

RESPONSE TO THE RECIRCULATED DRAFT EIR, COMMENT LETTER G

Gilbert Gutierrez

Response to Comment G-1:
Town Council review of the EIR.

The comment is noted and will be considered during the

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Friday, July 20, 2007 11:59 AM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Louise Wootton
Organization:
Address: PO Box 1875
City: Twentynine Palms
State: CA
Zip: 92277
Phone: 760-362-4865
E-mail: ljwttn@aol.com
Comments:

I cannot think of much worse projects you could approve than the New Wal Mart!!! Do you not remember all the small bussinesses the current one put OUT of business? We already have adequate grocery stores.. What we do not have is alot of our wonderful scenery especailly after the horrid "relocation" of all the plants from the now oversized auto store. The plants were relocated alright, most after they had been left to die.

I simply cannot imadgine what the "planners" were thinking, even giving this a passing thought. Now, I am hoping they are trying to back out of this gigantic mess, and "save face".

H-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER H

Louise Wootton

Response to Comment H-1: The comment regarding small businesses and grocery stores is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Friday, July 20, 2007 4:56 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Lisa Gutierrez
Organization:
Address:
City: Yucca Valley
State: ca
Zip:
Phone:
E-mail: @msn.comLisaG
Comments:

Outstanding,, to say the least! I'm overwhelmed by Super Wal-Mart's EIR. It's so detailed in every aspect. It leaves nothing uncovered. It's about time YV town gets out of living in the 70's. We need growth. As for those who oppose growth here, when they moved here didn't they contribute to the "growing problem"? Super Wal-Mart will save YV residents a lot of money on gas by not needing to drive down the hill. This also cuts back on pollution. It will produce more jobs! We'll be keeping our revenue in our town! It'll be a huge convenience.

]-1

Welcome Super Wal-Mart!!!!!!!!!!!!

YV resident,
Lisa Gutierrez

RESPONSE TO THE DRAFT EIR, COMMENT LETTER I

Lisa Gutierrez

Response to Comment I-1: The comment regarding growth and reduced gas consumption is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: eir@yucca-valley.org
 Sent: Tuesday, July 24, 2007 12:45 PM
 To: Jeannie Lindberg
 Subject: Super Wal-Mart EIR

Name: Leslie Sanchez
 Organization:
 Address: 61882 Onaga Trail
 City: Joshua Tree
 State: California
 Zip: 92252
 Phone: 760-366-3883
 E-mail:
 Comments:

I feel that putting in a SUPER WALMART is definitely not needed in this community. What should have been encouraged is to have J.C.PENNEY move and enlarge to a full scale Dept. store. By putting in a SUPER WALMART You will be putting many of the Existing grocery workers out of work and possibly closing down 1 or 2 grocery stores. Will the SUPER WALMART hire on those workers at their current wages and a guarantee in writing they will honor their health ins. agreement, not likely. Also in the future Yucca Valley needs to redline certain businesses---No more Tattoo Parlors and Cigaretta shops! WE need to encourage good businesses that are healthy for the community and the economy. Ross Stores, Marshalls, Bath and Body shops and Pier One are examples of what should be coming up here. We do need a few Big Box stores in the area. The price of gas and the community needs businesses that offer benefits. Not a lot of growth but a few things so we do not have to go down the hill. We need to be greatly concerned about our National Park and air quality. We need limits but a few more jobs in this area are greatly needed. I have searched for work for 4 years...Thank goodness I have a husband!!!! People I talk to want to see a Target or Kohls come into the area. They need to make a certain amount to make it viable to actually build the store and I do not see that yet up here. No to SUPER WALMART and yes to other smaller stores that offer a decent benefit package. Also start redlining fast food restaurants, we need eateries that offer healthier foods, nicer establishments. Thank You for your time. Leslie Sanchez--Joshua Tree

J-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER J

Leslie Sanchez

Response to Comment J-1: As indicated in the DEIR, "although the grocery component of the proposed project could result in sales diversions from existing food stores in the trade area, the proposed project is unlikely to result in the closure of existing stores, because the sales per square foot of the existing stores would still be above the regional median for supermarkets. The fact that sales levels of the existing supermarkets will remain above regional median sales levels for supermarkets after development of the proposed project is a strong indicator that the existing supermarkets are likely to be able to withstand a temporary sales diversion." (DEIR p. 4.17-14) Because the sales levels of existing stores are expected to recover as population growth in the trade area creates new demand for grocery sales, business closures are not expected to occur.

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Tuesday, July 24, 2007 7:17 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Judy Hohman
Organization: USFWS
Address: 2493 Portola Road, Suite B
City: Ventura
State: CA
Zip: 93003
Phone: 805-644-1766
E-mail:
Comments:

On page 4.4-8 of the Draft EIR, the document states that the desert tortoise recovery plan was adopted in 1994 by the Bureau of Land Management. Please note that the recovery plan prepared by the Desert Tortoise Recovery Team for the U.S. Fish and Wildlife Service (Service) and was approved by the Service in 1994.]-K-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER K

Judy Hohman

Response to Comment K-1:

The DEIR shall be revised to reflect the following changes:

"The Desert Tortoise Recovery Plan. This plan was prepared by the Desert Tortoise Recovery Team for the U.S. Fish and Wildlife Services and was adopted in 1994 by the U.S. Fish and Wildlife Services Bureau of Land Management (BLM) and covers an area of 6 million acres" (DEIR p.4.4-8).

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Sunday, August 05, 2007 3:10 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Kathleen Wahl
Organization:
Address: 60386 ONAGA TRAIL
City: JOSHUA TREE
State: California
Zip: 92252-2928
Phone: 760-366-5393
E-mail: kathiewahl@roadrunner.com
Comments:

I am in favor of the continued growth of the hi-desert. Business must be accountable to guidelines to preserve the environment but this area needs availability of goods and services which the Super Wal-mart could offer.

} L-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER L

Kathleen Wahl

Response to Comment L-1: The comment regarding environmental responsibility and need for goods and services is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Sunday, August 05, 2007 10:05 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Bryan Newman
Organization:
Address:
City: Yucca Valley
State: CA
Zip:
Phone:
E-mail: Newman_74@msn.com
Comments:

What a superb job! Now that is top class, to say the least. I welcome Super Wal-Mart with open arms. YV needs to progress not regress. Super Wal-Mart will indeed help my children to establish their roots here. Too YV will become a nicer place to live. My entire family and I truly support Super Wal-Mart coming to YV!!
Thrilled to have you,
Brayan Newman

M-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER M

Bryan Newman

Response to Comment M-1: The comment regarding the project is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Sunday, August 05, 2007 11:09 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Terry Spurrier
Organization:
Address: 3600 Hanford Ave.
City: Yucca Valley
State: CA
Zip: 92284
Phone: 760-228-5058
E-mail: terrygspurrier1@roadrunner.com
Comments:

We need this new Super Wal-Mart store. Our store is old and out of date. This new store would help enhance the quality of life for my family, myself and all citizens of Yucca Valley. Please approve this plan.

] N-1

Thank you for your consideration.

RESPONSE TO THE DRAFT EIR, COMMENT LETTER N

Terry Spurrier

Response to Comment N-1: The comment regarding an updated Wal-Mart is noted and will be considered during the Town Council review of the EIR.



Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

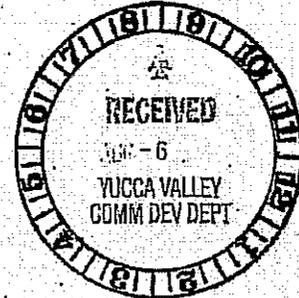
Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

August 2, 2007

Mr. Tom Best and Ms. Nicole Sauviat Criste
Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, California 92284



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR YUCCA VALLEY RETAIL SPECIFIC PLAN PROJECT (SCH# 2004071127)

Dear Mr. Best and Ms. Sauviat Criste:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation of a Supplemental EIR for the above-mentioned project. The following project description is stated in your document: "The Yucca Valley Retail Specific Plan would provide development regulations and design guidelines resulting in a commercial retail center on the approximately 25.51-acre project site located on the southeast corner of SR-62 (Twenty-nine Palms Highway) and Avalon Avenue... The project as currently proposed includes a total of approximately 233,000 square feet of building area and a retention basin comprised of: A 229,000-square foot major Supercenter and gas station; A 4,000-square foot fast-food restaurant with drive-through; A retention basin... The proposed project also include the construction of off-site improvements, including street improvements, the installation of a water line, the construction of storm drain structures and the construction of catch basins and drain pipes."

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment 4 below for more information.
- 2) The project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions

0-1
0-2

Printed on Recycled Paper

Mr. Tom Best and Ms. Nicole Sauviat Criste
August 2, 2007
Page 2

(LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.

↑
- 0-2

3) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area would cease and appropriate health and safety procedures should be implemented.

