

Section 15.2
Notice of Preparation Responses




RECEIVED

SEP ' 8 2006

RBF CONSULTING

Southern California
Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306

A  Sempra Energy® utility
August 31, 2006

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Attention: Leah Price

Re: Old Town Yucca Valley Specific Plan EIR

Thank you for the opportunity to respond to the above-referenced project. Please note that Southern California Gas Company has facilities in the area where the above named project is proposed. Gas service to the project could be provided without any significant impact on the environment. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

You should be aware that this letter is not to be interpreted as a contractual commitment to serve the proposed project, but only as an informational service. The availability of natural gas service, as set forth in this letter, is based upon present conditions of gas supply and regulatory policies. As a public utility, The Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply, or the conditions under which service is available, gas service will be provided in accordance with revised conditions.

Typical demand use for:

a.	Residential	(System Area Average/Use Per Meter) <u>Yearly</u>
	Single Family	799 therms/year dwelling unit
	Multi-Family 4 or less units	482 therms/year dwelling unit
	Multi-Family 5 or more units	483 therms/year dwelling unit

These averages are based on total gas consumption in residential units served by Southern California Gas Company, and it should not be implied that any particular home, apartment or tract of homes will use these amounts of energy.

August 31, 2006

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b. Commercial

Due to the fact that construction varies so widely (a glass building vs. a heavily insulated building) and there is such a wide variation in types of materials and, a typical demand figure is not available for this type of construction. Calculations would need to be made after the building has been designed.

We have Demand Side Management programs available to commercial/industrial customers to provide assistance in selecting the most effective applications of energy of our energy conservation programs, please contact our Commercial/Industrial Support Center at 1-800-GAS-2000.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dick Gebhardt".

Dick Gebhardt
Technical Services Supervisor

PUBLIC COMMENT FORM

PROJECT NAME: Environmental Impact Report (EIR) for the Old Town Specific Plan.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)
Anne Maurer - Canyon House 7321 Pioneer-trail road
Lenny Mazzo

Telephone Number: 228-1413

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to City Staff at the Scoping Meeting or mailed by July 31, 2006 to the Town of Yucca Valley, 58928 Business Center Drive, Yucca Valley, California, 92284, Attention: Shane Stueckle, Deputy Town Director.

① Concerns about security lighting which I am observing business owners put in place but ignore. Town's ordinances. Already these lights ruin the ambience, skyline and visibility in the area. With more development, I'm concerned people will continue to tailor-make their business environment to suit their needs and not regard ordinances.

② Parking - need strong ordinances. As owner of vacant lots in area as well as business establishment, I've had to deal with people leaving cars parked in front of my store for hours, days and having no dealing to store. Also people park on my lots and have ruined vegetation.

③ Panhandlers - this is becoming a growing problem at the Hwy 62 / Pi-town road area. Be aware that with increased development, there needs to be better patrolling & response when store owners / customers sight panhandlers and try to call law for abatement of situation. Since this is the town's 'walking' area we can expect to see panhandlers until Town / Law clamps down on situation.

DEPARTMENT OF PUBLIC HEALTH



COUNTY OF SAN BERNARDINO HUMAN SERVICES SYSTEM

- 385 North Arrowhead Avenue - San Bernardino, CA 92415-0160 - (909) 884-4056
- 1647 East Holt Boulevard - Ontario, CA 91761 - (909) 458-9673
- 13911 Park Avenue - Victorville, CA 92392 - (760) 243-3773
- San Bernardino County Vector Control Program
2355 East 5th Street - San Bernardino, CA 92415-0064 - (909) 388-4600

JAMES A. FELTEN, MPA
Public Health Programs Administrator

ERIC K. FRYKMAN, MD, MPH, MBA
Director of Public Health

DANIEL J. AVERA, REHS
Chief of Environmental Health

Also serving the cities of

Adelanto	Montclair
Apple Valley	Needles
Barstow	Ontario
Big Bear Lake	Rancho Cucamonga
Chino	Redlands
Chino Hills	Rialto
Colton	San Bernardino
Fontana	Twentynine Palms
Grand Terrace	Upland
Hesperia	Victorville
Highland	Yucaipa
Loma Linda	Yucca Valley

July 5, 2006

Shane Stueckle
Town of Yucca Valley
58928 Business Center Dr.
Yucca Valley, CA 92284

