Town’s parkland, community facilities, and open space areas, and other amenities.
Policy OSC 3-2	Ensure new development provides adequate pedestrian, equestrian, and bicycle trail facilities to connect to the Town-wide recreational system.
Policy OSC 3-3	Design major drainage facilities, including debris basins and flood control washes and channels, to maximize their enhancement as multi-use community open space amenities, such as hiking and equestrian trails, consistent with the functional requirements of these facilities.
Policy OSC 3-4	Evaluate the location of existing and proposed trails and trailheads with proposed development and establish the appropriate easements to preserve those facilities.
Policy OSC 4-1	Protect, conserve, and preserve the Town’s biological resources, especially sensitive, rare, threatened or endangered species of plants and wildlife and their habitats.
Policy OSC 4-2	Support practical efforts to maintain a broad variety of habitats, with priority given to suitable habitat for rare and endangered species occurring in the Town and vicinity.
Policy OSC 4-3	Require new development proposals to minimize impacts to existing habitat and wildlife to the maximum extent practicable. Require revegetation of disturbed natural habitat areas with native or non-invasive naturalized species.
Policy OSC 4-4	Minimize and mitigate urban development impacts on sensitive habitat and wildlife areas.
Policy OSC 4-5	Encourage and participate in the planning and development of multi-use corridors along drainage channels and utility easements to provide wildlife corridors and public interconnection between open space areas in the community and vicinity.
Policy OSC 4-6	Require the use of native and approved, non-native, drought tolerant plant species in development projects which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the Town.
Policy OSC 4-7	Promote biodiversity by protecting natural communities with high habitat value, protecting habitat linkages to prevent further fragmentation, and encouraging an appreciation for the natural environment and biological resources.
Policy OSC 4-8	Require that development projects provide copies of required permits, or verifiable statements that permits are not required, from the California Department of Fish and Game (2081 Individual Take Permit) and US Fish and Wildlife Service (Section 7 Take Authorization) prior to receiving grading permits or other approvals that would permit land disturbing activities and conversion of habitats or impacts to protected species.
Policy OSC 4-9	Require each future proposed development project to conduct an analysis to determine if sensitive biological resources and wildlife corridors would be impacted by the development application and adopt process and mitigation regulations for potential resource impacts.
Policy OSC 4-10	Encourage context sensitive development within OSRAs and WCEAs while preserving biological resources and wildlife movement.



### 3. Project Description

**Table 3-3**  
**Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy OSC 4-11	Require biological resource surveys and assessments as part of the application process for new developments within or adjacent to OSRAs and WCEAS.
Policy OSC 4-12	Coordinate with CDFW and USFWS in the review of biological resource assessments and surveys for private land development applications when applicable.
Policy OSC 4-13	Coordinate with CDFW and USFWS to ensure that state and federal protections required by the Endangered Species Act and the Migratory Bird Treaty Act are addressed during the planning process.
Policy OSC 5-1	Support Hi-Desert Water District efforts to promote water conservation and efficiency in existing and new development.
Policy OSC 5-2	Protect open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas; and participate in regional transportation/flood control planning to increase groundwater recharge concurrent with flood plain management practices.
Policy OSC 5-3	Protect groundwater recharge and groundwater quality when considering new development projects.
Policy OSC 5-4	Participate in regional water planning efforts to protect groundwater resources and to assist the HDWD in implementation of its wastewater collection and treatment system.
Policy OSC 5-5	Require the inclusion of erosion control measures as components of a grading plan to assure elimination of impacts to downstream property owners.
Policy OSC 6-1	Coordinate with the Hi-Desert Water District to share information on potential groundwater contaminating sources.
Policy OSC 6-2	Coordinate with the Hi-Desert Water District to implement the wastewater collection and treatment system.
Policy OSC 6-3	Require low water use, drought resistant landscape planting to reduce water demand.
Policy OSC 6-4	Require new development to incorporate Best Management Practices (BMPs) for water use and efficiency and demonstrate specific water conservation measures.
Policy OSC 6-5	Preserve and enhance all watercourses and washes necessary for regional flood control, ground water recharge areas, and drainage for open space and appropriate recreational purposes.
Policy OSC 6-6	Require that development and maintenance of project specific on site stormwater retention/detention basins implement and enhance ground water recharge, complement regional flood control facilities, and addresses applicable community design policies.
Policy OSC 7-1	Require development proposals to locate, identify, and evaluate archaeological, historical, Native American and other cultural sites, and ensure that appropriate action is taken to protect these resources.
Policy OSC 7-2	Protect sensitive archaeological and historic resources from vandalism and illegal collection to the greatest extent possible.
Policy OSC 7-3	Require that a paleontologist be "on call" to document and recover paleontological resources discovered during excavation.



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy OSC 7-4	Require that a records search of the California Historical Resources Information System be conducted and reviewed by a cultural resources professional for proposed development areas to determine presence of known prehistoric or historic cultural resources and the potential for as-yet-undiscovered cultural resources.
Policy OSC 7-5	Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation through an accredited museum such as the San Bernardino County Museum.
Policy OSC 7-6	Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.
Policy OSC 7-7	Require that any archaeological or paleontological resources as determined by a consulting archeologist on a development project site be either preserved in their sites or adequately documented as a condition of removal.
Policy OSC 8-1	Minimize impacts to night skies by enforcing the Outdoor Lighting and Night Sky Ordinance (Ord. No.90).
Policy OSC 8-2	Protect, preserve and enhance the Town’s hillsides, mountains, canyons, and natural desert terrain.
Policy OSC 8-3	Encourage development that provides public views of ridgelines and desert landscaping through building siting, design and landscaping.
Policy OSC 8-4	Reduce the negative impacts of hillside development including excessive cuts and fills, unattractive slope scars, and erosion and drainage problems.
Policy OSC 8-5	Preserve the steep slopes of the Sawtooth and Little San Bernardino Mountains and individual landmark peaks such as Burnt Mountain and Bartlett Mountain as permanent open space to protect their scenic value.
Policy OSC 8-6	Minimize the impact of hillside development by requiring conformance with the Town’s Municipal Code, and by utilizing the following principles: a. Limit development of steep slopes through conformance with Town regulations that consider slope in the determination of appropriate minimum lot area for subdivisions and parcel maps, permitted floor area ratio (FAR), and density. b. Encourage clustered development to preserve steep slopes as private or common open spaces to the greatest extent practicable. c. Preserve the form of the existing topography by limiting cuts and fills, or through the requirement of natural landform grading. d. Evaluate the height and visibility of new development to minimize the visual impacts new buildings create on natural landforms. e. Promote hillside development that respects the natural landscape by designing grading and development patterns that follow natural topographic contours. f. Encourage higher densities as a trade-off to support preservation of natural features and slopes that maintain the Town’s desert character.
Policy OSC 8-7	Preserve scenic views along primary transportation corridors, particularly SR-62, recreational trails, and from public open spaces.
Policy OSC 8-8	Preserve and enhance natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community’s image and character.