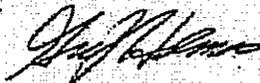
↑
- 0-3

4) Envirostor (formerly CalSites) is a database primarily used by the California Department of Toxic Substances Control, and is accessible through DTSC's website. DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Maryam Tasnif-Abbasl, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489 for the VCA.

↑
- 0-4

If you have any questions regarding this letter, please contact Ms. Eileen Khachatourians, Project Manager, at (714) 484-5349 or email at EKhachat@dtsc.ca.gov.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814

CEQA# 1760

RESPONSE TO THE DRAFT EIR, COMMENT LETTER O

California Department of Toxic Substances Control

Response to Comment O-1: The Phase I Environmental Site Assessment (ESA) prepared for the proposed project included a review of local, State, and Federal regulatory hazardous material databases, including (but not limited to) the National Priorities List (NPL) of Superfund Sites; Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Resource Conservation and Recovery Information System (RCRIS); Emergency Response and Notification System (ERNS); California Hazardous Materials Incident Report System (CHMIRS), Cal-Sites Database; Hazardous Waste and Substances Sites List (Cortese list); Leaking Underground Storage Tank (LUST) Information System; and State landfills. Based on the ESA, the project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Furthermore, no reported hazardous materials or evidence of past hazardous materials spills were observed on site during the ground reconnaissance conducted during preparation of the ESA. Based on the database search and site investigation, the project site is not expected to be contaminated. In the unlikely event that contamination is found on the site during grading activities, the project would be required to adhere to all notification and reporting requirements (see DEIR p. 4.7-5; DEIR Appendix J).

Response to Comment O-2: As indicated in the DEIR, "... no hazardous materials were identified during the Phase I Environmental Site Assessment, the project site has never been developed, and the visual inspection of immediately adjacent land uses did not reveal evidence of storage tanks or the storage of hazardous materials." (DEIR p.4.7-6) Therefore, the presence of hazardous materials on-site (e.g., contaminated soils) is considered unlikely. However, as identified in the Town of Yucca Valley Comprehensive General Plan, the Town, "... require[s] that disposal of all hazardous materials and/or toxic waste is in compliance with existing Federal, State, and County regulations." (DEIR p.4.7-4) Therefore, all development in the Town is required to ensure that exported and imported soils are free of contamination. However, in the unlikely event that contaminated soil is encountered, the Town will require additional sampling to be conducted.

Response to Comment O-3: Please refer to Response to Comment O-2.

Response to Comment O-4: Please refer to Response to Comment O-1.

DEPARTMENT OF PUBLIC WORKS
FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130



PATRICK J. MEAD
Director of Public Works

July 31, 2007

File #10(ENV)-4.01

Mr. Tom Best
Ms. Nicole Sauviat Criste
Town of Yucca Valley
Community Development Department
58628 Business Center Drive
Yucca Valley, CA 92284



RE: NOTICE OF AVAILABILITY OF DRAFT EIR FOR YUCCA VALLEY RETAIL SPECIFIC PLAN

Dear Mr. Best & Ms. Criste:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project.

The following are comments on your proposal from our Traffic Division (Ed Petra, R.E., 909-387-8186):

1. The traffic counts included within this study are dated June 2004 and do not match Figure 4.15.1. It looks like counts were retaken in 2005, but were not included in this report.
2. The internal trips captured for the retail store seem very high.
3. Table H – The fair share calculation shall be the following: Project Trips / (2030 volume + project trips – existing volume).
4. Because of the increase in construction cost over the past few years, the County of San Bernardino has adopted the following improvement costs:
 - a. To signalize an intersection: \$400,000.00
 - b. To construct a through lane: \$289,720.00

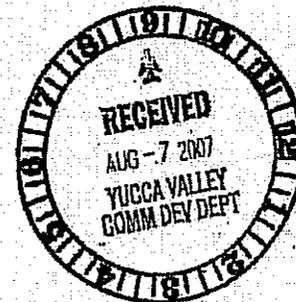
P-1
P-2
P-3
P-4

Sincerely,

FRANK MOLINA, Supervising Planner
Environmental Management Division

FM:mb/CEQA-Comments_Yucca Valley_Yucca Valley Retail SP

cc: Naresh Varma, Chief, Environmental Management
VRO/MK Reading File



MARK H. UFFER
County Administrative Officer

NORMAN A. KAHOLD
Assistant County Administrator
Public and Support
Services Group

Board of Supervisors

BILL FOSTHAUS	First District	DENNIS HANBERGER	Third District
PAUL BIANE	Second District	GARY C. CIVITT	Fourth District
JOSIE GONZALES	Fifth District		

RESPONSE TO THE DRAFT EIR, COMMENT LETTER P

County of San Bernardino, Department of Public Works

Response to Comment P-1: The Traffic Study included in the DEIR used the 2005 counts as stated in the text of the Traffic Study. The 2004 traffic counts were part of the appendix to the Traffic Study and will be replaced with the 2005 counts in the Final EIR. Since the Traffic Study and, therefore, the DEIR traffic section were based on the 2005 counts, none of the conclusions or analysis contained in either of these documents will change. Therefore, the replacement of the 2004 counts with the 2005 counts in the traffic appendix does not constitute new and substantial information (see DEIR Appendix M).

Response to Comment P-2: The Commentor's opinion that "the internal trips captured for the retail store seem very high" is noted and has been evaluated. The DEIR traffic analysis is adequate regarding internal trips because the internal trips captured for the retail store were based, correctly, on pass-by trip percentages from the ITE Trip Generation Handbook.

Response to Comment P-3: The Commentor's information regarding the formula for the fair-share calculation is recognized by the Town and will be considered as part of any action taken on the project.

Response to Comment P-4: The Commentor's information regarding the construction cost for traffic improvements is recognized by the Town and will be considered as part of any action taken on the project.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Wednesday, August 08, 2007 10:00 AM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Mary Ann
Organization:
Address:
City: Yucca Valley
State: CA
Zip:
Phone:
E-mail: mahrb@roadrunner.com
Comments:

The building of a Walmart Super Center has been brought up for discussion for the pass two years. More requirements are placed on the building of the Super Center.

Everyday people from Yucca Valley, Joshua Tree and Twenty Nine Palms travel down to the lower desert to shop. In the fall and winter visitor pass through Yucca Valley. We are loosing the tax revenue to the lower desert.

We continue to build new homes. Every time a new home is built that family will travel down to lower desert to shop...

Wake Up.. We need the Super Center and the tax revenue.

The Town of Yucca Valley is going to grow. We are going to need more fire, law enforcement and schools. Property taxes alone will not keep up with the growth. We need more economic development. The Super Center is a start in the right direction..

Thank You

Q-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER Q

Mary Ann

Response to Comment Q-1: The comment regarding development in Yucca Valley is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Wednesday, August 08, 2007 1:47 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Jim Riley
Organization:
Address: 62327 Crestview Drive
City: Joshua Tree
State: CA
Zip: 92252
Phone: 760-701-9013
E-mail: jimandsharon.riley@att.net
Comments:

This area badly needs the Wal-Mart Supercenter. I have thoroughly reviewed the EIR and it appears that Wal-Mart is bending over backward to mitigate any potential impacts. The fact is that this area is poised to for an extraordinary population growth in the next 3-5 years. That growth alone will cause more noise and air quality issues than Wal-Mart will ever generate.

R-1

As for increased traffic daily trips, I believe the EIR should have taken into account the fact that the Supercenter will be located next to the new Home Depot, and many Home Depot shoppers will end up shopping at Wal-Mart during the same trip. That would reduce the number of "new" daily trips considerably.

R-2

Wal-Mart's pricing structure is especially favorable to folks on a fixed/limited income. This area will always have a population that leans in that direction.

RESPONSE TO THE DRAFT EIR, COMMENT LETTER R

Jim Riley

Response to Comment R-1: The comment regarding the adequacy of mitigation measures is noted and will be considered during the Town Council review of the EIR.

Response to Comment R-2: As indicated in the DEIR, "... given that the proposed project supports several related retail uses, it is expected that a certain number of trips will be captured internally. For example, a patron to the major supercenter might also visit the fueling station and the restaurant in the course of a single visit to the site. To account for this, a nominal 10 percent internal trip capture rate was used." (DEIR p. 4.15-31) As indicated in DEIR Table 4.15.D, total site internalized trips total 1,478. The DEIR also took into account pass-by trips that total 3,863 trips. Subtracting internalized trips and pass-by trips from a daily trip total of 16,766, the total daily net trips generated is 11,226 (DEIR p. 4.15-29). Therefore, the DEIR did take into account internal and pass-by trips.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Thursday, August 09, 2007 11:08 AM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Karen Perry
Organization:
Address: 311 S Delgada Ave
City: Yucca Valley
State: CA
Zip: 92284
Phone: 760-364-3012
E-mail: itsearthma@yahoo.com
Comments:

I am writing in response to the Walmart EIR. I am strongly against the Superstore Walmart for Yucca Valley as it will negatively impact air quality as named in the impact report. The fact that our air quality is already in the negative doesn't justify adding to increasing the negative impact on air quality and traffic. It does not bring anything new to this area as we already have a Walmart and many food markets.