Subject: Notice of Preparation of an Environmental Impact Report

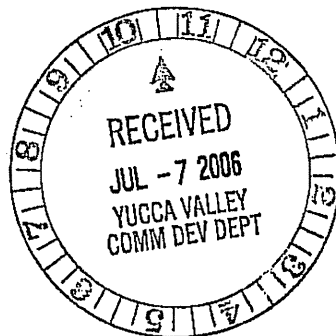
EHS has received the **Notice of Preparation of an Environmental Impact Report.**

Environmental Health is concerned with the potential impact a significant increase in the number of septic systems will have on the water quality in Yucca Valley. A wastewater treatment plant is a highly desirable option given the current situation with nitrates and should to be addressed in the EIR.

Environmental Health is likewise concerned with the potential impact to groundwater supplies and agrees that further information needs to be supplied in the EIR to ensure adequate quantities are available for future uses.

Thank you for the opportunity to review and comment on the **Notice of Preparation of an Environmental Impact Report.**

Corwin Porter, REHS
Environmental Health Services



MARK H. UFFER
County Administrative Officer

Board of Supervisors

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 PAUL BIANESecond District GARY C. OVITT..... Fourth District
 JOSIE GONZALES..... Fifth District

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

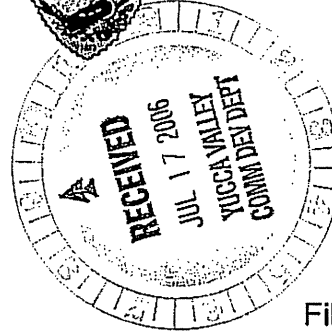
825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130



PATRICK J. MEAD
Director of Public Works

July 13, 2006

Town of Yucca Valley
Attn.: Shane Stueckle, Deputy Town Director
58928 Business Center Drive
Yucca Valley, CA 92284



File #10(ENV)-4.01

RE: NOTICE OF PREPARATION OF DRAFT EIR, OLD YUCCA VALLEY SPECIFIC PLAN

Dear Mr. Stueckle:

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

After reviewing the submitted document, our Department has determined that we would like to receive a copy of the Environmental Impact Report (EIR) document and any Technical Reports that will be prepared for this project, when they become available. At that time, our Department will review the project and provide comments.

Sincerely,

FRANK MOLINA, Supervising Planner
Environmental Management Division

FM:nh/CEQARec'd_YuccaValley_OldYuccaValleySP_EIRReqst'd

cc: Naresh P. Varma
PJM/MK Reading File

MARK H. UFFER
County Administrative Officer

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

Board of Supervisors

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JOSIE GONZALES	Fifth District		



**California Regional Water Quality Control Board
Colorado River Basin Region**



Linda S. Adams
Secretary for
Environmental Protection

73-720 Fred Waring Drive, Suite 100, Palm Desert, California 92260
(760) 346-7491 • Fax (760) 341-6820
<http://www.waterboards.ca.gov/coloradriver>

Arnold Schwarzenegger
Governor

July 17, 2006

Shane Stueckle
Deputy Town Director
58928 Business Center Drive
Yucca Valley, CA 92284



SUBJECT: OLD TOWN YUCCA VALLEY SPECIFIC PLAN, INITIAL STUDY/ENVIRONMENTAL ASSESSMENT

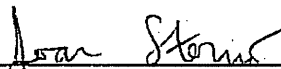
Thank you for the opportunity to review and comment on the Old Town Yucca Valley Specific Plan Initial Study/Environmental Assessment.

The Specific Plan Buildout proposes an additional 1,088 dwelling units within the Specific Plan Area (SPA). At a minimum, these dwellings will generate an estimated 266,000 gallons per day of domestic wastewater, presumably discharged via septic tank-leach field systems, given the current lack of municipal wastewater treatment and collection systems in Yucca Valley.

