



**CITY OF YUCAIPA
NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT**

Date: June 13, 2006
To: Responsible and Trustee Agencies/Interested Organizations and Individuals
Project: Oak Hills Marketplace Preliminary Development Plan

Lead Agency

City of Yucaipa
Community Development Department
34272 Yucaipa Blvd
Yucaipa, CA 92339-9950
(909) 797-2489 x224
Contact: Paul Toomey, Associate Planner

Consulting Firm Preparing the Draft EIR

Michael Brandman Associates
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408
(909) 884-2255
Contact: Mark Latour
E-Mail: mlatour@brandman.com

This Notice of Preparation (NOP) includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues, which have the potential to be affected by the project and should be addressed further by the City of Yucaipa in the EIR.

The public review period for this NOP is **June 13, 2006 to July 14, 2006**. Due to the time limits mandated by State law, your response must be sent as soon as possible, but no later than 30 days after receipt of this notice. Note that there will be further opportunities to comment on the project once the Draft EIR is released to the public.

Please send your response for this NOP to Mr. Paul Toomey, at the City of Yucaipa address shown above. Please include the name, phone number, and address of a contact person in your response.

Project Sponsor: Target Stores, 1000 Nicollet Mall, Mall Station TPN-12F, Minneapolis, MN 55403

Project Location: The project site is located immediately south of the Interstate 10 freeway in the City of Yucaipa along the east side of Live Oak Canyon Road. The Interstate 10 Freeway abuts the northerly boundary of the property and divides the site from the majority of the city. Live Oak Canyon Road runs along the western boundary, a portion of Wildwood Creek and the adjacent hillside form a natural boundary to the south, and the confluence of Wildwood and Yucaipa Creeks form the eastern project boundary. Please see attached maps for the project location.

Project Description: The proposed project includes a General Plan Amendment and a Preliminary Development Plan for a regional shopping center totaling roughly 665,000 square feet of building space on 61.33 acres of land. The proposed shopping center includes two retail anchor tenants, additional retail and miscellaneous commercial uses, restaurants and a cinema complex. The project includes onsite parking with access via Live Oak Canyon Road. The proposed project may also involve: the realignment of Wildwood Creek to run along the base of the hills to the south of the commercial development; the southward relocation of the I-10 Freeway ramps on Live Oak Canyon Road; a new dedicated public street heading eastward in the southern portion of the site; the relocation and/or replanting of oak trees; the use of soil from the hillsides near the south edge of the site to fill in the existing bed of Wildwood Creek; and improvements to Live Oak Canyon Road which is designated as a

Scenic Corridor in the City's General Plan. Note that the proposed project is adjacent to but separate from the Freeway Corridor Specific Plan.

Existing Conditions: The City's General Plan currently designates the site for Planned Development. At present, the plan area is used for agricultural activities and seasonal commercial sales (pumpkin patch and Christmas tree farm), and contains improvements related to agricultural use.

Actions and Approvals: Although the land use designation is not changing, the project will include a General Plan Amendment to clarify the specific uses of the Preliminary Development Plan, and lot line alterations may also be required. Project related approvals may be required by the following agencies including, but not limited to: Yucaipa Valley Water District, San Bernardino County Flood Control District, State Water Quality Control Board (Santa Ana Region), California Department of Conservation, California Department of Forestry, California Department of Fish and Game, the U.S. Army Corps of Engineers, and CalTrans.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The environmental review of projects, such as the "Oak Hills Marketplace" and related approvals, is normally a three-step process governed by the California Environmental Quality Act (CEQA). The first step is for the lead agency, the City of Yucaipa, to determine whether a project is exempt from CEQA review. The City has determined that this project is not exempt. The second step is the preparation of an Initial Study to determine potential impacts of the project on the environment. If the Initial Study determines that the project has the potential to cause one or more significant environmental impacts, the third step is to prepare an environmental impact report.

In this case, the City of Yucaipa prepared an Initial Study (attached) that has determined that the project could have several "Potentially Significant Impacts". Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed project. The EIR will be comprehensive in nature, evaluating all subject issues from the CEQA Initial Study Checklist. The EIR will evaluate the Preliminary Development Plan, General Plan Amendment, and subsequent tentative map approvals