### 3. Project Description

**Table 3-3**  
**Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy OSC 9-1	Develop, promote, and implement long-term energy efficiency and demand management policies and standards for Town facilities, vehicles, and new development.
Policy OSC 9-2	Support the development of renewable energy generation within the Town, provided that significant adverse environmental impacts associated with such development can be successfully mitigated.
Policy OSC 9-3	Encourage the use of clean and/or renewable alternative energy sources for transportation, heating, and cooling and construction.
Policy OSC 9-4	Encourage the reduction and recycling of household and business waste.
Policy OSC 9-5	Ensure that any planned construction, demolition, addition, alteration, repair, remodel, landscaping, or grading projects divert all reusable, salvageable, and recyclable debris from landfill disposal.
Policy OSC 9-6	Promote use of ride-sharing and mass transit as means of reducing transportation-related energy demand.
Policy OSC 9-7	Encourage development proposals to participate in state, federal, and/or regional solar rebate and incentive programs.
Policy OSC 9-8	Encourage new construction provided for in whole or in part with Town funds, to incorporate passive solar design features, such as daylighting and passive solar heating, where feasible.
Policy OSC 9-9	Promote building design and construction that integrates alternative energy systems, including but not limited to solar, thermal, photovoltaics and other clean energy systems.
Policy OSC 10-1	Participate in the monitoring of all air pollutants of regional concern on a continuous basis.
Policy OSC 10-2	Coordinate air quality planning efforts with other local, regional, and federal agencies.
Policy OSC 10-3	Promote the safe and efficient movement of people and materials into and through the Town as a means of reducing the impact of automobiles on local air quality.
Policy OSC 10-4	Coordinate land use planning efforts to assure that sensitive receptors are reasonably separated from polluting point sources.
Policy OSC 10-5	Provide consistent and effective code enforcement for construction and grading activities to assure ground disturbances do not contribute to blowing sand and fugitive dust emissions.
Policy OSC 11-1	Continue to participate in and support the provisions of the San Bernardino Regional Greenhouse Gas Reduction Plan.
Policy OSC 11-2	Encourage new development to be designed to take advantage of the desert climate through solar orientation, shading patterns, and other green building practices and technologies.
Policy OSC 11-3	Maintain General Plan Land Use, Housing, and Transportation goals and policies to be aligned with, support, and enhance SCAG's Regional Transportation Plan and Sustainable Communities Strategy to achieve reductions in GHG emissions.
<b>Open Space and Conservation Element Implementation Actions</b>	
OSC 1	Implement development regulations and guidelines that minimize or eliminate impacts of development on natural open space areas.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
OSC 2	Review the Parks and Recreation Master Plan and establish a list of priorities, action items and target completion dates to implement the highest priority items identified in the plan. The Plan should also be updated to reflect a minimum parkland objective of 3 acres per 1,000 residents, and identify a strategy to provide access to land locked passive park areas such as North Park.
OSC 3	Implement a Capital Improvement Program to provide scheduled improvements needed for the park system to meet current and projected needs, ADA requirements, and to retrofit existing facilities using Crime Prevention through Environmental Design (CPTED) principles, based upon available financial resources.
OSC 4	Pursue agreements with San Bernardino County to establish pass through parkland dedication and park in-lieu fees when residential development takes place within two (2) miles of Town boundaries.
OSC 5	Adopt and implement flexible development standards to ensure provision of parkland dedication within residential development to satisfy the 3 ac/1,000 population park standard.
OSC 6	Evaluate and utilize alternative available State, federal, and other funding sources to acquire and maintain recreational trail facilities; and pursue identified funding sources as they become available.
OSC 7	Establish and/or revise, as needed, agreements with Morongo Unified School District, other agencies and community organizations that govern joint use of facilities to maximize availability and benefit to the community.
OSC 8	Evaluate alternative revenue sources, and use other forms of park financing and acquisition methods, to fund the purchase, improvement, and maintenance of the Town park system.
OSC 9	Update the Land Use Map when necessary to designate newly identified hazard zones as open space areas.
OSC 10	Review development proposals adjacent to designated open space lands and assure that land uses are compatible, and buffers and/or linkages are provided when necessary to maintain natural resource value.
OSC 11	Promote the development of pedestrian/multi-use/bike paths/lanes as an alternative mode of transportation to vehicular travel.
OSC 12	Coordinate with local utility purveyors, County Flood Control District and other appropriate parties to include the development of a multi-use trail system within easements and rights-of-way to the greatest extent possible.
OSC 13	Review the Park Master Plan to assess the feasibility of trails and establish a priority list and associated implementation actions for Priority trails.
OSC 14	Amend the Park Master Plan to include natural trails design standards for hiking, riding and mountain biking.
OSC 15	Establish standards and regulations that implement, support, and protect open space, wildlife corridors, and protected biological resources.
OSC 16	Establish standards and regulations in the Development Code which minimize impacts of new development on open space and conservation areas.
OSC 17	Develop flexible development guidelines, standards, and regulations that encourage the provision of open space amenities within new development.



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
OSC 18	Adopt a comprehensive grading ordinance that will protect and conserve open space and natural and visual resources.
OSC 19	Revise landscape standards and guidelines to encourage the retention and use of existing native and approved non-native drought tolerant plant species in development.
OSC 20	Identify and assess lands, based upon site specific biological resources evaluations within the WCEAs and OSRAs that are suitable for preservation and may be preserved as public or private lands and as passive or active open space.
OSC 21	Develop standards and guidelines for the WCEA and OSRA areas that includes the following strategies: a) Maintain residential land use designations with low and very low densities in WCEA and OSRA areas. b) Discourage conversion of low density residential uses in the WCEA and OSRA to higher density or non-residential uses, retaining on-site areas for undeveloped, natural open space. c) Apply design features in the WCEA and OSRA that interface with the natural environment such as: limiting the amount of grading that can occur on site or identifying the type of fencing that can be installed that supports wildlife movement. d) Develop and implement standards and guidelines which limit the maximum disturbance of the land in WCEAs and OSRAs. Design standards and guidelines shall address wildlife corridor connectivity, limitations of ground disturbance, and the retention of native, undisturbed open space.
OSC 22	Explore the possibility of developing a Transfer of Development Rights (TDR) ordinance, to allow the transfer of units or square footage from one property to another to preserve properties with significant biological resources, hillside areas and natural slopes. This may result in an increased density or intensity of the "receiving site" to preserve property development potential.
OSC 23	Continue to support the Hi-Desert Water District's groundwater recharge program, while protecting recharge sites from potential impacts of proposed development.
OSC 24	Track data collected by HDWD's groundwater quality data monitoring program.
OSC 25	Continue to work with HDWD in the pursuit of outside financial resources to reduce the costs to property owners for wastewater system implementation.
OSC 26	Update water efficient-landscape guidelines, which address the use of drought-tolerant plant materials and irrigation standards in the Development Code in accordance with State law.
OSC 27	Provide development standards and guidelines for the construction of on-site storm water retention facilities that are consistent with community design standards and local and regional drainage plans.
OSC 28	In cooperation with local historical associations, the Town shall periodically review the historical and archaeological resources of the area for possible application for status as a historical landmark or inclusion in the National Register of Historic Places.
OSC 29	Maintain an inventory of archeological and paleontological resources.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
OSC 30	Maintain information, including mapping that identifies specific locations of sensitive cultural resources, in a confidential manner, and access to such information shall be provided only to those with appropriate professionals and organizations.
OSC 31	Review projects to ensure compliance with SB 18 (traditional tribal cultural places) requirements.
OSC 32	Evaluate the benefits of pursuing official designation of SR 247 and 62 as scenic highways and enact a Corridor Protection Program. The program could: a) Mitigate activities within the corridor that detract from its scenic quality by requiring proper siting, landscaping or screening. b) Prohibit billboards so that they do not detract from scenic views. c) Make development more compatible with the environment and in harmony with the surroundings. d) Regulate grading to prevent erosion and cause minimal alteration of existing contours.
OSC 33	Develop a Hillside Ordinance that establishes standards and regulations which implement measures in the following areas, at a minimum: a) Requires structures in areas with slopes ranging from 15% to less than 30%, to conform to the natural topography and natural grade by using appropriate techniques, including stepped or split-level foundations, stem walls, stacking, and clustering. Walls shall be as natural appearing as possible. Conventional grading may be considered for limited portions of a project when its plan includes special design features, extensive open space, or significant use of greenbelts. b) Restricts development on slopes 31% to less than 40% to sites where it can be demonstrated that safety will be maximized while environmental and aesthetic impacts will be minimized. Use of large parcels, variable setbacks, and variable building structural techniques (e.g., stepped foundations) shall be expected. Extra erosion control measures may be included as conditions of approval. c) Prohibits pad grading in slopes 41% or greater.
OSC 34	In conjunction with the hillside development regulations, establish and maintain maps that identify those hillsides and associated areas subject to the regulations.
OSC 35	Consider establishing a density bonus program, providing density incentives for those projects which minimize and eliminate impacts to hillsides and ridgelines.
OSC 36	Participate in the regional energy management and conservation efforts and encourage the expanded use of energy efficient and alternative fuels, buses with bike racks, and other system improvements including infrastructure for alternative energy vehicles that enhance overall energy efficiency and conservation.
OSC 37	Coordinate with the County to review land use applications proposing to develop solar or windfarms to protect view sheds and scenic resources of the community.
OSC 38	Continue the Town’s efforts on community participation in reducing, reusing, and recycling household and business waste.
OSC 39	Provide informational materials and non-Town incentive program information to residents regarding available alternative energy and energy efficiency programs and rebates.



### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
OSC 40	Evaluate the Town’s ability to create a program to waive or reduce the permit fees on solar installation projects and promote state, federal, and private rebate programs.
OSC 41	Amend the Development Code to identify land use sources of toxic air contaminants and adopt standards for the regulation of location and protection of sensitive receptors from excessive and hazardous emissions.
OSC 42	Actively promote and pursue expansion of an air quality monitoring station within Yucca Valley that monitors all criteria pollutants (O3, NOx, SOx, CO, and PM2.5 and PM10).
OSC 43	Continue to proactively work with the MDAQMD in conjunction with other local and regional agencies in the development and application of air quality regulations.
OSC 44	Require all projects that have the potential to generate significant levels of air pollution to provide detailed impact analyses and design mitigation that incorporates the most advanced technological methods available. Prior to the issuance of construction permits, the Town shall review and determine the effectiveness of proposed mitigation measures and set additional measures as needed.
OSC 45	Establish a goal for solar installations on new and existing homes as well as new commercial/industrial development to be achieved before 2020.
OSC 46	Pursue partnerships with other governmental entities and with private companies and Southern California Edison to establish incentive programs for renewable energy.
<b>SAFETY ELEMENT</b>	
<b>Safety Element Policies</b>	
Policy S 1-1	Collect and maintain data on soils and areas of steep slopes (30 percent or greater) or slopes prone to failure within the Town boundaries.
Policy S 1-2	Limit grading associated with development to the minimum necessary to provide for planned improvements, while maintaining maximum natural and undisturbed vegetation to control soil disturbance and erosion.
Policy S 1-3	Require development proposals with a slope of 30 percent or greater and/or subject to rockfalls, landslides or excessive erosion to be accompanied by a geotechnical analysis and associated technical reports.
Policy S 1-4	Require development on slopes prone to failure or slopes 30 percent or greater to
Policy S 2-1	Participate in local and regional emergency preparedness planning efforts with public and quasi-public agencies to assure the continued functionality of major utility services in the event of a major earthquake.
Policy S 2-2	Collect and distribute earthquake preparedness information and materials to Town residents and local businesses.
Policy S 2-3	Encourage and promote the development of ground water recharge basins in areas where increased potential for liquefaction resulting from an earthquake will have a minimal effect on existing and planned development.
Policy S 2-4	Encourage the location of heavily irrigated areas away from foundations and other structural supports to minimize the creation of a localized liquefaction hazards in areas of high seismicity.
Policy S 2-5	Evaluate development in areas identified as being subject to a rockfall or landslide hazard to minimize the potential of those hazards impacting property.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy S 2-6	Implement development restrictions and seismic study requirements around active faults pursuant to the Alquist-Priolo Act to ensure that potential impacts of seismic hazards are mitigated.
Policy S 2-7	Maintain an inventory of unreinforced masonry structures in compliance with California’s Unreinforced Masonry Law.
Policy S 2-8	Coordinate with the U.S. Geological Survey to assure the provision of earthquake predictions which may impact the Town and surrounding area.
Policy S 2-9	Coordinate and cooperate with public and quasi-public agencies to ensure that major utility systems and roadways have continued functionality in the event of a major earthquake.
Policy S 3-1	Continue to improve local drainage facilities to be consistent with or complementary to the Master Plan of Drainage.
Policy S 3-2	Seek funding for local drainage improvements to provide flood control protection, preserve natural landform, and create passive and active recreational open space amenities.
Policy S 3-3	Continue to manage local natural and improved drainage facilities to be consistent with or complementary to the Master Plan of Drainage.
Policy S 3-4	Collaborate with the San Bernardino County Flood Control District and other state and federal agencies to minimize flood damage.
Policy S 3-5	Participate in regional planning efforts to monitor and regulate the use and removal of sewage disposal systems threatening the Town’s groundwater basin.
Policy S 3-6	In those locations where managed flood plains are recommended by the Master Plan of Drainage, limited to no improvements shall be allowed to control or divert the flow of flood water.
Policy S 3-7	Require development within the 100-year flood zone to implement mitigation measures to minimize risks associated with flood hazards.
Policy S 3-8	Collect, maintain, and make available information regarding flooding hazards to remain aware of potential hazards and serve as an educational resource for the community.
Policy S 3-9	Actively cooperate with FEMA regarding amendments to local Flood Insurance Rate Maps, recognizing the importance of redesignation of the 100 and 500-year flood plains within the Town boundaries as facility improvements are completed.
Policy S 3-10	Coordinate with the San Bernardino County Flood Control District to enter into multi-use agreements within flood control facilities, allowing for safe, attractive recreational facilities while maintaining the function of the drainage facilities.
Policy S 3-11	Require new development to incorporate adequate flood mitigation, including appropriate siting of structures located within flood plains and grading that prevents adverse drainage impacts to adjacent properties through on-site retention of runoff.
Policy S 4-1	Require property owners adjacent to wildland fire areas to maintain a defensible space around structures consistent with San Bernardino County Fire Department standards.
Policy S 4-2	Continue public education efforts to inform the community of wildland fire hazards and ways to minimize the damage caused by fires.





### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy S 4-3	Ensure that public and private water distribution and supply facilities have adequate capacity and reliability (peakload water supply) to supply both every day and emergency firefighting needs.
Policy S 4-4	Continue long-range wildland fire safety planning, including enforcement and updates to the Municipal Code, improved infrastructure, and partnerships with other public agencies and the private sector.
Policy S 4-5	Update the Fire Hazard Areas map as development changes.
Policy S 4-6	Enforce fire standards and regulations in accordance with the California Building Code, Town Municipal Code for building and landscaping, and the San Bernardino County Fire Department regulations for all new development.
Policy S 5-1	Encourage the use of wind barriers, protective architectural features, and drought-resistant ground coverage in new and existing development to mitigate the impacts from windstorms and dust storms.
Policy S 5-2	Ensure that the National Weather Service continues to deploy extreme weather warnings to alert residents, business owners, and visitors of extreme weather conditions, so that the community, utility companies, shelters, and emergency response resources are prepared.
Policy S 6-1	Collaborate with the County of San Bernardino and other appropriate agencies to facilitate the safe and immediate clean-up of all hazardous waste sites and to provide safe facilities for disposal in accordance with applicable federal, state, and local regulations.
Policy S 6-2	In conjunction with the San Bernardino County Fire Department, review and monitor potentially hazardous materials associated with industrial uses.
Policy S 6-3	Encourage businesses to utilize practices and technologies that will reduce the generation of hazardous waste.
Policy S 6-4	Promote the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials.
Policy S 6-5	Cooperate with the state and gasoline station owners and operators in monitoring the conditions of subsurface tanks.
Policy S 6-6	Maintain an inventory of hazardous materials and their location in Town. Policy S6-7
Policy S 6-8	Cooperate with regulators and encourage the enforcement of laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials, and notify the appropriate county, state and/or federal agencies as required by law.
Policy S 6-9	Require all business that use, store or produce hazardous materials to comply with the County Fire Department's Business Plan requirements.
Policy S 6-10	Coordinate with the San Bernardino County Fire Department and the County Environmental Health Department to assure improved response to, and capability for, handling hazardous materials incidents.
Policy S 7-1	Provide an appropriate level of police and fire protection to preserve and protect the health, welfare, and property of residents and businesses in the Town of Yucca Valley.
Policy S 7-2	Require the San Bernardino County Sheriff and Fire Departments to evaluate new development plans and comment on their ability to provide services.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
Policy S 7-3	Encourage the evaluation of projects using Crime Prevention through Environmental Design (CPTED) design practices as a means of providing increased security in residential, commercial, and industrial development.
Policy S 7-4	Update and maintain the Emergency Operations Plan and Hazard Mitigation Plan keeping them current with county, state, and federal requirements, include measures pertaining to man-made and natural hazards such as flood, access, earthquakes, landslides, hazardous materials, evacuation, severe weather and fire.
Policy S 7-5	Establish emergency evacuation routes and adequate signage.
Policy S 7-6	Promote public and quasi-public education programs to enhance public safety.
Policy S 7-7	Coordinate with the San Bernardino County Fire and Sheriff's Departments and other appropriate agencies for the provision of adequate equipment and personnel, as well as expanded levels of service when needed.
<b>Safety Element Implementation Actions</b>	
S 1	Disseminate information on areas of landslide susceptibility at Town Hall and on the Town's website by making available/ posting a link to the Slope Distribution Map.
S 2	Develop and adopt a detailed hillside grading ordinance with review standards to assess potential impacts from development on slopes 30 percent or greater.
S 3	Contract with a state-certified geologist and/or geological engineer to review and determine the adequacy of geotechnical studies for proposed projects.
S 4	Establish and maintain a reference collection of maps and other materials illustrating the location of seismic hazards occurring within the Town boundaries.
S 5	Disseminate information on fault locations at Town Hall and on the Town website by making available/ posting a link to the Seismic Hazards Map.
S 6	Update building, zoning and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act and Unreinforced Masonry Law.
S 7	Communicate with the Hi-Desert Water District to ensure the seismic safety of all existing and proposed water storage tanks and pipe connections.
S 8	Revise the Municipal Code to include requirements that protect the community from liquefaction.
S 9	Identify unreinforced masonry structures and maintain an inventory of their locations to inform local emergency response personnel and educate the public of the dangers associated with these structures during a catastrophic event.
S 10	Work with the San Bernardino County Flood Control District to update and implement the Master Plan of Drainage for the near and long term protection of the community and its residents. Encourage the County to develop and include strategies to address local drainage issues unique to Yucca Valley's desert environment such as drainage over private properties in semi-developed areas and unpaved roads that cross natural drainage areas that cannot be remedied by standard measures included in the existing Master Plan and typically apply to more urbanized areas.
S 11	Continue to disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public at Town Hall and on the Town's website.



### 3. Project Description

**Table 3-3**  
**Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
S 12	Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.
S 13	Apply for grants that provide funding for local drainage controls. CalEPA and the CA State Water Resources Control Board both offer grants to municipalities throughout California.
S 14	Secure a Conditional Letter of Map Revision (CLOMAR) and final map amendment recognizing the re-designation of the 100-year flood plain within the Town boundaries.
S 15	Enforce on-site retention of stormwater and run-off, plus a minimum of 10% above the incremental increase, through the development review process and routine site inspections.
S 16	Communicate with FEMA regarding Flood Insurance Rate Maps.
S 17	Map areas that frequently flood to track priority places for infrastructure improvements. Use this data to apply for grant funding.
S 18	Continue to implement San Bernardino County Fire Department standards that include wildfire safety planning measures, including buffer space and defensible space requirements (100ft around structures adjacent to wildland areas).
S 19	Disseminate information on wildfire hazard zones at Town Hall and on the Town's website by making available/ posting a link to the Wildfire Hazards Map.
S 20	Coordinate with the Hi-Desert Water District to monitor peak water supply to ensure adequate capacity in the event of an urban fire, wildfire, or other emergency.
S 21	In conjunction with the San Bernardino County Fire Department, assess the need for fuel modification zones (greenbelts, fuel breaks, fuel reduction, and buffer zones) around new and existing development to mitigate potential losses due to wildfire.
S 22	Update the Wildfire Hazards Map as needed.
S 23	Develop a guide for protecting homes and businesses from extreme weather conditions. Include ideas for protective architectural features, wind barriers, and drought resistant landscaping.
S 24	Update the inventory of all hazardous materials sites, including underground storage tanks.
S 25	Work with the County of San Bernardino's Hazardous Material Division to distribute information to the community on the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials. Include disposal and recycling locations that are closest to Yucca Valley as well as emergency contact information. Make the information available at Town Hall and on the Town's website.
S 26	Stay up to date on hazardous materials associated with industrial and commercial uses by communicating with county, state, and federal agencies.
S 27	Make information available to local businesses for incentives to reduce the generation of hazardous waste. Program components can include rebates for recycling; apply for grant funding through CalRecycle.
S 28	Require new businesses handling hazardous materials to submit a Business Plan consistent with County Fire Department standards for handling, storing, transporting and disposing of hazardous materials and wastes. The plan should be submitted as a part of the development approval process.

### 3. Project Description

**Table 3-3  
Proposed Town of Yucca Valley General Plan Policies and Implementation Actions**

<b>Number</b>	<b>Policy/Implementation Action</b>
S 29	Communicate with the San Bernardino County Fire Department and other regulators of hazardous materials to enforce safe handling of hazardous materials.
S 30	Review and update the Emergency Operations Plan with local key staff members including medical, fire, police, etc. to ensure that the Town is adequately prepared for most likely and demanding emergency disasters.
S 31	Work with San Bernardino County Sheriff and Fire Departments to create an educational program to enhance awareness of public safety. Components of the program could include a brochure, a workshop, a booth at community events, and additional information posted to the Town’s website. Topics can include earthquakes, urban and wildfires, severe weather conditions, hazardous materials, and flooding.
S 32	Cooperate and coordinate with other agencies and utility companies in the preparation of public information materials to assist residents and business owners in responding to local disasters. Provide the public information materials at Town Hall and on the Town’s website.
S 33	When feasible, encourage ongoing education for Town staff to better understand local natural and human-made hazards and how they can affect development proposals and disrupt vital services.
S 34	Encourage the San Bernardino County Sheriff to evaluate new development applications for consistency with Crime Prevention Through Environmental Design (CPTED) principals as a part of project review.
S 35	Maintain the Town of Yucca Valley Hazards Mitigation Plan and update it to include hazardous materials and the emergency evacuation routes with guidance for signage. Continue to make it available to the public at Town Hall and on the Town’s website.
S 36	Communicate with the San Bernardino County Sheriff and Fire Departments to ensure an adequate level of service.
S 37	Analyze the possibility of establishing a Public Safety Assessment District to offset the costs of providing police and fire services to new development.
S 38	Encourage the County Fire Department to conduct periodic inspection of commercial, industrial and institutional buildings, and multi-family developments, to ensure compliance with fire code compliance and to educate building and development managers on fire safety issues.



