

4.9 LAND USE AND PLANNING

This section addresses the consistency of the proposed project with the goals and policies of the *Town of Yucca Valley Comprehensive General Plan*¹ and the Development Code.² The section also identifies and evaluates the compatibility of the proposed project with existing land uses and the potential land use impacts that may result during or subsequent to development of the proposed on-site uses.

4.9.1 Existing Setting

The Town of Yucca Valley is located in the Morongo Basin and Lower Mojave Desert region in San Bernardino County in an elevated high desert valley ranging from one to about six miles wide. The area is a transitional region between the high and low deserts of southeastern California. Development over the past decades has been generally concentrated adjacent to State Route 62 (SR-62) known locally as Twentynine Palms Highway, with progressively less dense and more scattered residential development north and south of SR-62.

The proposed project, the Yucca Valley Retail Specific Plan, would result in the development of a supercenter on the south side of SR-62, on the southeast corner of SR-62 and Avalon Avenue. The proposed project site is undeveloped and does not contain any existing housing that constitutes part of an established community or neighborhood. Land uses surrounding the project site consist of undeveloped land to the south, and east; and administrative/office uses to the west. Scattered, low-density residential uses are located farther north across SR-62 and southwesterly across Avalon Avenue from the project site. The proposed project is currently designated General Commercial. Property to the east, where a retail project (Home Depot Retail Center) has been approved, is also designated General Commercial. The vacant property to the south is zoned industrial.

General Commercial Land Use Designation. A general plan is a statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of a local jurisdiction (California Government Code §§ 65300 et seq.). A land use designation (e.g., the General Commercial land use designation) has a long-term outlook and is a reflection of the types of development that would be allowed, the spatial relationships among land uses, and the general pattern of future development.

The purpose of the General Commercial land use designation, according to the *Yucca Valley Comprehensive General Plan*,³ is to accommodate a wide variety of smaller commercial centers, specialty retail shops, a broad range of clothing and apparel, jewelry stores, and a variety of personal service businesses. Commercial/recreation uses, including movie theaters, bowling alleys, and family recreation centers are also considered to be appropriate within this designation. Smaller, moderately priced department stores may also be appropriate. Development may range from free-standing retail buildings and restaurants, to planned commercial centers. Typical sizes range between two to eight

¹ *Town of Yucca Valley Comprehensive General Plan*, prepared by the Town of Yucca Valley Community Development Department, December 14, 1995.

² *Town of Yucca Valley Development Code*, Community Development Department, approved and adopted by the Town Council on various dates.

³ *Yucca Valley Comprehensive General Plan*, Page III-4.

acres with gross leasable square footage varying with uses. Hotels and motels may also be appropriate for the General Commercial land use designation.

General Commercial Zoning. The proposed project site is zoned General Commercial. The Yucca Valley Retail Specific Plan development standards are described below in Table 4.9.A. The adoption of this Specific Plan by ordinance by the Town of Yucca Valley will serve to implement the zoning established for the site, “General Commercial District.” Except as provided for herein, this Specific Plan establishes the development regulations within the Town Code for development of the permitted uses.

Table 4.9.A – Yucca Valley Retail Specific Plan Development Standards

Factor	Standard
Maximum structure heights ¹	50 feet
Minimum Lot Size	0.5 acres
Minimum average lot width/depth	120 feet
Front Street Setback	15 feet
Interior Side Setbacks ²	10 feet
Rear Yard Setbacks ³	10 feet
Service Station landscaping minimum front setback	10 feet
Signs	Master Sign Program
Parking	Section 87 of Town Code

Source: Ordinance 88.

- Notes:
- ¹ For every two feet of building height over thirty-five (35) feet, an additional two feet of front setback shall be added.
 - ² Only one side is required to be provide emergency access. If the adjacent property is not designated commercial or industrial, a side yard setback shall be required along that side of the property.
 - ³ A rear yard is required only when the adjacent property is not designated commercial or industrial.