Yucca Valley has high quality groundwater with the following beneficial uses: Municipal and Domestic Supply (MUN), Industrial Service Supply (IND), and Agricultural Supply (AGR). The use of septic tank systems to dispose of wastewater generated from these 1,088 additional dwellings may have adverse impacts to groundwater quality, individually or collectively. As you may be aware, a report by the U.S. Geological Survey published in 2003 titled *Evaluation of the Source and Transport of High Nitrate Concentrations in Ground Water, Warren Subbasin, California*, found groundwater in Yucca Valley to exceed the federal maximum contaminant level (i.e., drinking water standard) for nitrate (NO₃⁻), stating, *Septage from septic tanks was the primary source of NO₃⁻ to the groundwater system.*

Given the potential for the groundwater impacts discussed above, and pursuant to California Public Resources Code, Section 21000 et seq., (CEQA), specifically §21002.1, §21068, and §21159.27, and the California Code of Regulations, Title 14, Section 15003(h) of the CEQA Guidelines, please prepare an Environmental Impact Report that at a minimum, evaluates alternate methods of wastewater treatment and disposal for the proposed 1,088 additional dwellings.

If you have any questions concerning this matter, please contact Jon Rokke at (760) 776-8959.



JOAN STORMO
Senior Engineering Geologist

JR/tab/

File: ST GC

LAND USE SERVICES DEPARTMENT



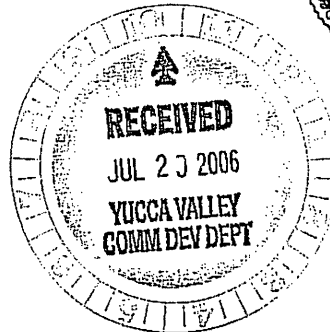
COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT SERVICES GROUP

ADVANCE PLANNING DIVISION
385 North Arrowhead Avenue • San Bernardino, CA 92415-0182
(909) 387-4147 • Fax (909) 387-3223
<http://www.sbcounty.gov/landuseservices>

MICHAEL E. HAYS
Director

July 17, 2006

Shane Stueckle
Deputy Town Manager
58928 Business Center Dr.
Yucca Valley, CA 92284



RE: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT
REPORT FOR THE OLD TOWN YUCCA VALLEY SPECIFIC PLAN

Attn: Mr. Stueckle:

Thank you for providing our office a copy of the Notice of Preparation and associated Initial Study for the above-stated specific plan. The County supports the conclusion of the Initial Study that an Environmental Impact Report will be prepared. We have reviewed this document and have the following comments:

1. The County agrees that some incremental night lighting/glare will result from an increase or intensification of the number of residential and/or commercial/industrial land uses. Directing, shielding light sources, and compliance with the night sky ordinance should be adequate to minimize any potential impacts.
2. The County agrees that the proposed changes to circulation (i.e., proposed realignment of SR-62), and drainage/flood control improvements required as a result of the increased number of residential and/or commercial/industrial land uses, may have potential significant effects and should be evaluated within the EIR. Please ensure that the San Bernardino County Public Works Department Environmental Management Division, Traffic Division, and Flood Control Division are included in all present and future notification lists for this environmental document (and project).
3. The County agrees that the proposed project may have potential significant effects upon the provision of County Fire Services and Sheriff's Services. Please ensure that the San Bernardino County Fire Agency and the Sheriff's Department are included in all present and future notification lists for this environmental document (and project).
4. The County agrees that the proposed project may have potential significant effects upon water supply. Potential impacts to nearby property owners' wells within the same groundwater basin (sub-basins) should be evaluated within the EIR. The County encourages the use of desert native plant materials, drought-resistant plants and shrubs, xeriscaping (i.e. utilization of water conserving techniques for arid and semiarid climates), low water use (demand) irrigation systems, and other water conservation measures.

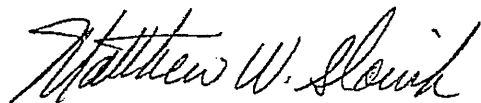
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Shane Stueckle
Old Town Yucca Valley Specific Plan
July 17, 2006
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We appreciate inclusion of our agency on the distribution list for this Notice of Preparation, and look forward to receipt of the Draft EIR. If you have any questions, please call me at (909) 387-4147.

Sincerely,



MATTHEW W. SLOWIK, MURP, MPA
Senior Associate Planner
Advance Planning Division

MS:kf

Cc: Frank Molina, Public Works Dept.- Env. Mgmt. Div.
Mike Fox, Public Works Dept.- Water Res. Div.
Richard Bronstrup, Public Works Dept.- Transp. Design Div.
Jacob Babico, Public Works Dept.- Traffic Div.