S-1

There is alot of money being lost in shopping "down the hill" and for myself and my many co-workers this is to stores such as Trader Jo's, Target, Marshalls, DSW and Costco which carry items NOT found up here. You have a middle class up here who would shop more in Yucca Valley were there to be more options not just increasing an already existing business at the expense of the environment.

S-2

Lastly, the building of the superwalmart would create a "dark Walmart" which also negatively impacts our town.

S-3

RESPONSE TO THE DRAFT EIR, COMMENT LETTER S

Karen Perry

Response to Comment S-1: Air quality impacts resulting from the proposed project are discussed in DEIR section 4.3. As discussed therein, the project will result in significant and unavoidable impacts from NO_x and PM₁₀ emissions occurring during construction activities and long-term mobile emissions from additional vehicular trips generated by the project. The project will be required to implement mitigation measures described in Section 4.3 of the DEIR.

Response to Comment S-2: The comment regarding alternative retail brands is noted and will be considered during the Town Council review of the EIR.

Response to Comment S-3: As reflected on page 4.17-12 of the DEIR, the existing Wal-Mart building is under contract for sale. The purchaser plans to redevelop the existing building for multiple tenant use. The Urban Decay analysis included in Section 4.17 of the DEIR considered the reuse of the existing Wal-Mart, concluding there is sufficient retail demand to support the reuse.

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Thursday, August 09, 2007 12:40 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Christy Marshall
Organization: Card Construction
Address: 62676 Campanula St
City: Joshua Tree
State: CA
Zip: 92252
Phone: 760-412-1622
E-mail: christymarshall82@hotmail.com
Comments:

I am really ezxcited about the future growth of the Hi Desert. More job opportunities increases the quality of life for the people of Yucca and Joshua Tree. I'm crossing my fingers for a new BIG gym, and a couple more resturants!

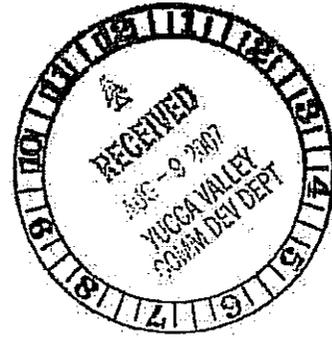
] T-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER T

Christy Marshall

Response to Comment T-1: The comment regarding growth in the Yucca Valley area is noted and will be considered during the Town Council review of the EIR.

August 8, 2007



Tom Best and Nicole Sauviat Criste
 Town of Yucca Valley Community Development Department
 58928 Business Center Drive
 Yucca Valley, CA 92284

Re: Yucca Valley Retail Specific Plan (Walmart EIR)

I have serious concerns regarding the Air Quality Element of the draft EIR. The consultants preparing the EIR also had concerns which have not been mitigated.

I strongly object to the Super Walmart/Gas Station/Fast Food proposed project because it will further poison our already bad air. It would be totally irresponsible for the City Council and Planning Commission to approve this project.

U-1

According to the Yucca Valley General plan:

All development proposals brought before the Town will be reviewed for potential adverse effects on air quality and will be required to mitigate any significant impacts.

The region is currently designated as "non-attainment" under State and federal ozone ambient air quality standards and also under PM10 ambient air quality standards. The non-attainment designations include a "severe-17" classification for federal ozone standards under the Clean Air Act (CAA), which means the region must come into compliance with federal ozone standards by November 15, 2007.

1. **Ozone. Description and Physical Properties:** Ozone is what is known as a photochemical pollutant. Ozone is not emitted directly into the atmosphere, but is formed by a complex series of chemical reactions between reactive organic gases (ROG), NOx, and sunlight. ROG and NOx are emitted from automobiles, solvents and fuel combustion, the sources of which are widespread throughout the air basin. In order to reduce ozone, it is necessary to control emissions of these ozone precursors. Significant ozone formation generally requires an adequate amount of precursors in the atmosphere and several hours in a stable atmosphere with strong sunlight. A reduction of ozone precursors reduces ozone. Ozone is a regional pollutant that is generated over a large area and is transported and spread by the wind. The conditions conducive to the formation of ozone include extended periods of daylight (solar radiation) and hot temperatures. These conditions are prevalent during the summer when thermal inversions are most

U-2

likely to occur. As a result, summertime conditions of long periods of daylight and hot temperatures form ozone in the greatest quantities. During the summer, thermal inversions trap ozone from dispersing vertically, and high concentrations of this pollutant are prevalent.

U-2

Health Effects: Health effects of ozone can include the following: respiratory system irritation, reduction of lung capacity, asthma aggravation, inflammation and damage to lung cells, aggravated cardiovascular disease, and permanent lung damage.

- The monitoring station nearest the project site that provides more complete air quality data is the Palm Springs Fire Station. The Palm Springs Fire Station is located in Riverside County. The nearest air quality monitoring station located in San Bernardino County that monitors sulfur dioxide is the Victorville station.

U-3

These readings are irrelevant as altitude and temperatures greatly affect these readings and there is a big discrepancy between Palm Springs, Victorville and Yucca Valley.

- Vehicular trips associated with the proposed project would contribute to congestion at intersections and along roadway segments in the project vicinity. Localized air quality effects would occur when emissions from vehicular traffic increase in local areas as a result of the proposed project.
- Long-term diesel exhaust health risk assessment impacts are those associated with the project-related truck deliveries to the proposed project site. In order to predict the impacts on human health by diesel-powered trucks that will perform delivery services for the project, the following analysis has been performed.

U-4

Table 4.3.H – Delivery Truck Activity and Diesel Particulate Emissions

Truck Type	Deliveries per Week	Hours Idling per Delivery	No. of Hours per Day Deliveries Occur	No. of Days per Week that Deliveries Occur	PM ₁₀ Emission Factor* (g/hr)	Idling PM ₁₀ Emission rate (g/s)
Supercenter 2-axle delivery trucks	28	0.5	12	6	0.14	7.56E-06

U-5

Table 4.3.H – Delivery Truck Activity and Diesel Particulate Emissions

Truck Type	Deliveries per Week	Hours Idling per Delivery	No. of Hours per Day Deliveries Occur	No. of Days per Week that Deliveries Occur	PM ₁₀ Emission Factor* (g/hr)	Idling PM ₁₀ Emission rate (g/s)
Supercenter 1-trailer and tanker trucks	25	0	12	6	0.14	0
Gas station 2-axle delivery trucks	10	0	8	6	0.14	0
Fast-food restaurant 2-axle delivery trucks	3	0	8	6	0.14	0
Total:	66					7.56E-06

5. Long-term diesel exhaust health risk assessment impacts are those associated with project-related truck deliveries to the proposed project site. Impacts on human health caused by project diesel-powered trucks performing deliveries to the project site were assessed as follows. Diesel truck delivery emissions were characterized by estimating the number of deliveries by truck type (2-axel light and medium delivery trucks; or heavy-duty semi-trailer and fuel tanker trucks). The idling times of the trucks were next estimated. Nearby sensitive receptors were then located and a screening level of analysis conducted using the SCRBN3 air dispersion model. Multiple screening scenarios were performed at a range of distances to assess varying distances to residences. The simpler screening analysis predicts concentrations at the nearby receptor assuming wind direction directly from the delivery area to the residence, resulting in a conservative (over estimation) estimate of carcinogenic and chronic inhalation health risks at the selected distances.

U-5

Health Effects: Some short-term (acute) effects of diesel exhaust include eye, nose, throat and lung irritation, coughs, headaches, light-headedness, and nausea. Diesel exhaust is a major source of ambient particulate matter pollution as well, and numerous studies have linked elevated particle levels in the air to increased hospital admission, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems (OEHHA 2002)

Sources: The main sources of DPM are mobile emissions from trucks on area roadways, trains and other machinery and process that utilize diesel as a fuel.

6. **Level of Significance after Mitigation.** Despite the above-stated measures, potential impacts associated with NOx emissions from construction equipment exhaust, PM10 emissions from construction equipment exhaust and fugitive dust from ground disturbance activities, and VOC emissions from application of architectural coatings remains significant and unavoidable.