The uses permitted for the Specific Plan (at the approval of the Town of Yucca Valley), include professional services and retail trade/personal services (Class I [limited] and Class II [general]). Their descriptions, according to the Development Code,¹ are as follows:

- **Professional Services.** Professional services are establishments that provide advice, designs, information, medical treatment, commercial education, consultation, travel, job placement, advertising, finance, insurance, and real estate services, generally from an office with no on-site storage of goods.
- **Retail Trade/Personal Services.** Retail trade/personal services are establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. This classification includes activities that primarily provide for care of the person or his or her apparel, and are typically needed frequently or recurrently. These services can be categorized as Class I or Class II.

¹ Title 8, *Development Code*, Division 4, *Land Uses*, Chapter 2, *Land Use Classifications*, Section 84.0230(a) and (b), *Commercial Land Use Types* (pages 8-189 and 8-190), December 1, 2000.

- **Class I: Limited Retail Trade/Personal Services.** Class I services are convenience goods outlets that sell items characterized by relatively short-term utility or consumption; they are establishments that either provide for the day-to-day or frequent service needs of nearby consumers, or provide infrequent services for a segment or special sector of the community. The consumer generally purchases these items or acquires these services at the most convenient location rather than making extensive comparisons of the goods available at several stores. Typical uses include beauty salons, barbers, self-service laundry, groceries, restaurants, pharmacy, cosmetics, candy, frozen-dessert shops, and paper goods.
- **Class II: General Retail Trade/Personal Services.** Class II services are market goods outlets that sell or rent items characterized by long-term utility. Also establishments that provide for the frequent or infrequent service needs of consumers located throughout the community or region. The scope of service or method of operation of these uses need additional design standards to ensure compatibility with surrounding uses. The consumer does some comparison shopping and is willing to travel from throughout the community or region to make special purchases. Typical uses: Department store, dry goods, auto accessories (tires and batteries), second-hand merchandise, bicycles, garden shops, hobby shops, footwear, office supplies, electronics, appliances, music, books, toys, and photographic studios.

Specific Plan Overlay. The project includes the proposed Yucca Valley Retail Specific Plan. When adopted, the Specific Plan would provide development regulations and design guidelines that would result in development of the project site internally consistent and compatible with surrounding existing and proposed development. According to the *Yucca Valley Comprehensive General Plan* (page III-5), the Specific Plan designation is used in conjunction with other underlying designations and requires the preparation and approval of a Specific Plan document. The Specific Plan designation, which can be added to any land use designation, is applied as an overlay on the General Plan Land Use map. In this particular instance, the Specific Plan overlay is being applied to the General Commercial land use designation. The Specific Plan is required as a means of processing community scale commercial development proposals.¹

Specific Plans provide detailed design and analysis of large-scale and/or complex projects. They also establish the economic viability of the proposed development. According to the General Plan, Specific Plans afford “decision-makers a unique opportunity to exercise a substantially greater degree of both flexibility in, and control over, the type, extent, internal consistencies, design, and other development parameters of a particular area so designated than would be possible using solely General Plan guidelines and a Development Code.”²

4.9.2 Existing Policies and Regulations

The following describes State and local policies and regulations that are applicable to the proposed project.

¹ *Town of Yucca Valley Comprehensive General Plan*, prepared by the Town of Yucca Valley Community Development Department, December 14, 1995. page III-6.

² Ibid.

State Regulations

Pertinent land use policies and regulations of the State of California include those governing Specific Plans (California Government Code §§ 65450 through 65457), some of which are listed here.

Section 65451 of the California Government Code states that a Specific Plan “shall include a text and a diagram or diagrams which specify all of the following in detail:”

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*

Local Regulations and Policies

The following describes the Town of Yucca Valley General Plan policies of the Land Use Element and the Town of Yucca Valley ordinances that are contained within the *Town of Yucca Valley Development Code* that are applicable to the proposed project.

Town of Yucca Valley Comprehensive General Plan Policies. The Land Use Element of the *Town of Yucca Valley Comprehensive General Plan* defines goals and policies related to land use in the Town. The implementation of the project is exclusively within the purview of the Town of Yucca Valley with respect to planning and land use; thus, no other local government entity (e.g., San Bernardino County) would regulate the project site. The specific policies of the Land Use Element that are relevant to the proposed project are as follows:

Land Use Element (General Use). Policies 4 and 5 describe general land use policies.

Policy 4 As an essential part of land use planning, the Town shall continuously assess business and employment opportunities for an expanding economic base.