### 3. Project Description

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#### 3.5 INTENDED USES OF THE EIR

This is a Program EIR that examines the potential environmental impacts of the proposed General Plan Update. This DEIR is also being prepared to address various actions by the Town and others to adopt and implement the General Plan. It is the intent of the DEIR to enable the Town of Yucca Valley, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are as follows:

<b>Lead Agency</b>	<b>Action</b>
Yucca Valley Town Council	<ul style="list-style-type: none"><li>• Certification of the Town of Yucca Valley General Plan Update EIR</li><li>• Adoption of findings of fact and statement of overriding considerations</li><li>• Adoption of a Mitigation Monitoring and Reporting Program</li><li>• Adoption of the Town of Yucca Valley General Plan Update</li></ul>
<b>Responsible Agencies</b>	<b>Action</b>
Department of Housing and Community Development (HCD)	<ul style="list-style-type: none"><li>• Approval of the General Plan Housing Element</li></ul>

## 4. Environmental Setting

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### 4.1 INTRODUCTION

The purpose of this section is to provide, pursuant to provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a “description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, from both a local and a regional perspective.” The environmental setting will provide a set of baseline physical conditions that will serve as a tool from which the lead agency will determine the significance of environmental impacts resulting from the proposed project. In addition, subsections of Chapter 5, *Environmental Analysis*, provide a more detailed description of the local environment setting for the environmental topical areas.

### 4.2 REGIONAL ENVIRONMENTAL SETTING

#### 4.2.1 Regional Location

The Town of Yucca Valley is near the southern boundary of the central portion of San Bernardino County, approximately 30 miles (driving distance) north of downtown Palm Springs in neighboring Riverside County (see Figure 3-1, *Regional Location*, in Chapter 3, *Project Description*). As shown previously in Figure 3-1, the Town is surrounded by portions of unincorporated San Bernardino County and is near the City of Twentynine Palms and the unincorporated communities of Morongo Valley and Joshua Tree. The southern boundary of Yucca Valley is adjacent to Joshua Tree National Park. SR-62 traverses the Town from east to west, and SR-247 crosses the northern half of the Town from north to south.



#### 4.2.2 Regional Planning Considerations

##### **Southern California Association of Governments**

San Bernardino County and the Town are in a six-county metropolitan region composed of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG is the federally recognized metropolitan planning organization MPO for the region, which encompasses over 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the Southern California region’s MPO, SCAG cooperates with Mojave Desert Air Quality Management District (MDAQMD), the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. San Bernardino County and its local jurisdictions constitute the San Bernardino Subregion of the SCAG region. Land use and transportation planning in the San Bernardino Subregion is the responsibility of the San Bernardino Associated Governments (SANBAG), which has developed a variety of plans to achieve specific regional objectives. The plans most applicable to the proposed Yucca Valley General Plan Update are discussed below.

##### ***Regional Transportation Plan/Sustainable Communities Strategy***

On April 4, 2012, SCAG adopted the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to help coordinate development of the region’s transportation improvements. The RTP is a long-range transportation plan that is developed and updated by SCAG every four years. The RTP provides a vision for

## 4. Environmental Setting

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transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address our mobility needs. The proposed project's consistency with the applicable 2012 RTP policies is analyzed in detail in Section 5.9, *Land Use and Planning*, of this DEIR.

### **Compass Blueprint**

In 2004, SCAG adopted a regional growth strategy known as the Compass Blueprint Strategy. The program is the part of the 2004 regional growth forecast policy that attempts to reduce emissions and increase mobility through strategic land use changes. Compass Blueprint, through extensive public participation, land use, and transportation modeling and analysis, has resulted in a plan that identifies strategic growth opportunity areas where the program will help cities and counties reap the maximum benefits from regional planning implemented in cooperation and partnership with the local community. Compass Blueprint tools support visioning efforts, infill analyses, economic and policy analyses, and marketing and communication programs.

The Mid-Town Master Land Use Vision and Mobility Plan is a demonstration project sponsored by the Compass Blueprint Program that outlines a vision for central Yucca Valley. The Mid-Town area is a 568-acre area in the center of the Town of Yucca Valley and is generally bounded by Sage Avenue on the west, Joshua View Drive on the east, Onaga Trail on the south, and Crestview Drive on the north. The Mid-Town area is anchored by the intersection of two state highways: State Routes 62 and 247. The intersection has the highest traffic volume in the Morongo Basin and is a focal point of the community. The two highways provide the only regional transportation linkages to and from the Morongo Basin, and SR-62 is the gateway to Joshua Tree National Park. In addition, the majority of the Town's nonresidential uses are along SR-62, which contributes significantly to the Town's overall image and character. The primary objectives of the Mid-Town Master Land Use Vision and Mobility Plan are to identify conceptual land use options that could include increased housing densities and mixed uses, as well as explore pedestrian linkages between public transit, public facilities, and major recreation, commercial, and education nodes of activity. A draft of the plan was released in January 2013.

### **Mojave Desert Air Quality Management District**

The Town of Yucca Valley is in the Mojave Desert Air Basin (MDAB), which is managed by the Mojave Desert Air Quality Management District (MDAQMD). The air pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and state law. These regulated air pollutants are known as criteria air pollutants and are: carbon monoxide, volatile organic compounds (VOC), nitrogen oxides (NO<sub>x</sub>), sulfur dioxide, coarse inhalable particulate matter (PM<sub>10</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), and lead. VOC and NO<sub>x</sub> are criteria pollutant precursors and go on to form secondary criteria pollutants, such as ozone (O<sub>3</sub>), through chemical and photochemical reactions in the atmosphere. Air basins are classified as attainment/nonattainment areas for particular pollutants, depending on whether they meet ambient air quality standards (AAQS) for that pollutant. The MDAB is designated as in nonattainment for fine inhalable particulate matter (PM<sub>2.5</sub>) under the California AAQS, and for ozone (O<sub>3</sub>) and coarse inhalable particulate matter (PM<sub>10</sub>) under both federal and state AAQS. Several air quality management plans (AQMPs) have been prepared by MDAQMD to reduce criteria air pollutants for which the MDAB is designated as a nonattainment area. Applicable AQMPs within the portion of the MDAB where the Town is located include the 2008 "Federal 8-Hour Ozone Attainment Plan" for the Western Mojave Desert Nonattainment Area and the 1995 "Mojave Desert Planning Area Federal Particulate Matter Attainment Plan."