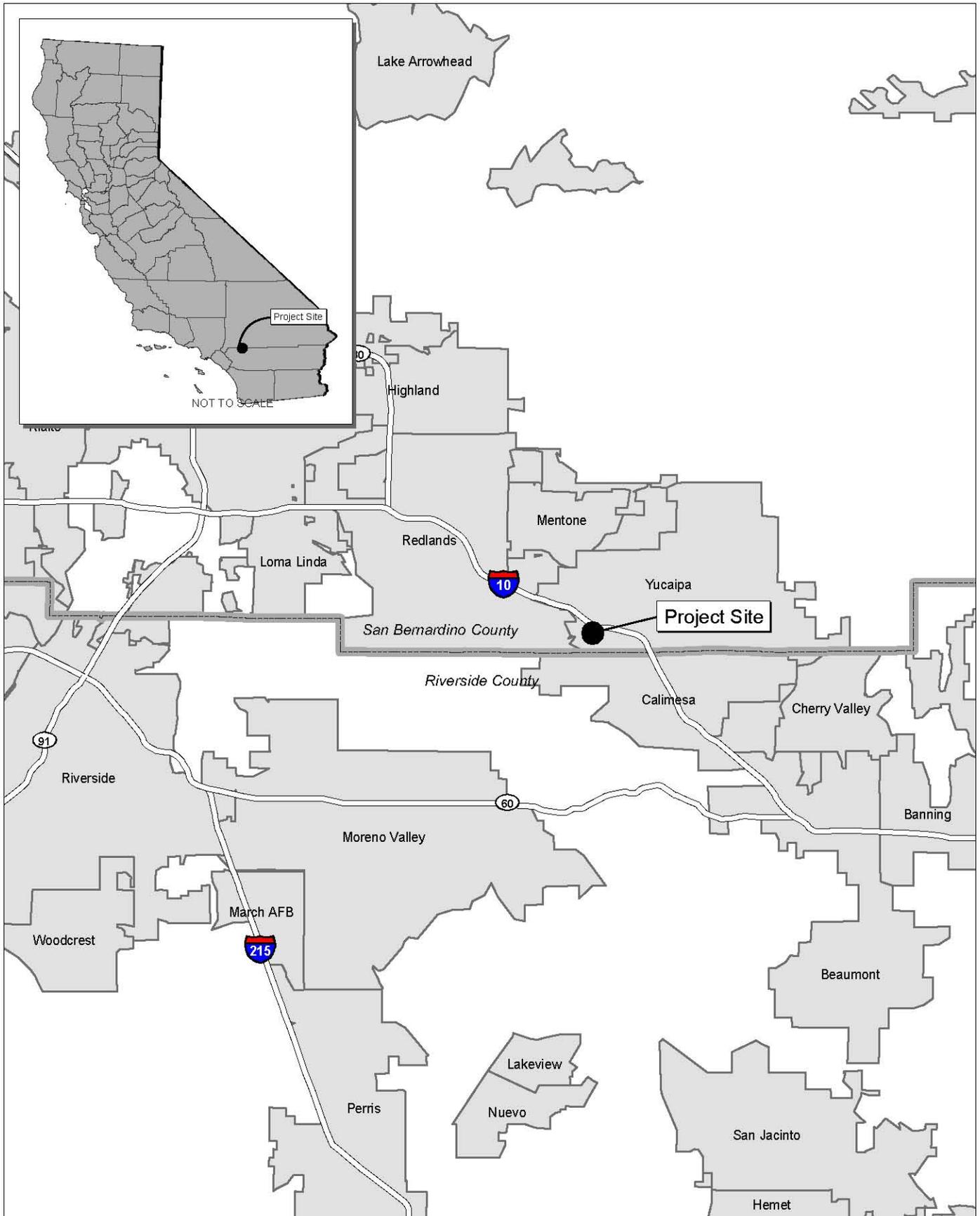
In particular, the following issues are anticipated to be addressed in the EIR:

- Aesthetics*
- Air Quality*
- Agricultural Resources*
- Biological Resources*
- Cultural Resources*
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality*
- Land Use and Planning*
- Mineral Resources
- Noise*
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic*
- Utilities and Service Systems
- Economic Analysis

* Potentially Significant Impact according to the Initial Study

The EIR will address the short and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined which could be significant. Mitigation will be identified and a mitigation monitoring program will be developed as required by §15150 of the CEQA Guidelines. The EIR will also evaluate potential project alternatives which may reduce the environmental impacts associated with the proposed project.

A **Public Scoping Meeting** for this project will be held on **Tuesday, July 11, 2006** at 6:30 p.m. in the City's Council Chambers inside Yucaipa City Hall, located at 34272 Yucaipa Blvd. Please contact Mr. Paul Toomey at the City of Yucaipa, or Mark Latour with Michael Brandman Associates, for more information with this regard.



Source: Census 2000 Data, The CaSIL, MBA GIS 2006.



Exhibit 1 Regional Location Map



Source: Census 2000 Data, The CaSIL, MBA GIS 2006.



