

Section 4.0
Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines* provides the following definition of cumulative impacts:

“Cumulative impacts refers to two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts.”

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed in an EIR when the project’s effect is “cumulatively considerable,” as defined in Section 15065(c) of the *Guidelines*. The Initial Study Checklist (Appendix G of the *CEQA Guidelines*) provided as part of Appendix 15.1 indicates that the proposed Project may yield potentially significant cumulative effects. As a result, this EIR provides a cumulative impact assessment for each applicable environmental issue in each respective section, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130, the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness. Per *CEQA Guidelines* Section 15130(b), the following elements are necessary in an adequate discussion of significant cumulative impacts:

- “1. *Either:*
 - a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - b. *A summary of projections contained in an adopted General Plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact;*
2. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
3. *A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects of a proposed project.”*

Table 4-1, *Cumulative Projects List*, identifies related projects and other possible development in the area determined as having the potential to interact with the proposed Project to the extent that a significant cumulative effect may occur. Exhibit 4-1, *Cumulative Projects Map*, depicts the location of each project.

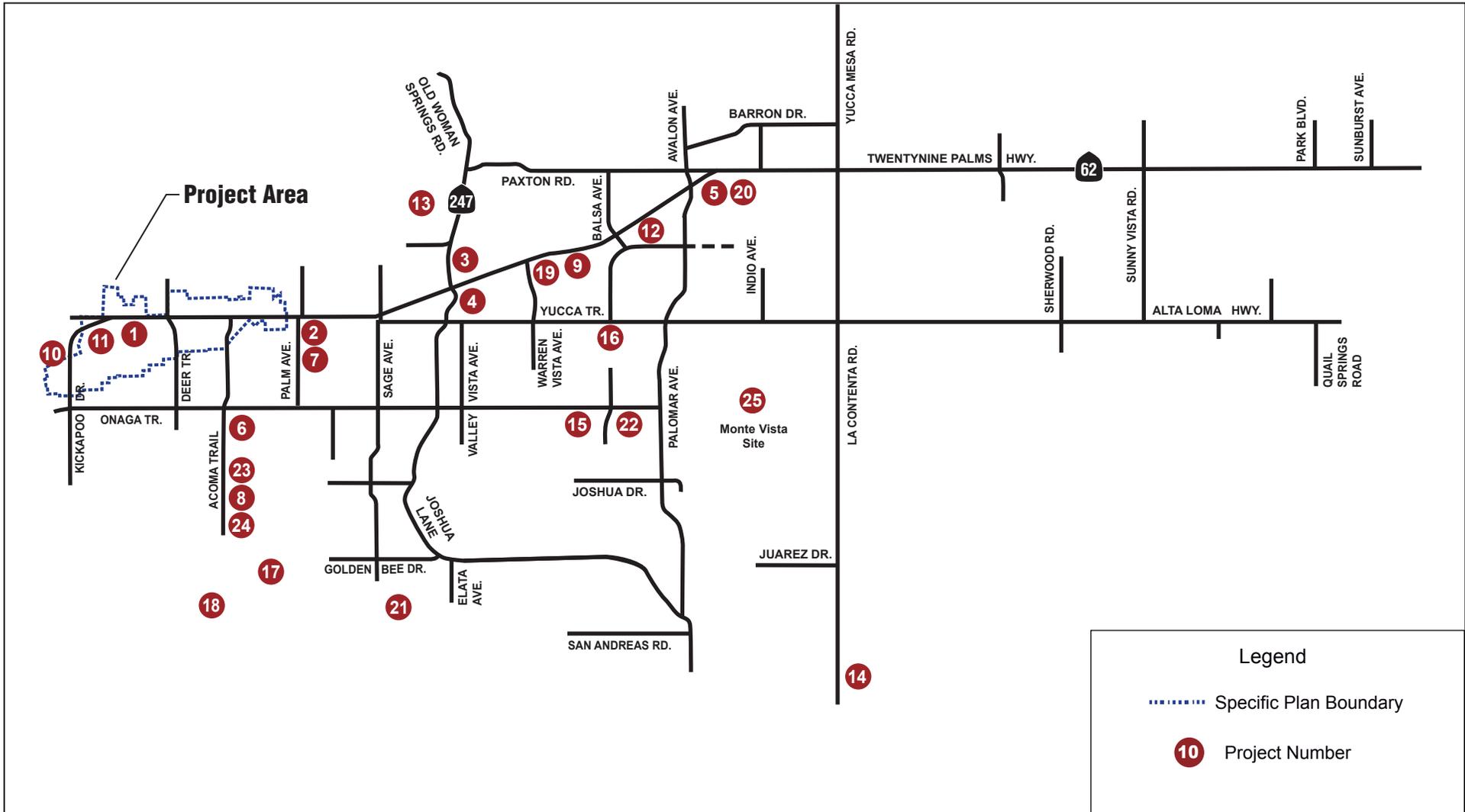


Information integral to the identification process was obtained from the Town of Yucca Valley and County of San Bernardino. The resulting related projects include primarily only those determined to be at least indirectly capable of interacting with the proposed project.

Table 4-1
Cumulative Projects List

Map Location No.	Name	Land Use	Quantity	Units
1	SPR-08-05	General Office Building	2.659	TSF
2	SPR-01-04	Hotel	94	RM
3	CUP-07-03 and Vesting PM 16506 (IN-N-OUT Burger)	Fast-Food Restaurant with Drive-Through Window	3.220	TSF
4	SPR-01-03	Self-Service Car Wash Specialty Retail Center Shopping Center	4 1.808 4.620	WS TSF TSF
5	Yucca Valley Retail Center	Overall Development Internal Trips		
6	TM 16587/GPA-01-04	SFDR	57	DU
7	PD-01-04/TM 16471	Mobile Home Park	106	ODU
8	TM 16957	SFDR	34	DU
9	Phelps Chevrolet-Nissan Auto Dealership	New Car Sales	21.606	TSF
10	SRP-02-03/TM16649	Residential: Condominium/Townhouse	40	DU
11	SRP-05-04	General Office Building	17.786	TSF
12	SRP-06-04	Apartment	12	DU
13	TM 16787	SFDR	54	DU
14	TM16733	SFDR	17	DU
15	TM11740	Residential: Condominium/Townhouse	91	DU
16	TM17328	SFDR	17	DU
17	TM17354	SFDR	61	DU
18	TM 18018	SFDR	12	DU
19	CUP-03-05 (K-Mark Reuse)	Shopping Center	73.722	TSF
20	Home Depot Project	Overall Development		
21	TM 17862/GPA-01-06	SFDR	105	DU
22	TM 17633	SFDR	61	DU
23	TM 17378/EA-17-05	SFDR	32	DU
24	TM 17379/EA-18-05	SFDR	32	DU
25	Mountain Vista at Western Hills Ranch	Single-Family Detached Housing	1163	DU
		Senior Adult Housing - Detached	238	DU

Source: Urban Crossroads. *Table 4-2, 2013 OTHER DEVELOPMENT LAND USE AND TRIP GENERATION SUMMARY*. August 2006.
 TSF = Thousand Square Feet; RM = rooms, WS = Wash Stalls; DU = Dwelling Units; ODU = Occupied Dwelling Units; SFDR = Single Family Development Residential



SOURCE: Urban Crossroads, Other Development Location Map. August, 2006.

NOT TO SCALE



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ENVIRONMENTAL IMPACT REPORT
 OLD TOWN YUCCA VALLEY SPECIFIC PLAN
Cumulative Projects Map

Exhibit 4-1