U-6

Table 4.3.M – Project Operational Emissions¹

Source	Pollutants (lbs/day)				
	CO	ROC	NOx	SO ₂	PM ₁₀
Stationary Sources: Summer	43	2.1	2.4	0.00	0.01
Vehicular Traffic: Summer	1,718	138	242	1.7	173
Subtotal Summer	1722	140	244	1.7	173
Stationary Sources: Winter	2.0	1.8	2.4	0.00	0.00
Vehicular Traffic: Winter	2,098	174	290	1.7	173
Subtotal Winter	2,100	176	292	1.7	173
MDAQMD Threshold	548	137	137	137	82
Exceeds Threshold?	Yes/Yes ²	Yes/Yes ²	Yes/Yes	No/No	Yes/Yes

7. **Level of Significance after Mitigation.** Although implementation of the above stated measures may reduce vehicle trips associated with the proposed project, it is not possible to quantify the reduction in the amount of emissions that may occur. Considering the volume of emissions estimated to be generated by the project and current commuter habits of retail customers, it is unlikely that the implementation of TDM measures will result in a reduction of operational project emissions to below MDAQMD thresholds. No other mitigation measures have been identified to reduce the operational emissions of CO, ROC, NO_x, and PM10 to a less than significant level.

U-6

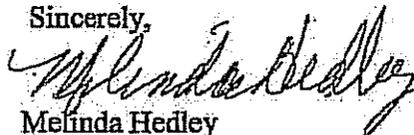
Because the project site is located in a non-attainment air basin for criteria pollutants, and in the absence of mitigation measures that would reduce the proposed project's emission of contribution of CO, ROC, Nox and PM10 to below MDQAMD thresholds, **potential long-term air quality impacts resulting from the operation of the proposed project will remain significant and unavoidable.**

Presuming the town of Yucca Valley will approve this project anyway, may I offer a couple of suggestions to mitigate the air pollution problem that this project will generate?

- I. The Town of Yucca Valley will post speed limit signs on all dirt roads and enforce them. And... encourage the County of San Bernardino to do the same in the unincorporated areas in the Morongo Basin. This will reduce the PM 10 particles in the air.
- II. Have Walmart sponsor a public education program that shall:
 - a. Use billboards to
 - b. Encourage people to report gross polluters – both passenger vehicles and the many diesel trucks that use State Route 62 and 247
 - c. Promote the use of 1-800-CUTSMOG (1-800-288-7664) and 1-800-ENDSMOG (1-800-363-7664)
- III. Work with the California Highway Patrol to encourage them to pull over and cite unlicensed and gross polluter passenger vehicles and commercial vehicles and make them part of the enforcement process in cleaning our air.

U-7

Sincerely,



Melinda Hedley

P.O. Box 1571

Joshua Tree, CA 92252

RESPONSE TO THE DRAFT EIR, COMMENT LETTER U

Melinda Hedley

Response to Comment U-1: The comment is noted and will be considered during the Town Council review of the EIR.

Response to Comment U-2: The Commentor is correct in stating that all development proposals brought before the Town are to be reviewed for potential adverse effects on air quality and will be required to mitigate any significant impacts. The DEIR has analyzed the various aspects of air quality impacts including construction emissions (DEIR p. 4.3-35) and operational emissions (DEIR p. 4.3-39). When an impact was identified for a particular topic, mitigation measures were provided to reduce impacts to a less than significant level. However, despite implementation of the identified mitigation measures, certain air quality issues such as short-term construction emissions and long-term construction emissions would remain significant (DEIR p. 4.3-35 through p. 4.3-40).

Response to Comment U-3: There is no air quality monitoring station located in Yucca Valley. The stations referenced in the DEIR do not uniformly monitor the same pollutants; therefore, readings from the various stations were used to construct Table 4.3.A to identify a comprehensive accounting of existing levels of emissions. In the absence of quantifiable local air quality readings, the information provided represents a reasonable and a good faith effort of providing an analysis of existing air quality in the project area.

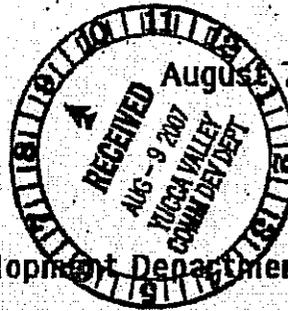
Response to Comment U-4: While operation of the proposed project would contribute to CO emissions at local intersections and along roadway segments, as detailed in Tables 4.3.F-G, concentrations of CO would not exceed state or federal one- or eight-hour standards and impacts would be less than significant.

Response to Comment U-5: As referenced by the Commentor, a Health Risk Assessment has been included in the DEIR. As detailed in Table 4.3.J, even with twice the anticipated number and frequency of truck deliveries, the carcinogenic inhalation health risk and chronic inhalation health index are far below significant levels.

Response to Comment U-6: The Commentor summarizes the information cited in the DEIR, yet does not raise any specific issue relative to the adequacy of the analysis contained in the environmental document.

Response to Comment U-7: As stated in the DEIR (p. 4.3-39), the proposed project will be required to comply with fugitive dust suppression measures established by the Mojave Desert Air Quality Management District (MDAQMD). The project proponent is neither required nor able to implement fugitive dust and vehicular exhaust emission control measures on vehicles and property not under its direct control. The Town recognizes the Commentor's suggested mitigation, which will be considered prior to any action taken on the proposed project.

Dr. & Mrs.
Donald C. Sachs
68654 Plute Trail
Yucca Valley, CA
92284-4048



Thomas A. Best
Town of Yucca Valley Community Development Department
58928 Business Center Drive
Yucca Valley, Ca. 92284

Dear Mr. Best:

I'm writing in reference to the article in the "Hi-Desert Star" concerning the Wal-Mart Supercenter. What happened to the General Plan? My husband, Donald Sachs, worked very hard with others when we incorporated into a town to make a plan that reflected the views of the residents. The most important item was clean air and water. The second was to maintain a rural community.

V-1

Who will monitor the wastewater treatment plant? The quality of our water has consistantly deteriorated. With a drought expected for all of California, where are we going to get clean water in the future? Mother Nature doesn't give guarantees. Wal-Mart will only add to the water problems of too much development already.

V-2
V-3

Have you studied the medical dangers of ozone and particulate matter that exceed standards? Over 500,000 people die each year in the U. S. from particulate matter alone. People with respiratory illnesses, like myself, can't go outside now because we exceed the standards. Do you feel it is okay to destroy our air with more toxic pollutants? Do you realize the health problems the people living here will suffer? We don't need this Wal-Mart enterprise. You won't be able to control the air pollution once the store is built.

V-4

Does the city management want money so badly that they will risk our health and lives? We don't care if Wal-Mart pays the city fees. That won't change the damage done.

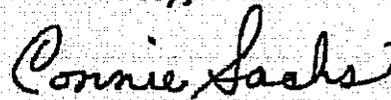
V-5

Page Two

My husband and I, plus our friends and family, think the Wal Mart, Office Depot and all around overdevelopment of our "rural" community is a disgrace. The General Plan gave you the guidance as to what the people wanted -- fresh, clean air and water and controlled low growth with a rural environment. The city has betrayed us for extra revenue and private interests.

Thank you for taking the time to read this. The health and lives of many people living here are at stake. When we moved here seventeen years ago, this was our paradise. You are making it into hell.

Sincerely,



Connie Sachs

CS:cgs

V-5

RESPONSE TO THE DRAFT EIR, COMMENT LETTER V

Donald and Connie Sachs

Response to Comment V-1: The project is designed to be consistent with the Yucca Valley General Plan, as discussed on page 3-1 of the DEIR.

Response to Comment V-2: As indicated in the DEIR, "... the discharge of effluent is regulated by the RWQCB pursuant to authority granted by the Porter-Cologne Water Quality Control Act. Through issuance of wastewater flow permits, the Colorado River Basin RWQCB prescribes waste discharge requirements (WDRs) for all wastewater treatment systems. WDRs will include specific effluent limitations" (DEIR p.4.16-7). Additionally, the wastewater treatment plant must comply with all regulations of the County of San Bernardino Department of Environmental Health.

Response to Comment V-3: Please refer to Response to Comment A-73. The Commentor's concern regarding water supply is noted. The DEIR on page 4.16-16 discusses water supply and concludes that the project's impact on water supply would be less than significant.

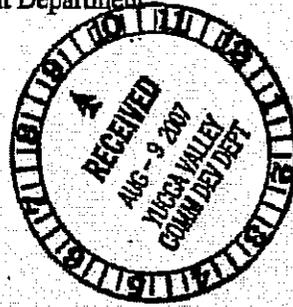
Response to Comment V-4: The DEIR discloses the health effects of air pollutants (including ozone and particulate matter) within Section 4.3 (DEIR p.4.3-3 through p.4.3-7). The Commentor states that air pollution will not be controlled once the store is built. The purpose of the DEIR is to fully disclose impacts that would result from implementation of the proposed project. The DEIR has disclosed that the emissions associated with stationary sources would be minimal when compared to mobile source emissions. To the extent feasible, the DEIR has provided mitigation to reduce impacts from mobile source emissions; however, even with the mitigation measures, it is not possible to quantify the reduction in the amount of emissions that may occur (DEIR p.4.3-40). The Commentor is partially correct in stating that air pollution will not be controlled once the store is built as the MAQMD only has regulatory authority over stationary sources and not mobile sources. The emissions that would come from the stationary sources (e.g., the building) would be regulated by MAQMD; however, there is no agency that has the authority to regulate mobile source emissions (e.g., customers' cars). Because of this, the DEIR has identified that operational mobile source emissions are significant and unavoidable.