Policy 5 Maximize land use synergies and enhance the character and viability of commercial areas by providing an integrated mix of commercial, office, and residential uses.

Land Use Element (Commercial Use). Policies 1 and 2 are applicable to the proposed project with respect to commercial policies.

- Policy 1** Sufficient lands shall be designated to provide a full range of commercial services to the community and surrounding areas to meet present and future needs.
- Policy 2** Development standards for commercial land uses shall include setbacks, pad elevations, mass and height standards, and other design guidelines which enhance the character and attractiveness of the Town's commercial districts.
- Economic Development Element.** Goals 1 and 2, and Policies 1 and 2, along with pertinent programs (1.A and 5.B), are related to the proposed project.
- Goal 1** A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.
- Goal 2** Continued growth which assures the maintenance of a revenue base adequate to support present and future public services and facilities needs.
- Policy 1** Maintain and strengthen the Town's role as the commercial center of the Morongo Basin and the South Mojave Desert Region.
- Program 1.A** Promote commercial expansion to continue to attract residents of surrounding communities, and ultimately expand Yucca Valley's revenue base.
- Policy 2** Actively solicit employment and revenue generating development compatible and consistent with the Town's General Plan.
- Program 5.B** Residential, commercial and industrial development proponents shall be responsible for their fair share of on and off-site improvements required to support the development proposal. Improvements required may include, but are not limited to, street construction and signalization, utility extension, drainage facilities, parks and other facilities.

Town of Yucca Valley Ordinance 87. As stated in the Town of Yucca Valley Ordinance 87,¹ Section 83.0301310, the *Yucca Valley Comprehensive General Plan* "provides for the adoption of Specific Plans in the Town where remoteness, environmental constraints, or unique land use concerns require specific land use and/or design controls." General provisions for a Specific Plan district can be found in Section 83.0301315 of Ordinance 87.² These general provisions include Specific Plan zoning, variations from Town standards, mixed uses, design and development standards, open space, and the underground placement of utilities.

Section 83.0301320 of Ordinance 87 contains requirements for a Draft Specific Plan. These include an inventory of natural resources that are deemed to be significant to the project area and environmentally sensitive habitat areas, an analysis of existing infrastructure, and a proposal for detailed land uses, regulations, conditions, and programs as are necessary or convenient for the

¹ Ordinance No. 87, *An Ordinance of the Town Council of the Town of Yucca Valley, California, Repealing Article 3 of Chapter 2 of Division 3 of the San Bernardino County Code as Adopted by the Town of Yucca Valley and Amending Title 8, Division 3, Chapter 3 of the San Bernardino County Development Code as Adopted by the Town of Yucca Valley by Adding a New Article 13 Establishing Requirements and Procedures for Specific Plans* (Approved and Adopted by the Town Council, February 19, 1998).

² As stated in this section, for the Specific Plan District, all other applicable provisions of the Town Development Code shall also apply. Where conflicts in regulations occur, the regulations specified in Ordinance 87 shall supersede and apply.

systematic implementation of the General Plan and its various elements as may be appropriate. In addition, there are requirements for a Final Specific Plan. The Final Specific Plan shall contain, according to Section 83.0301320(d), the information contained in the Draft Specific Plan and other additional information as determined to be necessary by the Director, Planning Commission, or Town Council. Approval of the Final Specific Plan and the establishment of Specific Plan zoning are by ordinance, according to Section 83.0301335 of Ordinance 87.

Town of Yucca Valley Ordinance 88. Ordinance 88¹ describes the Town of Yucca Valley General Commercial zoning permitted land uses. Table 4.9.B lists the permitted uses for general retail merchandiser, gas station, and restaurant as described in the *Yucca Valley Retail Specific Plan*.

Table 4.9.B – Permitted Uses for General Retail Merchandiser, Gas Station, and Restaurant

General Retail Merchandiser Permitted Uses			
General merchandise	Vision care center	Banking center	Outdoor sale facilities
Garden center	Food service center	Arcade	Outside container storage facilities
Tire and lube facilities	Photo studio	Bagged goods pick-up area	Rooftop communication facilities
Drive-through pharmacy	Photo finishing center	Truck docks and loading facilities	Parking facilities
Gas station			
Approximately 250-square-foot convenience store		16 fueling points	
Restaurant			
Full service restaurant		Fast food with drive-thru, take out, and delivery	

Source: Yucca Valley Retail Specific Plan and Ordinance 88.