### **California Air Resources Board**

Assembly Bill 32 (AB 32), the Global Warming Solutions Act, was passed by the California state legislature on August 31, 2006, to place the state on a course toward reducing its contribution of greenhouse gas emissions. AB 32 follows the first tier of emissions reduction targets established in Executive Order S-3-05, signed on June 1, 2005, which



## 4. Environmental Setting

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requires the state's global warming emissions to be reduced to 1990 levels by the year 2020. Pursuant to the requirements of AB 32, the state's reduction in global warming emissions will be accomplished through an enforceable statewide cap on global warming emissions that will be phased in starting in 2012. In order to effectively implement the cap, CARB adopted the Scoping Plan in December 2008 that identified the greenhouse gas emissions reduction targets and reduction strategies for the various emission sectors within the state. Projected GHG emissions in California identified in the 2008 Scoping Plan are estimated at 596 million metric tons of CO<sub>2</sub>-equivalent (CO<sub>2e</sub>) pollutants. The California Air Resources Board (CARB) approved a 2020 emissions limit of 427 million metric tons (MMT) of CO<sub>2e</sub> for the state (CARB 2008). Since release of the 2008 Scoping Plan, CARB has updated the statewide GHG emissions inventory to reflect GHG emissions in light of the economic downturn and measures not previously considered within the 2008 Scoping Plan baseline inventory. The updated forecast predicts emissions to be 507 MMT by 2020. The new inventory identifies that an estimated 80 MMT of reductions are necessary to achieve the statewide emissions reduction of AB 32 by 2020, 15.7 percent of the projected emissions compared to business as usual in year 2020 (i.e., 15.7 percent of 507 MMT) (CARB 2012).

### **National Park Service**

#### ***Joshua Tree National Park***

Joshua Tree National Park, which abuts the southern Town boundary, is in San Bernardino and Riverside counties and covers approximately 791,000 acres south and southeast of the Town. Joshua Tree National Park protects portions of three ecosystems: the Colorado Desert, the Mojave Desert, and the pinyon and juniper woodlands in the Little San Bernardino Mountains. A large part of Joshua Tree National Park (approximately 430,000 acres) has been designated as a wilderness area and is managed by the National Park Service in accordance with the Wilderness Act.

#### ***Proposed Sand to Snow National Monument***

The proposed Sand to Snow National Monument would be west of the Town and would include approximately 134,000 acres of federal land between Joshua Tree National Park and the San Bernardino National Forest, including the San Geronio Wilderness and the Big Morongo Canyon Preserve. The monument would rise from approximately 1,400 feet above mean sea level (amsl) at the Mojave Desert floor to 11,503 feet amsl at San Geronio Mountain. Sand to Snow National Monument would include one of California's most diverse landscapes and would also protect wildlife corridors between the San Bernardino Mountains, San Jacinto Mountains, and Joshua Tree National Park. It would be managed jointly by the Bureau of Land Management and the US Forest Service.

### **Regional Water Quality Control Board, Colorado River Basin Region 7**

Under the Porter-Cologne Water Quality Act, California's water quality control law, the State Water Resources Control Board (SWRCB) has ultimate control over water quality policy and allocation of state water resources. The SWRCB, through its nine Regional Water Quality Control Boards (RWQCBs), carries out the regulation, protection, and administration of water quality in each region. Each regional board is required to adopt a water quality control plan or basin plan. The Town of Yucca Valley is located in the Colorado River Basin, Region 7.

#### ***Colorado River Basin Plan***

The basin plan for the Colorado River Basin was adopted in 2006. It gives direction on the beneficial uses of the state waters within Region 7; describes the water quality that must be maintained to support such uses; and provides programs, projects, and other actions necessary to achieve the standards established in the basin plan. The basin plan was amended in 2011 to prohibit septic tank discharges within the Town of Yucca Valley.



## 4. Environmental Setting

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### U.S. Fish and Wildlife Service

#### ***Desert Tortoise Recovery Plan***

The Desert Tortoise Recovery Plan is a regulatory document maintained by the United States Fish and Wildlife Service (USFWS) that aims to facilitate recovery of the Mojave desert tortoise (*Gopherus agassizii*), an herbivorous reptile that lives in the region and is federally listed as threatened. The plan's strategy includes regulation of land use-related threats to tortoise habitat, which include urbanization, recreational vehicle use, grazing, and military activities. The recovery plan was originally adopted in 1994 and was most recently revised in 2011.

### **4.3 LOCAL ENVIRONMENTAL SETTING**

#### **4.3.1 Location and Land Use**

The Town of Yucca Valley encompasses approximately 25,000 acres (or 39 square miles). As shown previously in Figure 3-3, *Existing Land Uses*, (see Chapter 3, *Project Description*) and in Table 4-1, *Existing Land Use Summary*, below, the vast majority of Town land is either single-family land uses (24.0 percent) or vacant (65.4 percent). This is due to the Town's low density residential character and isolated, high desert location. With a few exceptions, existing commercial and industrial uses are generally within a one-half mile of the SR-62 corridor and concentrated in the Old Town and Mid-Town areas (see Figure 3-2, *Townwide Aerial*). Yucca Valley does not contain any major water bodies. The Town's abundant vacant land generally consists of undeveloped desert saltbrush scrub, Joshua tree woodland, and pinyon-juniper woodland. The majority of roadways in the less developed portions of the Town are unimproved (i.e., dirt roads).

## 4. Environmental Setting

**Table 4-1  
Existing Land Use Summary**

<i>Land Use</i>	<i>Acres</i>	<i>% of Total</i>	<i>Dwelling Units</i>	<i>Population</i>	<i>Total Square Feet<sup>1</sup></i>	<i>Employment<sup>2</sup></i>
<b>Residential</b>						
Single-Family <sup>3</sup>	6,113	24.0%	7,754	17,448	-	-
Mobile Homes <sup>4</sup>	115	0.5%	772	1,737	-	-
Multifamily <sup>5</sup>	93	0.4%	932	2,097	-	-
<b>Subtotal</b>	<b>6,321</b>	<b>24.8%</b>	<b>9,458</b>	<b>21,282</b>	-	-
<b>Commercial, Mixed Use, and Industrial</b>						
Other Commercial	22	0.1%	-	-	188,892	540
General Office	51	0.2%	-	-	556,350	1,590
Government Office	30	0.1%	-	-	259,643	865
Heavy Industrial	25	0.1%	-	-	109,658	110
Hotels and Motels	11	0.0%	-	-	95,957	192
Light Industrial	6	0.0%	-	-	26,778	38
Major Medical Facility	5	0.0%	-	-	45,277	91
Manufacturing	62	0.2%	-	-	271,008	271
Open Storage	2	0.0%	-	-	-	36
Retail Stores and Commercial Services	225	0.9%	-	-	1,961,692	3,269
Special Care Facilities	1	0.0%	-	-	11,896	30
Wholesaling and Warehousing	8	0.0%	-	-	33,167	28
<b>Subtotal</b>	<b>449</b>	<b>1.8%</b>	-	-	<b>3,560,317</b>	<b>7,059</b>
<b>Miscellaneous</b>						
Agriculture	27	0.1%	-	-	-	-
Airport	62	0.2%	-	-	-	-
Communication Facilities	9	0.0%	-	-	-	-
Educational Institutions	150	0.6%	-	-	-	310
Electrical Power Facilities	3	0.0%	-	-	-	-
Fire Station	2	0.0%	-	-	-	10
Improved Water Floodways	56	0.2%	-	-	-	-
Maintenance Yard	2	0.0%	-	-	-	-
Open Space and Recreation	106	0.4%	-	-	-	-

## 4. Environmental Setting

**Table 4-1  
Existing Land Use Summary**

<i>Land Use</i>	<i>Acres</i>	<i>% of Total</i>	<i>Dwelling Units</i>	<i>Population</i>	<i>Total Square Feet<sup>1</sup></i>	<i>Employment<sup>2</sup></i>
Parks and Open Space	26	0.1%	-	-	-	-
Park and Ride Lots	6	0.0%	-	-	-	-
Public Facilities	78	0.3%	-	-	-	130
Religious Facilities	57	0.2%	-	-	-	30
ROW	1,442	5.7%	-	-	-	-
Water Storage Facilities	37	0.1%	-	-	-	-
Vacant	16,661	65.4%	-	-	-	-
<b>Subtotal</b>	<b>18,723</b>	<b>73.4%</b>	-	-	-	<b>480</b>
<b>TOTAL</b>	<b>25,492</b>	<b>100%</b>	<b>9,458</b>	<b>21,282</b>	<b>3,560,317</b>	<b>7,539</b>

<sup>1</sup> Commercial building square footage was generated using a FAR of 0.20 that was based on the average from a sample of retailers along Highway 62.

