

4.0 EXISTING SETTING, IMPACTS, AND MITIGATION MEASURES

As stated previously, there are 17 environmental issue areas that are analyzed in this Environmental Impact Report (EIR) with respect to the proposed project (Yucca Valley Retail Specific Plan):

| | |
|-------------------------------------|------------------------------------|
| 4.1 Aesthetics | 4.10 Mineral Resources |
| 4.2 Agricultural Resources | 4.11 Noise |
| 4.3 Air Quality | 4.12 Population and Housing |
| 4.4 Biological Resources | 4.13 Public Services |
| 4.5 Cultural Resources | 4.14 Recreation |
| 4.6 Geology and Soils | 4.15 Transportation and Traffic |
| 4.7 Hazards and Hazardous Materials | 4.16 Utilities and Service Systems |
| 4.8 Hydrology and Water Quality | 4.17 Urban Decay |
| 4.9 Land Use and Planning | |

Within each section described in Chapter 4.0, the following information is presented relative to each environmental issue described:

- Description of the existing setting as it relates to the specific environmental issue;
- A summary of policies and regulations relevant to the specific environmental issue;
- Identification of the thresholds of significance;
- Evaluation of project-specific impacts and a determination of significance based on identified threshold levels;
- Identification of mitigation measures;
- A determination of the level of significance after mitigation measures are implemented; and
- Cumulative impacts.

The **Existing Setting** describes existing conditions at the local level. As set forth in the *State CEQA Guidelines* (§§15125[a], [d], and [e]), the Environmental Impact Report (EIR) describes, from a local and regional perspective, the natural and built conditions in the vicinity of the project as they existed at the time the Notice of Preparation (NOP) was published. This information provides the reader with the “baseline” from which future impacts are analyzed, and provides a standard against which to measure these impacts.

Existing Policies and Regulations cite the local, State, and Federal regulatory environment relevant to specific environmental issue areas.

Thresholds of Significance are used to determine the level of significance of impacts by issue area.

The **Impact Analysis** focuses on changes in the existing physical environment and identifies direct and indirect significant effects associated with the proposed project.

Mitigation Measures are provided to reduce the significance of potential impacts resulting from the implementation and operation of the proposed project. Where applicable, the measures include appropriate references to their timing and the party(ies) responsible for implementation.

A determination of **Level of Significance** identifies to what level potential impacts would be reduced following the implementation of mitigation measures.

The discussion of potential **Cumulative Impacts** is a requirement of the *CEQA Guidelines*¹ (§15130). This section evaluates the proposed project together with the reasonably foreseeable potential effects of other closely related past, present, and reasonably foreseeable or probable future development in the area of the project.

The next 17 sections identify and address potential environmental impacts associated with implementation of the proposed project.

¹ The State of California *Guidelines for California Environmental Quality Act*, as amended December 1, 2004, §§15000 to 15387, California Code of Regulations, Title 14, Chapter 3.