Table 4.9.C lists the permit processes that would be required for some uses within the Yucca Valley Retail Specific Plan. Site Plan Reviews are required in accordance with Title 8, Division 3, Chapter 3, Article 12 for, in this case, parking lots and full-service restaurants. Permit processes are an additional layer of review that is required by the Town of Yucca Valley. A Conditional Use Permit is mandatory for the other uses listed in Table 4.9.C. Conditional Use Permits are intended to provide an opportunity to review the location, design, and manner of development of land uses prior to their implementation.

Table 4.9.C – General Commercial Permit Processes

Land Use Classification	Permit Processes
Parking Lots	Site Plan Review ¹
Arcades	Conditional Use Permit ²

¹ Ordinance 88, Section 84.0350, *General Commercial (CG) District, An Ordinance of the Town Council of the Town of Yucca Valley, California, Amending Title 8, Division 4, Section 84.0350 (General Commercial) of the County of San Bernardino County Development Code as Adopted by the Town of Yucca Valley Municipal Code Regarding Permitted Land Uses in the General Commercial District*, approved and adopted by the Town Council, March 6, 1988.

Automobile Sales and Rentals ³	Conditional Use Permit
Communication Facilities	Conditional Use Permit
Convenience Store	Conditional Use Permit
Department Store	Conditional Use Permit
Entertainment, live (excluding adult entertainment)	Conditional Use Permit
Fitness Centers	Conditional Use Permit
Maintenance and repair services, major	Conditional Use Permit
Restaurant, drive-through, take-out, delivery	Conditional Use Permit
Restaurant, full service	Site Plan Review

Source: *Yucca Valley Retail Specific Plan*.

Notes: ¹ Site Plan Reviews are required in accordance with Title 8, Division 3, Chapter 3, Article 12.

² Conditional Use Permits are intended to provide an opportunity to review the location, design and manner of development of land uses prior to their implementation. Uses subject to Conditional Use Permits are established through Public Hearing or Administrative Review procedures. Once established, minor expansions and adjustments to uses that are subject to a Conditional Use Permit may be accommodated through the Land Use Compliance Review process.

³ The *Yucca Valley Retail Specific Plan* lists this use as “automobile rental;” automobile sales are not included.

The Yucca Valley Retail Specific Plan (Specific Plan) will implement the General Plan land use goals and policies for land with the designation of “General Commercial” and zoning designation of “General Commercial District.” The Specific Plan will also implement the Town of Yucca Valley Development Code, but provides additional zoning, development standards, and guidelines that are customized to achieve the specific vision for the project area. The Town’s zoning standards are utilized for certain aspects of the project, such as parking, while the Specific Plan provides other standards that are tailored to the proposed project.

Related and/or subsequent approvals, such as Conditional Use Permits, Site Plans, and Parcel Maps, must be consistent with both the Specific Plan and the Town’s Development Code. However, when development regulations in the Specific Plan differ from those established in the Town Code, the development regulation contained within the Specific Plan shall take priority over the development regulations contained in the Town Code. Where the Specific Plan is silent on a particular development regulation, Town Code development regulations shall apply to the project.

4.9.3 Thresholds of Significance

The proposed project would result in a significant impact, according to Appendix G of the *CEQA Guidelines*, if it would do any of the following:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.9.4 Impacts and Mitigation

Less than Significant Impacts

The following impacts were determined to be less than significant. In each of the following issues, either no impact or a less than significant impact would occur (and, therefore, no mitigation would be required) or adherence to established regulations, standards, and policies would reduce potential impacts to a less than significant level.

Physically Divide an Established Community

Threshold	Would the proposed project physically divide an established community?
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Currently undeveloped, the project site does not contain any existing housing that constitutes part of a community or neighborhood. Land uses currently surrounding the project site consist of undeveloped land to the north, south, and east; and administrative/office uses to the west. Low-density residential uses are located further north and southwesterly of the project site. Land to the east of the project site is zoned General Commercial and is proposed to be used for development of the Home Depot home improvement store. Lands to the south of the project site are currently zoned Industrial and are likely to be developed with industrial uses. Therefore, the surrounding land is not designated for residential development in the future nor does the proposed project have the potential to divide an established community. Additionally, the site would not be located within or divide existing neighborhoods, nor would it introduce a barrier between residential uses. A less than significant impact related to the division of an established community would not occur.