Response to Comment V-5: The comment is noted and will be considered during the Town Council review of the EIR.

To: Tom Best and Nicols Saurviat Criste
Town of Yucca Valley Community Development Department
58928 Business Center Drive,
Yucca Valley, California 92284

From: Gordon and Miriam Zittel
P.O. Box 219
Joshua Tree, California 92252

Date: August 7, 2007



Subject: Wal-Mart Supercenter

While we do live in Joshua Tree, we do much of our shopping in Yucca Valley and enjoy the town and community there. Our strong feelings are that a Wal-Mart Supercenter is not needed and can actually harm the atmosphere of Yucca Valley.

W-1

A Wal-Mart Supercenter would add mostly groceries, a huge gas station, and a large restaurant. It seems to us that there is no shortage at all of these types of businesses currently in Yucca Valley. Such a huge development could certainly cause the closure of many smaller businesses which are now supported by visitors traveling through the area as well as local residents.

W-2

The image of empty stores, especially such a large store as the present Wal-Mart in addition to other empty businesses, would not enhance Yucca Valley's image. How long has the old K Mart been empty? It has yet to be occupied and open for business again.

W-3

Without a city water treatment plant, we can only hope that a store of the size of a Wal-Mart supercenter would not also have problems with an on-site wastewater treatment plant.

W-4

The destruction of so many Joshua Trees as well as the destruction of such a huge area of the very desert environment that draws people to live and visit in our area is most disheartening. Add to this the volume of traffic at such a supercenter on the main road in Yucca Valley and the image will become that of any big city suburb and not of a special high desert town in the Mojave Desert of California. We all have chosen to live here rather than in the city for the quality of life that the area offers. We treasure our clean air and blue skies, wonderful wildlife and unique shops. Please allow us to keep them.

W-5

W-6

Please reject this project. It does not enhance the community of Yucca Valley.

Gordon Zittel *Miriam Zittel*

RESPONSE TO THE DRAFT EIR, COMMENT LETTER W

Gordon and Miriam Zittel

Response to Comment W-1: The comment is noted and will be considered during the Town Council review of the EIR.

Response to Comment W-2: The potential for the project to result in closure of other businesses in the Town of Yucca Valley was analyzed in detail in Section 4.17 of the DEIR. Based on market data collected for the proposed project, "... the area's existing inventory of retail facilities is not large enough to fully serve the shopping demands of these residents and tourists. Because of a lack of a full-scale shopping mall, residents and tourists travel to facilities in the Coachella Valley and elsewhere for portions of their shopping needs. Consequently, Yucca Valley and other nearby communities experience significant leakage of residential retail demand. Current leakage is approximately \$52.7 million per year, an amount that could support about 226,600 square feet of additional retail space in Yucca Valley" (DEIR p.4.17-1). Accordingly, the DEIR concludes that there is no potentially significant impact from the project.

Response to Comment W-3: As indicated in the DEIR, "... there are four small retail vacancies in Yucca Valley (ranging from 1,200 to 2,200 square feet each for a total of 7,400 square feet), resulting in an overall retail vacancy rate in Yucca Valley of 1.0 percent. This vacancy rate is an extremely low rate by retail industry standards" (See DEIR p.4.17-1). This low vacancy level in the Town has one major exception: the vacant Kmart building. As stated in the DEIR, the old Kmart building was closed approximately three years ago, but "... is currently being reconfigured for multiple retail and office tenants ... given that this building is currently in transition, it is appropriate to exclude it from the calculations when estimating Yucca Valley's retail vacancy rates" (DEIR p.4.17-5). Moreover, as indicated on page 4.17-12 of the DEIR, the existing Wal-Mart building is under contract to a developer who intends on remodeling the existing building to accommodate multiple retail tenant uses. Therefore, it is not likely the existing Wal-Mart will remain vacant subsequent to approval of the proposed project.

Response to Comment W-4: The Commentor cites concerns about the potential for problems with the on-site wastewater treatment plant, similar to the situation with the Applebee's wastewater treatment system in the Town. The Applebee's wastewater treatment problems are atypical as the Applebee's system was a combination of a septic system with seepage pits with a package plant installed after the septic system was put in. Based on discussions with the HDWD and the RWQCB, the inclusion of a wastewater treatment package plant at the project site would provide better treatment than a traditional septic system given the concerns about nitrate levels in the groundwater. Therefore, the proposed wastewater treatment system is anticipated not to have the same set of problems that are associated with the Applebee's wastewater treatment system.

Response to Comment W-5: As indicated in the DEIR, "... there are a total of 129 Joshua trees mapped within the project site. Of those 129 Joshua trees, approximately 92 trees were determined to have potential to be translocated successfully. The remaining 37 trees were determined to be unlikely to survive translocation" (DEIR p.4.4-11). This would indicate that the majority of the Joshua trees on site would not be destroyed but replanted throughout the project site and Town.

Response to Comment W-6: The comment is noted and will be considered during the Town Council review of the EIR.

3-5-07

Dear Mr. Best, Please let us have a new Wal-Mart Super. center. Every time we go to the Wal-Mart we have now they are out of whatever we want. Our shopping is inadequate for the number of people who live here and if this is listed as good place to retire on National T.V. There will be more of us who have to drive down the hill in unsafe traffic to get the basic things of life.

Thank You Lavane Gwartney 56254 29 Palms Ave space 16 A long time resident of yucca valley

X-1

Lavane Gwartney



RESPONSE TO THE DRAFT EIR, COMMENT LETTER X

Lavane Gwartney

Response to Comment X-1: The comment regarding the need for development in Yucca Valley is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Friday, August 10, 2007 9:03 AM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Debra Magnuson
Organization:
Address: 56311 Pima Trail
City: Yucca Valley
State: CA
Zip: 92284
Phone: 760-668-7024
E-mail:
Comments:

Regarding the Walmart EIR. I am against the Superstore Walmart for our town. The EIR says it will negatively impact air quality. Please don't improve another project that takes away what used to be our beautiful skies. You probably remember them FIVE years ago. Blue, with no sign of smog. Nor am I or my neighbors interested in negative traffic impacts. If the store brought something different to us that would be one thing. People would be more apt to keep dollars in our town if this was a Target or Trader Joes. Increasing an already existing business at the expense of the environment is just plain foolish. If you want a higher tax base, cater to the middle/upper classes, we already have plenty for the bargain shoppers. It wouldn't hurt to have a stronger architectural review/plan for the commercial district which is looks too much like a drive by town, rather than an inviting, interesting place to visit. Old town merchants are the exception. Many thanks to Eric Muel ler who has a sense of style as an owner and landlord.

Y-1
Y-2
Y-3

RESPONSE TO THE DRAFT EIR, COMMENT LETTER Y

Debra Magnuson

Response to Comment Y-1: Please refer to Response to Comment S-1. Potential air quality impacts of the project are analyzed in Section 4.3 of the DEIR. Based on this analysis, the DEIR concluded that the project would result in potentially significant construction and operational emissions. Even after implementation of Mitigation Measures 4.3.1A and 4.3.2A, air quality impacts will be significant and unavoidable.

Response to Comment Y-2: The proposed project's impact on traffic conditions has been addressed and analyzed in Section 4.15 of the DEIR. Implementation of mitigation measures within DEIR Section 4.15 will reduce any potential significant impacts to a less than significant level. In addition, in accordance with CMP procedures, the project will be responsible for contributing its fair share toward the funding of future improvements.

Response to Comment Y-3: The comment regarding shopping opportunities for the middle class and architectural design are noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Friday, August 10, 2007 12:04 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Elizabeth Wuite
Organization:
Address:
City: Yucca Valley
State: CA
Zip:
Phone:
E-mail: mewuite@msn.com
Comments:

I am opposed to any business that has the potential of becoming a monopoly. I saw Walmart's "low" prices go up after KMart went out of business. What has our town council done to encourage business from other companies?

If a Super Walmart is not built, would other stores, like Target or Trader Joe's be likely to come here instead? I will still go "down the hill" to shop at one of those rather than a Super Walmart.

Z-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER Z

Elizabeth Wuite

Response to Comment Z-1:
Town Council review of the EIR.