Office building square footage was generated using a FAR of 0.25 that was based on the average from a sample of offices along Highway 62.

Government office building square footage was generated using a FAR of 0.20 to reflect open space on the Town Hall site.

Industrial building square footage was generated using a FAR of 0.10 that was based on an average from a sample of industrial and manufacturing uses across the community.

<sup>2</sup> Employment generation rates are in employees per building square footage and were developed by The Planning Center | DC&E.

<sup>3</sup> Low density residential parcels were built out at the maximum density except for R-S-5, which was built out at 3 DU/AC instead of 5 DU/AC. Medium density residential parcels were built out slightly lower than the maximum densities (6 DU/AC in R-M-8 and 8 DU/AC in R-M-10).

<sup>4</sup> The number of mobile home units was provided by the California Department of Housing and Community Development online database in September 2012 (<https://ssw1.hcd.ca.gov/ParksListing/faces/parkslist/mp.jsp>).

<sup>5</sup> Multifamily residential parcels were built out at a density of 10 DU/AC.

## 4. Environmental Setting

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The Town of Yucca Valley is largely surrounded by undeveloped areas of the Mojave Desert. As shown previously in Figure 3-2, *Townwide Aerial* (see Chapter 3, *Project Description*), the Town is bordered by a mixture of undeveloped and low density residential areas to the north and east, including the unincorporated communities of Pioneer Town and Joshua Tree; Joshua Tree National Park to the south; and undeveloped areas to the west.

### 4.3.2 General Plan and Zoning

The current Town of Yucca Valley General Plan was adopted on December 14, 1995, and contains 22 elements organized into four broad issue areas, which are outlined in Chapter 3, *Project Description*. The current General Plan provides the basis for current land use designations in the Town. Table 3-1, *Current General Plan Land Use Designations* provides acreage statistics for land uses under the current General Plan. The Town of Yucca Valley Development Code (Municipal Code, Title 9), which is currently being updated, provides the basis for current zoning in the Town. The Town's Official Zoning District Map contains 29 zoning districts: 15 residential, 10 commercial, 1 industrial, 3 public use (including public facilities and open space), and 1 overlay zone (Highway Environs Overlay).

### 4.3.3 Biological Resources

As stated above, the majority of the area within Yucca Valley's boundaries is undeveloped. Natural communities in and around Yucca Valley include desert saltbush scrub, Joshua tree woodland, and pinyon-juniper woodland environments. Several species of special concern are found in or near Yucca Valley, including the northern red diamond rattlesnake, yellow warbler, Nelson's bighorn sheep, burrowing owl, triple-ribbed milk vetch, Parish's daisy, western yellow-billed cuckoo, willow flycatcher, red-tailed hawk, golden eagle, turkey buzzard, and several species of bat. The desert tortoise, a federally threatened species, is also found in and near Yucca Valley. There are no major bodies of water in the Town. However, the USFWS National Wetlands Inventory has designated several small areas of Yucca Valley as wetlands, including parts of the Water Canyon Wash, Yucca Wash, and several small retention ponds and basins.

The entire Town of Yucca Valley is in the plan area for the proposed West Mojave Plan (WMP) Habitat Conservation Plan (HCP). The Bureau of Land Management's (BLM) West Mojave Plan is a proposed multiple-species HCP aimed at protecting nearly 100 federal- and state-listed plant and wildlife species and their habitats, including the desert tortoise, a federally threatened species residing in Yucca Valley. According to the BLM, the Town is no longer a participating agency in the draft WMP and the proposed HCP would apply to projects conducted on BLM lands only. The Town is in the plan area for a second regional conservation plan under preparation, the Desert Renewable Energy Conservation Plan (DRECP), an HCP and Natural Communities Conservation Plan being developed by federal and state agencies with input from local governments, environmental organizations, industry, and other interested parties to provide effective protection, conservation, and management of desert ecosystems while allowing for the appropriate development and timely permitting of renewable energy projects. However, no energy projects subject to the draft DRECP are planned or proposed within the Town.

Additional information regarding biological resources in Yucca Valley is provided in Section 5.3, *Biological Resources*, of this DEIR.

### 4.3.4 Greenhouse Gas Emissions and Air Quality

As noted above, Yucca Valley is in the MDAB, which is governed by the MDAQMD. The MDAB is a nonattainment area for fine inhalable particulate matter (PM<sub>2.5</sub>) under the California AAQS, and for ozone (O<sub>3</sub>) and coarse inhalable particulate matter (PM<sub>10</sub>) under both federal and state AAQS. Additional information regarding air quality and climate change regulation affecting Yucca Valley is provided in Section 4.2.2, *Regional Planning Considerations*, above. Existing climate and air quality conditions in the Town are also analyzed in Sections 5.2, *Air Quality*, and 5.6, *Greenhouse Gas Emissions*, of this DEIR.



## 4. Environmental Setting

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### 4.3.5 Geology and Landform

Yucca Valley is in an east–west trending basin bounded by the Little San Bernardino Mountains on the south and the Sawtooth Mountains on the north. The Sawtooth Mountains extend eastward through the middle of the town. As a result, the Town’s topographic relief is gentler in the south than in the north. The sections of the Little San Bernardino and Sawtooth Mountains closest to Yucca Valley are composed primarily of igneous and metamorphic rocks. The valley floor is underlain by sandy, granular soils eroded from the surrounding mountains and transported to the lower elevations by gravity and runoff. Other significant surficial sediments in the area include older alluvium and fan deposits consisting of cobbles, pebbles, and coarse sand that have been uplifted above the present floodplain. Some common geologic hazards that could affect structures and infrastructure include ground subsidence, liquefaction, erosion, and landslides.

Yucca Valley is in an area of high seismic activity and several faults have the potential to cause damage in the community. The Pinto Mountain fault extends in an easterly direction through the central part of Town. The Eureka Peak, Burnt Mountain, Johnson Valley, and Homestead Valley faults run north–south through various portions of the community. The southern San Andreas fault passes about eight miles southwest of the Town. These and several other seismically active faults are within about 60 miles of the community, posing a hazard. The faults that extend through the town also have the potential to cause surface fault rupture, the displacement of the ground surface when a fault moves. Deformation associated with movement along the Pinto Mountain fault could impact several buildings and infrastructure in downtown Yucca Valley. The 1992 7.6-magnitude Landers earthquake occurred on the Johnson Valley fault north of the town and involved ruptures on several other faults, including two previously unknown faults (Burnt Mountain and Eureka Peak). The impacts were serious. More than 400 people were injured and 3 people lost their lives, including 1 in Yucca Valley, as a result of the earthquake.

Additional information describing the Town’s existing geologic setting, including discussion of geologic units and the Town’s earthquake history, is found in Section 5.5, *Geology and Soils*, of this DEIR.