Conflict with Applicable Land Use Plans, Policies, or Regulations

Threshold	Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?
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The proposed project is consistent with the State regulations regarding requirements for Specific Plans (California Government Code §§ 65450 through 65457). As stated previously, the Land Use Element and the Economic Development Element of the *Town of Yucca Valley Comprehensive General Plan* define goals and policies related to land use in the Town. The Yucca Valley Retail Specific Plan is consistent with the goals and policies of the General Plan. The purpose of the proposed project is to provide a new retail commercial use to the Town of Yucca Valley. Implementation of the Specific Plan and proposed project would accomplish the following project objectives:

- Provide development consistent with the Town's General Plan land uses and in conformance with municipal standards, codes, and policies;
- Provide for the orderly and master planned development of land uses within the project area to ensure that an economically viable project can be developed;
- Allow the potential for development of high quality commercial uses within an undeveloped portion of the Town;

- Augment the Town's economic base by providing tax-generating uses;
- Create employment-generating opportunities for the citizens of Yucca Valley and surrounding communities;
- Provide additional convenient grocery shopping opportunities for area residents;
- Expand and provide new retail options in close proximity to local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment;
- Complement the existing retail base in the Town of Yucca Valley along State Route 62; and
- Locate a commercial project at the intersection of two major streets, thereby maximizing access opportunities for the convenience of patrons.

The objectives of the proposed project complement the General Plan's goals and objectives by providing business and employment opportunities for an expanding economic base (Policy 4) and by maximizing land use synergies and enhancing the character and viability of commercial areas (Policy 5). A full range of commercial services would be provided to the community and surrounding areas to meet present and future needs, as required by the General Plan (Policy 1). Fulfilling Land Use Element Commercial Use Policy 2, development standards for commercial land uses include setbacks, pad elevations, mass and height standards, and other design guidelines that enhance the character and attractiveness of the Town's commercial districts.

The Economic Development Element goals for a full range of economic and employment opportunities are met by the proposed project's provision of full-time and part-time employment. The maintenance of a revenue base adequate to support present and future public services and facilities needs would be provided by the tax-based revenue of the Yucca Valley Retail Specific Plan. The proposed project is expected to draw consumer dollars from adjacent communities, such as Twentynine Palms, Joshua Tree, and Morongo Valley. Project components and mitigation measures would contribute to implementation of infrastructure, including roadway and circulation improvements and utility improvements, consistent with Program 5.B (also see Sections 4.15, Transportation, and 4.16, Utilities). Economic impacts associated with closing down the existing Wal-Mart Store upon opening of the proposed Supercenter are addressed in Section 4.17, Urban Decay.

The proposed project is consistent with Ordinance 87 with respect to the requirements for a Specific Plan. The *Yucca Valley Retail Specific Plan* provides additional customized zoning, development standards, and guidelines that are specific to the proposed project and to the distinctive characteristics of the site. After approval by the Town of Yucca Valley, the Specific Plan would work together with the Town of Yucca Valley Development Code. As indicated in the Specific Plan, standards that are specified in Section 84.0350(c) Property Development Standards (CG-General Commercial District), of the Development Code shall apply to the proposed project, except setbacks and that the minimum lot size allowed shall be 0.5 acre. In addition, development within the project area shall comply with the architectural design guidelines developed for the Specific Plan. These include specific building material, signage, color, and landscaping palettes that are contained within the Specific Plan. For aspects that the Specific Plan is silent on, such as grading, parking and provision of infrastructure, standard requirements contained within the Town of Yucca Valley Development Code would be required of the proposed project.

The Yucca Valley Retail Specific Plan does not conflict with the uses permitted in the General Commercial land use designation contained in the *Town of Yucca Valley Comprehensive General Plan*, nor does it conflict with the General Commercial zoning designation (Ordinance 88). Related and/or subsequent approvals, such as Conditional Use Permits, Site Plan Reviews, and Parcel Maps,¹ would be consistent with the *Yucca Valley Retail Specific Plan* and the Development Code, as required by the Town of Yucca Valley.