The comment is noted and will be considered during the

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Friday, August 10, 2007 12:33 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: susan hogervorst
Organization:
Address: 6820 conejo ave
City: joshua tree
State: ca
Zip: 92252
Phone:
E-mail: thehogie@verizon.net
Comments:

The information i have read online and in the newspaper states that by building this huge Walmart we will keep more money from sales here in the basin. The reason I shop outside the Morongo is because of the Walmart. I go to Palm Desert, Apple Valley, Victorville and such other areas because Walmart does not carry things that I want. Instead of trying to enlarge the Walmart to keep the money spent in our area you should be looking for other stores to bring in to the area. Clothing stores, a large fabric store, a different union food store like Albertsons, Target, an ice cream shop, and a miniture golf course. I would love to shop where i live but because of the choices i have no other option than to go shop somewhere else. I like the fact that i live in a rural area. I don't feel that we need a giant Walmart with a drive thru food stand attached in our area, what we need is more choices, more variety so that we will want to spend our money where we live.

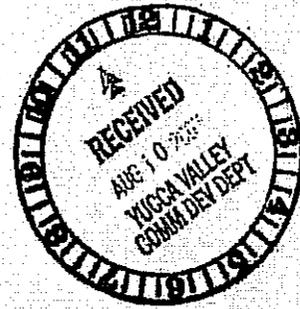
AA-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER AA

Susan Hogervorst

Response to Comment AA-1: The comment is noted and will be considered during the Town Council review of the EIR.

August 8, 2007



Thomas A. Best
Yucca Valley Community Development Department

I wish to comment on the Wal-Mart Supercenter project. I think the addition of another grocery store is surely not needed. We do all of our grocery shopping in Yucca Valley, as do most of the people in town. I see no long lines at the check-out. The parking lots are always available. I wonder if they will get there grocery stock from China, as are most of there goods.

BB-1

They are proposing a fast food restaurant in the complex. I don't think Yucca Valley needs any more fast food outlets. I am wondering why In and Out Burger fast food restaurant has been put on hold status, could it be they are waiting to see if the town has really grown that much. I see no mention of the population. With the slump in home sales ,nation wide likely to continue for some time , I see no reason for this kind of proposal.

BB-2

Eugene M. Daily
55912 Desert Gold Dr.
Yucca Valley, Ca. 92284
760 365 2224

RESPONSE TO THE DRAFT EIR, COMMENT LETTER BB

Eugene M. Daily

Response to Comment BB-1: The comment is noted and will be considered during the Town Council review of the EIR. Urban Decay was analyzed in Section 4.17 of the DEIR, and the DEIR concludes that there is no potentially significant impact from the project.

Response to Comment BB-2: The comment is noted and will be considered during the Town Council review of the EIR. Urban Decay was analyzed in Section 4.17 of the DEIR, and the DEIR concludes that there is no potentially significant impact from the project.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Monday, August 13, 2007 5:54 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Lorraine Marino
Organization:
Address: 58250 Sierra Vista
City: Yucca VALLEY
State: CA
Zip: 92284
Phone: 760-365-6825
E-mail: lorraine.marino@morris.com
Comments:

I am absolutely opposed to this project. There is nothing Walmart can put in that we don't already have. There is no need for this monstrous store. The only reason they have is to put everyone else out of business. Yucca should be encouraging small businesses and moving the town toward specialty stores, tourism and nice restaurants. We need a Target and a Trader Joe's!! Yucca will never make it if the best you can bring in is a another Walmart!!

CC-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER CC

Lorraine Marino

Response to Comment CC-1: The Commentor's concern regarding impact to other businesses is noted; however, Urban Decay was analyzed in Section 4.17 of the DEIR, and the DEIR concludes that there is no potentially significant impact from the project.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Tuesday, August 14, 2007 11:37 AM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Keith Scott
Organization:
Address: 58219 Delano Trl
City: Yucca Valley
State: CA
Zip: 92284
Phone:
E-mail: oasispacific@verizon
Comments:

The document needs to be updated with respect to vacancy rates now that the old KMart building is available for occupancy. The KMart building is of significant enough size and would likely affect the analysis of vacancy rates.

DD-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER DD

Keith Scott

Response to Comment DD-1: The issue of the vacant Kmart building is addressed in Section 4.17 of the DEIR. As indicated in the DEIR, "... there were four small retail vacancies in Yucca Valley (ranging from 1,200 to 2,200 square feet each for a total of 7,400 square feet), resulting in an overall retail vacancy rate in Yucca Valley of 1.0 percent. This vacancy rate is an extremely low rate by retail industry standards" (see DEIR p.4.17-1). This low vacancy level in the Town has one major exception: the vacant Kmart building. As stated in the DEIR, the old Kmart building was closed approximately three years ago, but "... is currently being reconfigured for multiple retail and office tenants ... given that this building is currently in transition, it is appropriate to exclude it from the calculations when estimating Yucca Valley's retail vacancy rates" (DEIR p.4.17-5). Accordingly, the issue of the vacant Kmart building has been addressed.

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS - M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94273-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY 711



Flex your power!
Be energy efficient!

RECEIVED
AUG 14 2007
STATE CLEARING HOUSE

clear
8/23/07
e

August 7 2007

Mr. Tom Best and Ms. Nicole Sauviat Criste
Town of Yucca Valley
58928 Business Center Drive
Town of Yucca Valley, CA 92284

Dear Mr. Best and Ms. Sauviat Criste:

Town of Yucca Valley's Draft Environmental Impact Report for the Yucca Valley Retail Specific Plan;
SCH# 2004071127

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety, noise and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public-use and special-use airports and heliports.

The proposal is for a 229,000 square foot Wal-Mart supercenter, 4,000 square foot fast-food restaurant with drive-through, gas station, 1.82-acre retention basin and a 10,000 gallon on-site wastewater treatment plant. The project site is located approximately 4,225 feet east of the Yucca Valley Airport. Yucca Valley Airport has approximately 65 based aircraft and over 14,000 annual operations. The project site may be subject to aircraft overflights and subsequent aircraft-related noise and safety impacts. The proposal should be submitted to the Yucca Valley Airport Manager to ensure that the proposal will be compatible with future as well as existing airport operations.

EE-1

Public Utilities Code Section 21659 prohibits structural hazards on or near airports. The proposal will require submission of a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace." Form 7460-1 is available on-line at <http://forms.faa.gov/forms/7460-1.pdf>.

EE-2

Land use practices that attract or sustain hazardous wildlife populations on or near airports can significantly increase the potential for wildlife-aircraft collisions. The FAA recommends that wastewater treatment facilities and other uses that have the potential to attract wildlife be restricted in the vicinity of an airport. FAA Advisory Circular 150/5200-33A entitled "Hazardous Wildlife Attractants on or Near Airports" addresses these issues. For further information, please refer to the FAA website http://wildlife-mitigation.tc.faa.gov/public_html/index.html.

EE-3

These comments reflect the areas of concern to the Division with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our Caltrans District 8 office in San Bernardino concerning surface transportation issues.

"Caltrans improves mobility across California"

Mr. Tom Best and Ms. Nicole Sauviat Crista
August 7, 2007
Page 2

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,

Original Signed by

SANDY HESNARD
Aviation Environmental Specialist

c: State Clearinghouse, Yucca Valley Airport

"Caltrans improves mobility across California"

RESPONSE TO THE DRAFT EIR, COMMENT LETTER EE

State of California Department of Transportation, Division of Aeronautics

Response to Comment EE-1: As stated in the DEIR, "...according to the *Airport Comprehensive Land Use Plan for the Yucca Valley Airport*, 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 impacted by aviation related hazards. Safety Review Area 3 reflects reduced exposure to aircraft operations and aviation hazards. Commercial land use within this area is compatible with the airport's activities." (DEIR p. 4.7-7)

Per *CEQA Guidelines* Section 15207, "...any public agency or person who is consulted with regard to an EIR or negative declaration fails to comment within a reasonable time as specified by the lead agency, it shall be assumed, absent a request for a specific extension of time, that such an agency or person has no comment to make." The Yucca Valley Airport District was included on the agency list that received a notice of availability for the DEIR, which included a description of the proposed project, the location of the project, significant effects discussed in the DEIR, and areas where a copy of the DEIR was available. The Yucca Valley Airport District has not submitted or provided comments related to this project; therefore, it reasonable to conclude that the Yucca Valley Airport District has no comment on the proposed project.

Response to Comment EE-2: The DEIR shall be revised to include the following language:

"Due to the low probability of aviation hazards occurring within Safety Review Area 3 and the compatibility of land uses of the project with airport activities, the impacts associated with aviation safety hazards are considered to be less than significant. (DEIR p.4.7-7.) Although the proposed project is compatible with airport activities and would result in a low probability of aviation hazards, the proposed project is required to submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace."

This is not significant and substantial new information and would not require the recirculation of the DEIR as the conclusions made in the DEIR remain unchanged.