### 4.3.6 Hydrology

The entire Town, except for its northwest corner and southwest corner, is in the Yucca Valley Watershed. Drainage in the Yucca Valley watershed flows eastward to Coyote Lake, a dry lake east of the Town. The Yucca Valley Watershed extends from the Sawtooth Mountains on the west to the Little San Bernardino Mountains on the southwest; it spans much of the west part of Joshua Tree National Park and part of the Morongo Basin north of the Park. The northwest corner of the Town is in the Emerson Watershed, and the southwest corner of the Town is in the Morongo Watershed. Yucca Valley has no perennial rivers or streams. When a storm arrives, the normally dry rocky canyons of the adjacent hills and mountains disperse runoff into broad desert washes or onto alluvial fans and plains—all of which are laced with a complex and dynamic drainage network that ultimately terminates in desert playas several miles to the east and northeast of the Town. Drainage channels in the local mountains are well incised; however, they lose their strong definition upon reaching the alluvial plain, where sediment-laden water is carried in shallow washes and by sheet flow. Drainage channels that are dry most of the year can quickly become dangerous torrents of water, sand, mud and rocks, capable of transporting boulders, trees, and even cars. Yucca Valley overlies three groundwater basins: from south to north the Warren, Copper Mountain Valley, and Ames Valley basins.

Additional information describing the Town’s existing hydrology is found in Section 5.8, *Hydrology and Water Quality*, of this DEIR.

### 4.3.7 Public Services and Utilities

Public services and utilities are provided in the Town of Yucca Valley by providers listed in Table 4-2. Additional information describing the existing provision of services and utilities in the Town is found in Sections 5.12, *Public Services*, and 5.15, *Utilities and Service Systems*, of this DEIR.

## 4. Environmental Setting

**Table 4-2**  
**Public Service and Utility Providers**

<b>Public Services</b>	
Police	San Bernardino County Sheriff's Department
Fire Protection and Emergency Medical Services	San Bernardino County Fire Department
Public Schools	Morongo Unified School District
Library	San Bernardino County Library
Parks	Town of Yucca Valley
<b>Utilities</b>	
Water	Hi-Desert Water District
Wastewater Treatment	
Regional Flood Control	San Bernardino County Flood Control District
Solid Waste Collection	Burrtec Waste Industries
Solid Waste Disposal (Landfills)	San Bernardino County Department of Public Works
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company

### 4.3.8 Scenic Features

The Town's physical setting in the Morongo Basin region affords scenic views of the San Bernardino Mountains, Little San Bernardino Mountains, Sawtooth Mountains, Mojave Desert (including Joshua Tree National Park to the immediate south), and other undeveloped areas. Topography and a lack of dense vegetation or urban development offer scenic views throughout the Town, including to and from hillside areas.



### 4.4 ASSUMPTIONS REGARDING CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when a project's incremental effect is cumulatively considerable. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great detail as that necessary for the proposed project alone. Section 15355 of the CEQA Guidelines defines cumulative impacts to be "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative impacts represent the change caused by the incremental impact of the proposed project when added to effects of past projects, other current projects and probable future projects in the vicinity.

CEQA Guidelines Section 15130 (b)(1) states that the information utilized in an analysis of cumulative impacts should come from one of two sources, either:

- 1) A list of past, present and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts analyses in this DEIR use method No. 2. The proposed project consists of the Yucca Valley General Plan Update. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this DEIR analyzes the environmental impacts of developments in accordance with buildout of the proposed land use plan. As a result, this DEIR addresses the cumulative impacts of development within the Town of Yucca Valley and the Mojave Desert region surrounding it, as appropriate. In most cases, the potential for cumulative impacts is contiguous with the



## 4. Environmental Setting

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Town boundary because of its isolated location. Potential cumulative impacts that have the potential for impacts beyond the Town boundary (e.g., traffic, air quality, noise) have been addressed through cumulative growth in the Town and region. Regional growth outside Yucca Valley has accounted for traffic, air quality, and noise impacts through use of SANBAG's countywide travel demand model, which is a model that uses regional growth projections to calculate future traffic volumes. The growth projections adopted by the Town and surrounding area are used for the cumulative impact analyses of this DEIR. Please refer to Section 5 of this DEIR for a discussion of the cumulative impacts associated with development and growth in the Town and region.

### 4.4.1 References

California Air Resources Board (CARB). 2012. Status of Scoping Plan Recommended Measures. [http://www.arb.ca.gov/cc/scopingplan/status\\_of\\_scoping\\_plan\\_measures.pdf](http://www.arb.ca.gov/cc/scopingplan/status_of_scoping_plan_measures.pdf).

———. 2008, October. Climate Change Proposed Scoping Plan, a Framework for Change.

Southern California Association of Governments (SCAG). 2012–2035 *Regional Transportation Plan/ Sustainable Communities Strategy Homepage*. <http://rtpscs.scag.ca.gov/Pages/default.aspx>.

Southern California Association of Governments (SCAG). 2007. 2% Strategy Opportunity Area Maps. Compass Blueprint, Strategic Opportunity Areas Maps. <http://www.compassblueprint.org/files/orange-county.pdf>.

## 5. Environmental Analysis

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Chapter 5 examines the environmental setting, impacts, and mitigation measures associated with the proposed project. This chapter is divided into sections for respective environmental issue areas that were determined to need further study in the EIR as part of the scoping process.

The scope of the environmental analysis was determined using the Initial Study and Notice of Preparation (NOP) that were published November 2012, as well as incorporating public and agency comments received concerning the NOP comment period (November 8, 2012, to December 10, 2012; see Appendix B). Environmental issues and their corresponding sections are:

- 5.1 Aesthetics
- 5.2 Air Quality
- 5.3 Biological Resources
- 5.4 Cultural Resources
- 5.5 Geology and Soils
- 5.6 Greenhouse Gas Emissions
- 5.7 Hazards and Hazardous Materials
- 5.8 Hydrology and Water Quality
- 5.9 Land Use and Planning
- 5.10 Noise
- 5.11 Population and Housing
- 5.12 Public Services
- 5.13 Recreation
- 5.14 Transportation and Traffic
- 5.15 Utilities and Service Systems



Sections 5.1 through 5.15 provide a detailed discussion of the environmental setting, impacts associated with the proposed project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure also are discussed.

As presented in the Initial Study prepared for the proposed project (Appendix A), some specific issues under each of the environmental topics were determined not to be significantly affected by implementation of the project and therefore are not included for further discussion.

### Organization of Environmental Analysis

To assist the reader in comparing information about the respective environmental issues, each section (Sections 5.1 to 5.15) is organized as follows:

- Environmental Setting
- Thresholds of Significance
- Environmental Impacts
- Relevant General Plan Policies and Implementation Actions
- Existing Regulations and Standard Conditions
- Level of Significance Before Mitigation

## 5. Environmental Analysis

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- Mitigation Measures
- Level of Significance After Mitigation
- References

In addition, the Executive Summary includes a table summarizing all the impacts by environmental issue.

### Terminology Used in This Draft EIR

For each impact identified in this DEIR, a statement of the level of significance of the impact is provided. While criteria for determining significant impacts are unique to each issue area, the environmental analysis applies a uniform classification of the impacts based on the following definitions consistent with CEQA and the CEQA Guidelines:

- A designation of *no impact* is given when no changes in the environment would occur.
- A *less than significant impact* would cause no substantial adverse change in the environment.
- A *less than significant impact with mitigation incorporated* avoids substantial adverse impacts on the environment through mitigation measures.
- A *significant unavoidable impact* would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less than significant level.