Given that the proposed project is consistent with the uses permitted in the General Commercial land use designation, the policies contained in the *Town of Yucca Valley Comprehensive General Plan*, and Ordinances 87 and 88, the proposed project does not conflict with applicable land use plans, policies, or regulations of the Town of Yucca Valley, which has jurisdiction over the project. There are no land use plan, policy, or Town of Yucca Valley regulation impacts; therefore, no mitigation measures are required.

Conflict with Applicable Airport Land Use Plans

Threshold	Would the proposed project conflict with any applicable airport land use plan?
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Located approximately one mile southwest of the project site, the nearest airport is Yucca Valley Airport. According to the *Town of Yucca Valley Comprehensive General Plan* (page V-22), the Airport is a privately owned airstrip that has been leased on a long-term basis to the Yucca Valley Airport District. The site is a public use airport classified as a general aviation,² basic utility facility. Forty-nine aircraft are based at Yucca Valley Airport, which has an average of 34 aircraft operations per day.³ Of these operations, approximately 24 percent are local general aviation; 76 percent are transient.

According to the *Airport Comprehensive Land Use Plan for the Yucca Valley Airport*,⁴ the proposed project is located within Safety Review Area 3. Safety Review Area 3 has the lowest exposure to aircraft operations and the lowest potential to be affected by aviation-related hazards. Commercial land use within this area is compatible with the airport's activities. Because of the compatibility of land uses of the project with airport activities, the proposed project would not conflict with the airport land use plan; thus, there would be no airport land use impacts.

¹ A Parcel Map is a minor subdivision resulting in fewer than five lots. A local jurisdiction may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances. The regulations governing the filing and processing of parcel maps are found in the state Subdivision Map Act and the local subdivision ordinance.

² General aviation is that portion of aviation other than military or commercial scheduled operations. Commercial unscheduled operations, corporate flight operations, and private aviation are the most conspicuous members of this group. Most major metropolitan airports tend to have a separate general aviation terminal, where a chartered flight is likely to depart or arrive.

³ *L22, Yucca Valley Airport, Yucca Valley, California, USA, Aircraft Operational Statistics*, <http://www.airnav.com/airport/L22> December 22, 2005.

⁴ San Bernardino County Planning Department, *Airport Comprehensive Land Use Plan, Yucca Valley Airport*, February 1992.

Conflict with Any Applicable Habitat or Natural Community Conservation Plan

Threshold	Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan?
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As discussed in Section 4.4 of this EIR, the project area is not covered by any adopted habitat conservation plan. The West Mojave Plan is currently being reviewed and, if approved, would include the project area. The project site is not within any conservation area delineated in the draft West Mojave Plan. The project may be subject to provisions of the Plan (e.g., payment of fees) depending on the timing of adoption of the Plan relative to implementation of the project; however, the project would not conflict with provisions of the draft Plan.

The proposed project site is also located within the boundaries of the Desert Tortoise Recovery Plan, and is located within the Western Mojave Recovery Unit of the Desert Tortoise Recovery Plan. In each Recovery Unit, wildlife management areas have been established. The proposed project is located near the Joshua Tree Desert Wildlife Management Area (DWMA), but is not located within any DWMA. The Town of Yucca Valley will require that the project be in compliance with the provision of the Desert Tortoise Recovery Plan. Therefore, the proposed project would not conflict with this Recovery Plan and impacts associated with habitat plans are considered less than significant.

Potentially Significant Impacts

No potentially significant land use impacts associated with the construction or operation of the proposed on-site uses have been identified; therefore, no mitigation measures are required.

4.9.5 Cumulative Impacts

Cumulative projects are shown in Chapter 2, Table 2.A and Figure 2.1. The proposed project would not result in a potentially significant impact by physically dividing an established community, by conflicting with any applicable land use plans, or by conflicting with an approved habitat conservation plan. Because development of commercial uses has been anticipated by the *Town of Yucca Valley Comprehensive General Plan* for the proposed project site, the proposed project and the adjacent Home Depot Center would not physically divide an established community, conflict with applicable land use plans, policies, or regulations, or conflict with an approved habitat conservation plan. Therefore, there are no significant cumulative impacts associated with land use and planning.

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