Response to Comment EE-3: As indicated in the DEIR, "... the on-site treatment system will consist of a package plant or underground treatment system which involves several chambers and pumps. ... [treated] effluent will then be pumped to five seepage pits ... located underneath the northeast corner of the project parking lot" (DEIR p.4.16-7). Since the proposed on-site treatment system would be underground, it is not likely to attract or sustain wildlife populations; therefore, no increased incidence of wildlife-aircraft collisions would occur.

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Thursday, August 16, 2007 7:04 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Barbara Renton
Organization: Morongo Basin Property Association
Address: 828 Delgada Ave
City: Yucca Valley
State: CA
Zip: 92284
Phone: 760-364-4210
E-mail: nessi92000@yahoo.com
Comments:

Twentynine Palms Highway used to be the most superb of scenic routes of anywhere I'd seen before. But now there is a hideous Home Depot blocking my view of the mountains to the West and once the parking lots get their cement poured and parking lights put up, I won't be able to see the Milky Way go over my house every night a few miles outside of town due to the increased light pollution. The traffic will be increased, car pollution, noises from semi trucks going back and forth and any aesthetic quality this town once had will be destroyed!

FF-1

FF-2

IF a 'Super' Wal-Mart is allowed to installed here-- another Big Box store? It will be like sticking screwdrivers in my eyes because you will have taken away the beauty of this area and replaced it with your 'so-called' tax revinues and supposed new jobs? NOTHING replaces the quiet area of superb beauty here and is WHY I moved here ten years ago for my health and my nerves!

FF-3

If new residents want this increased population, noise & pollut ion, let them move to Los Angeles or Victorville! Let them move to Coachella Valley where it takes an hour to drive twenty miles away!

FF-4

LEAVE this area the very thing which gives it character and attraction in the first place! IF you want 'tax-revenues' then put a tollbooth on either edge of the basin so that visitors and strangers must pay your bounty of money but LEAVE this area's ambiance ALONE!

RESPONSE TO THE DRAFT EIR, COMMENT LETTER FF

Barbara Renton

Response to Comment FF-1: The DEIR assessed project-specific aesthetic impacts through the inclusion of view simulations provided an approximation of what views to the site would be subsequent to the development of the proposed on-site uses. Though the proposed project would partially obstruct views of hillsides in the project vicinity, these views would not be entirely obstructed. The DEIR included a discussion of potential impacts associated with the introduction of lighting sources. Mitigation measures identified in the DEIR, based on the Town's Ordinance 90 (*Regulations for Outdoor Lighting and Night Sky Protection*), reduced impacts associated with this issue to a less than significant level.

Response to Comment FF-2: The DEIR includes a detailed and reasonable analysis of the air quality (Section 4.3), traffic (Section 4.15), and aesthetic (Section 4.1) impacts that may result from the construction and operation of the proposed on-site uses. Where appropriate, mitigation has been identified to lessen the effect of the identified environmental impacts.

Response to Comment FF-3: As stated in earlier responses to comments, the environmental effects that would result from the construction and operation of the proposed on-site uses have been reasonably addressed in the DEIR.

Response to Comment FF-4: As stated in the DEIR (p 3-12), the objectives of the proposed project include the provision of development consistent with the Town's General Plan; the development of tax-generating uses; the provision of additional and convenient shopping opportunities for area residents; and the provision of additional local employment opportunities. The severity of any impact not reduced to below a level of significance must be balanced against the benefits the Town and its citizens would derive from the proposed project. After implementation of the mitigation identified in the DEIR, development of the proposed project would result in short-term construction-related air quality and noise impacts, and long-term and cumulative operational air quality impacts. As required under CEQA, when the impacts remain significant (despite the implementation of mitigation), the Town must adopt a Statement of Overriding Considerations, detailing how the benefits of the project outweigh any unmitigated significant environmental impact.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Thursday, August 16, 2007 10:09 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Jane & Floyd Humphries
Organization:
Address: PO Box 1642
City: Yucca Valley
State: CA
Zip: 92286
Phone: 760 365 7593
E-mail: jhspirit@email.com
Comments:

It would be a grave mistake to move forward with the Super Wal-Mart. As the EIR has shown, it would greatly diminish the air quality in the area. Also, the Town's infrastructure would be stressed past the breaking point from the added traffic, affecting basic service providers such as police and fire departments.

GG-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER GG

Jane and Floyd Humphries

Response to Comment GG-1: The commentor regarding air quality is noted and will be considered before any action is taken on this project. Air quality, as previously discussed in Response to Comment S-1, is analyzed in Section 4.3 of the DEIR.

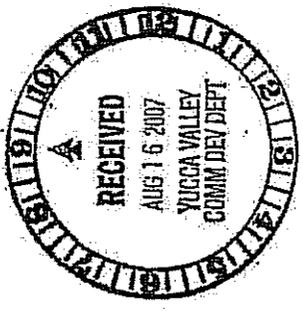
Potential traffic impacts of the project were addressed and analyzed in Section 4.15 of the DEIR. As stated in Section 4.15 of the DEIR, implementation of the identified mitigation measures would reduce any potential significant traffic-related impacts to a less than significant level. In addition, in accordance with CMP procedures, the project will be responsible for contributing its fair share toward the funding of future improvements.

Impacts related to the provision of public services have been addressed and analyzed in Section 4.13 of the DEIR. In addition, the required payment of fees by the proposed project will provide police and fire agencies serving the area with funds required for new staffing and equipment to respond to increased demand.

Dear Mr. Best,
7/12/07

The General Plan reflects the belief and desires of the people of Yucca Valley (and surrounding) to recognize and follow it. An excellent first importance is air and water. The second is rural community. Having the former efforts be better, we should do as well for the air, water and water to support development.

We could be considering the people's rights and our own pocketbooks. For poor air and water anyone can go to the State and the Governor. If we act to keep our air and water clean we have facilities to offer visitors and



HH-1

some business, trans-
 mitted by business.
 with a difference
 and plan working to open
 people are knowledge-



able and we should recognize
 and respect their expressed
 decisions on The General Plan.

HH-2

The S.P.A. says the air
 already is not up to snuff;
 what will admittedly
 worsen it with aggravated
 air pollution.

Many cities have
 stopped what's are still
 have that opportunity

HH-3

Ben Post
 20 years local
 care for good air.

Beatrice E. Bell

Post Office Box 1822
Joshua Tree CA 92252

RESPONSE TO THE DRAFT EIR, COMMENT LETTER HH

Beatrice Roth

Response to Comment HH-1: Impacts associated with air and water quality were discussed in detail in Sections 4.3 and 4.8 of the DEIR. The discussion in the DEIR identified existing conditions, existing regulations and policies, thresholds against which the impact associated with the proposed project was measured, and an identification of impacts determined to be significant. Where significant impacts were identified, the DEIR provided mitigation to reduce the effect of the impact.

Response to Comment HH-2: In the discussion of each environmental issue, the DEIR identified those General Plan policies relevant to the topic discussed. These policies were typically provided in a subsection of each impact evaluation titled "Existing Policies and Regulation." The DEIR fully utilized established General Plan policies and Town requirements in the discussion of the environmental effects that may result from the construction and operation of the proposed on-site uses.

Response to Comment HH-3: The comment is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: elr@yucca-valley.org
Sent: Saturday, August 18, 2007 3:43 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: PAUL
Organization: Resident
Address: MILLER
City: YUCCA VALLEY
State: CA
Zip: 92284
Phone: 365-5169
E-mail: ldpj95@msn.com
Comments:

This project is a must for Yucca Valley to keep this community up-to-date and competitive. The amount of tax dollars driving down the hill is outrageous. New businesses keep the community vibrant. Let's start the Wal-Mart Supercenter project soon.

] II-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER II

Paul Miller

Response to Comment II-1: The comment regarding Yucca Valley businesses is noted and will be considered during the Town Council review of the EIR.

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Sunday, August 19, 2007 7:16 AM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Betsy Goza
Organization:
Address: PO Box 713
City: Yucca Valley
State: CA
Zip: 92286
Phone:
E-mail: goza@verizon.net
Comments:

Ditto the comments of Dodge, Berger and Zacks. This community does NOT need a Super Wal-Mart.

]-JJ-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER JJ

Betsy Goza

Response to Comment JJ-1:
Town Council review of the EIR.

The comment is noted and will be considered during the

Jeannie Lindberg

From: eir@yucca-valley.org
Sent: Sunday, August 19, 2007 3:47 PM
To: Jeannie Lindberg
Subject: Super Wal-Mart EIR

Name: Theresa Bulone
Organization:
Address: 2015 Yellow Knife Road
City: Yucca Valley
State: CA
Zip: 92284
Phone: 760-364-3303
E-mail:
Comments:

Our desert is being devoured by "big business."
Our local merchants are going out of business.
Our roads are more congested. Our air quality is deteriorating.
The Walmart we have is too much. Please don't sell what's left of the 'town' and it's
inhabitants to the not so "Super Walmart."
Theresa Bulone

— KK-1
— KK-2

RESPONSE TO THE DRAFT EIR, COMMENT LETTER KK

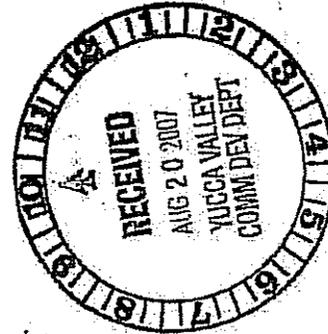
Theresa Bulone

Response to Comment KK-1: Urban Decay was analyzed in Section 4.17 of the DEIR, and the DEIR concludes that there is no potentially significant impact from the project.

Response to Comment KK-2: Traffic was addressed and analyzed in Section 4.15 of the DEIR. As discussed in Responses to Comments Y-2 and GG-2, implementation of mitigation measures described in Section 4.15 will reduce any potential significant impacts to a less than significant level. As indicated in Responses to Comments S-1 and Y-1, potential traffic impacts resulting from implementation of the project are analyzed in Section 4.3 of the DEIR.

To: Tom Best and Nicole Sauviat Criste
Town of Yucca Valley Community Development Department
58928 Business Center Drive,
Yucca Valley, California 92284

From: David Dodge
P.O. Box 2092
Joshua Tree, California 92252



Date: August 16, 2007

Subject: Wal-Mart Supercenter

While I do live in Joshua Tree, I spend a lot of time in Yucca Valley and enjoy the town and community there. My strong feelings are that a Wal-Mart Supercenter is not needed and will harm the atmosphere of Yucca Valley. LL-1

A Wal-Mart Supercenter would add mostly groceries, a huge gas station, and a large restaurant. There is no shortage at all of these types of businesses currently in Yucca Valley. Such a huge development could certainly cause the closure of many smaller businesses which are now supported by visitors traveling through the area as well as local residents. LL-2

The destruction of so many Joshua Trees as well as the destruction of such a huge area of the very desert environment that draws people to live and visit in our area is most disheartening. Add to this the volume of traffic at such a supercenter on the main road in Yucca Valley and the image will become that of any big city suburb and not of a special high desert town in the Mojave Desert of California. LL-3
LL-4

Finally the additional traffic drawn from all over the Basic will further degrade the air quality already at risk in the High Desert, not to mention the light pollution from the massive parking lot. We all have chosen to live here rather than in the city for the quality of life that the area offers. We treasure our clean air and blue skies, wonderful wildlife and unique shops. Please allow us to keep them. LL-5

Please reject this project. It does not enhance the community of Yucca Valley. LL-6

Sincerely,
David Dodge
David Dodge

RESPONSE TO THE DRAFT EIR, COMMENT LETTER LL

David Dodge

Response to Comment Letter LL-1: The comment regarding the atmosphere of Yucca Valley is noted and will be considered during the Town Council review of the EIR.

Response to Comment Letter LL-2: The project's potential to result in a significant urban decay impact is analyzed in Section 4.17 of the DEIR. Based on market data collected during the preparation of the project-specific market analysis, "... the area's existing inventory of retail facilities is not large enough to fully serve the shopping demands of these residents and tourists. Because of a lack of a full-scale shopping mall, residents and tourists travel to facilities in the Coachella Valley and elsewhere for portions of their shopping needs. Consequently, Yucca Valley and other nearby communities experience significant leakage of residential retail demand. Current leakage is approximately \$52.7 million per year, an amount that could support about 226,600 square feet of additional retail space in Yucca Valley" (DEIR p.4.17-1). Accordingly, the proposed project will not result in a significant urban decay impact.

Response to Comment Letter LL-3: Please refer to Response to Comment A-51. The project will be required to comply with Town Ordinance 140 "Native Plant Protection and Management Ordinance." As indicated in the DEIR, "... there are a total of 129 Joshua trees mapped within the project site. Of those 129 Joshua trees, approximately 92 trees were determined to have potential to be translocated successfully. The remaining 37 trees were determined to be unlikely to survive translocation" (DEIR p.4.4-11). Accordingly, contrary to Commentator's assertions, compliance with the Town's Native Plant Protection and Management Ordinance will result in the preservation of the Joshua trees identified as suitable for either incorporation into the site or relocation.

Response to Comment Letter LL-4: Traffic impacts related to the proposed project were addressed and analyzed in Section 4.15 of the DEIR. As discussed in Responses to Comments Y-2 and GG-2, implementation of mitigation measures described in Section 4.15 will reduce any potential significant impacts to a less than significant level.

Response to Comment Letter LL-5: The DEIR states, "... in spite of reduction of lighting impacts provided in the *Yucca Valley Retail Specific Plan*, development of the project site would introduce into the area a new source of nighttime light and ... could create a potentially significant impact from spillover light toward the adjacent properties to the east and south" (DEIR p. 4.1-19). However, the DEIR also provides mitigation measures (Mitigation Measures 4.1.1A through 4.1.1C) in addition to requirements contained in the Town's applicable ordinances. Implementation of these identified mitigation measures would ensure that there would be no spillover light from on-site lighting.

Response to Comment Letter LL-6: The comment is noted and will be considered during the Town Council review of the EIR.

Alex S. & Gladys R. Kovaleff
9574 Black Rock Canyon Road, Yucca Valley, Ca. 92284
760-365-5513, fax-365-4474, <kovaleffA@aol.com>

August, 19th, 2007



Tom Best and Nicole Sauviat Criste
Town of Yucca Valley Community Development Department
58928 Business Center Drive, Yucca Valley, Ca. 92284

We are against the "Walmart Supercenter", being built in Yucca Valley. What we have now, is a big enough mess. We don't need more small businesses, being driven out of town. We don't need anymore pollution, and plastic, blown all over the desert.

There isn't much that has happened, to assist the residents of Yucca Valley, since incorporation. It first looked like incorporation might be beneficial, but it only turned out, beneficial, for a select few, by turning this once nice town, into a ghetto.

Even the city Manager mentioned the other night, how without a wastewater treatment plant Yucca Valley, is "Losing Business" A government of the people, by the people, and for the people, should NOT be thinking about losing business, but making this Towns a better place to live.

All the Pelicans want, is what goes into their pockets. The Council and Planning Commission, are their puppets.

If "City Fathers", could make a buck off of repairing some of our roads, that have not been touched since incorporation, it would probably happen.

The disgrace of Black Rock Canyon Road, the entrance to the National Park Campground, is an example of Yucca Valleys Government. Visitors Get a Good Idea of what kind of a Town, Yucca Valley is. Its been horrible, over 18 years.

The trash, that blows around Yucca Valley, makes it look equal to other poorly run areas, like Lake Los Angeles, Adelanto, and Desert Hot Springs.

MM-1

Instead of working on new stuff, why doesn't the City Government try to clean up the old messes? We have junkyard neighbors, that the City says they can't do anything with. Are these residences, or disposal sites? If the City can't do anything with our messes, Why do we need an incorporated city? The only folks that need a city, are the people who can't make a living, being productive.

Why did only City Officials, and Pelicans, get the asphalt curbs, to keep water and mud from their property?

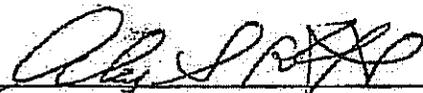
Watching most City employees work, we see an efficiency of about 0, with no one caring whether much gets done. Are these employees, relatives and friends, of our Town "Leaders"?

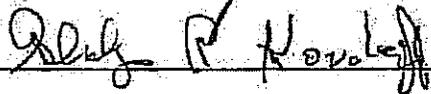
We, like many Yucca Valley residents, are sick of this Government, only showing small inexpensive items, as benefits to the citizens.

More & more Towns are rejecting Walmarts. We admire the governments of these towns, using good sense, and not greed.

Quit hiring every local incompetent jerk, to keep your buddies working. Hire only The Best——A good example of this crummy work is the horrible concrete swales, recently installed by total incompetence, on Joshua Lane. The Town, had to lower the speed limit, to make em drivable. If you want to see good swales, go thru the Nat. Park. We need to use more people that know what they are doing, not the good old boys.

We say NO, to Walmart, and more tract shacks. Lets give Yucca Valley, some "Class". Its pretty bad, when you are ashamed, to bring your friends, here. A Walmart Supercenter, will only make it worse.

Alex Kovaleff 

Gladys Kovaleff 

MM-1

RESPONSE TO THE DRAFT EIR, COMMENT LETTER MM

Alex and Gladys Kovaleff

Response to Comment Letter MM-1: Urban Decay was analyzed in Section 4.17 of the DEIR, and the DEIR concludes that there is no potentially significant impact from the project.