Michael Brandman Associates
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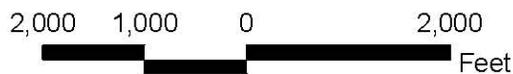


Exhibit 2 Local Vicinity Map

OAK HILLS MARKETPLACE
CITY OF YUCAIPA

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • SOLID WASTE MGMT • SURVEYOR • TRANSPORTATION

Post-it® Fax Note	7671	Date	7/14/06	# of pages	2
To	MARK LATOUR		From	FRANK MOLINA	
Co./Dept.			Co.		
Phone #			Phone #		
Fax #			Fax #		

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

July 13, 2006

City of Yucaipa
Community Development Department
Attn.: Paul Toomey, Associate Planner
34272 Yucaipa Boulevard
Yucaipa, CA 92399

File #10(ENV)-4.01

RE: NOTICE OF PREPARATION OF DRAFT EIR FOR OAK HILLS MARKETPLACE
PRELIMINARY DEVELOPMENT PLAN

Dear Mr. Toomey:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Our Water Resources Division offers the following comments on this project:

The site is located southeasterly of the intersection of Live Oak Canyon Road and Interstate 10 and is adjacent to Wildwood Creek. According to the most recent FEMA Flood Insurance Rate Map, Panel No. 8740F, dated March 18, 1996, the site lies within Zones AE and X shaded and unshaded. Our comments are as follows:

1. It is assumed that the City will establish adequate provisions for intercepting and conducting the accumulated drainage around or through the site in a manner that will not adversely affect adjacent or downstream properties.
2. The Flood Control District recommends that the developer's engineer refer to and utilize the 1994 Yucaipa Master Plan of Drainage, prepared by Boyle Engineering.
3. A complete drainage analysis, including improvement plans, supporting hydrologic and hydraulic calculations, will be required.
4. We recommend that the project incorporate the most recent FEMA regulations, and that a Letter of Map Revision be processed indicating the realignment of Wildwood Creek.
5. Although a final determination as to which agency will be responsible for maintaining the channel and/or levees has not been made, we recommend that adequate right of way be granted to the San Bernardino County Flood Control District. Information regarding this item can be obtained from:

Mr. Tom Williams, Right-of-Way Section Chief
Flood Control Engineering Division
825 East Third Street, Room 140
San Bernardino, CA 92415-0835
(909) 387-8256

MARK H. UFFER
County Administrative Officer

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

Board of Supervisors			
BILL POSTMUS First District	DENNIS HANSBERGER Third District
PAUL BIANE Second District	GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District		

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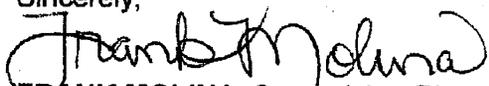
July 13, 2006

RE: Oak Hills Marketplace

6. Regarding Item 8.c, the response, in part, states "*The channel is required to be designed to accommodate drainage run-off for a 100-year storm.*" Please note, while it is true that the channel be designed to accommodate the anticipated drainage from a 100-year storm, the design may include additional bulking and freeboard requirements.
7. Regarding Item 8.d, the response, in part, states "*As noted previously, all runoff associated with the project will be conditioned to maintain the **historical drainage pattern and flow rate.***" Please note that the proposed channel is to be realigned from the historical drainage pattern and designed to accommodate the calculated 100-year peak flow rate, not the "historical flow rate."
8. Regarding Item 8.h, the response, in part, states that no structures will be placed within the 100-year flood plain. Please note, until a FEMA Letter of Map Revision has been processed for the realignment of the channel, the structures, as shown on the Project Area Map, will remain within the 100-year flood plain.

Should you wish to further discuss this matter, please contact our division at (909) 387-8109.

Sincerely,



FRANK MOLINA, Supervising Planner
Environmental Management Division

FM:jm/CEQAComments_Yucaipa_OakHillsMarketplace

cc: Michael Brandman Associates
Attn.: Mark Latour
621 E. Carnegie Drive, Ste. 100
San Bernardino, CA 92408

MaryLou Mermilliod, Water Resources
PJM/MK Reading File



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

July 11, 2006

Mr. Paul Toomey
City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, California 92418-0001



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NOTICE OF PREPARATION (NOP) FOR OAK HILLS MARKETPLACE (SCH# 2006061065)

Dear Mr. Toomey:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "The proposed project includes a General Plan Amendment and a Preliminary Development Plan for a regional shopping center totaling roughly 665,000 square feet of building space on 61.33 acres of land. The proposed shopping center includes two retail anchor tenants, additional retail and miscellaneous commercial uses, restaurants and a cinema complex. The project includes onsite parking with access via Live Oak Canton Road. The proposed project may also involve: the realignment of Wildwood Creek to run along the base of the hills to the south of the commercial development; the southward relocation of the I-10 Freeway ramps on Live Oak Canyon Road; a new dedicated public street heading eastward in the southern portion of the site; the relocation and/or replanting of oak trees; the sure of soil from hillsides near the south edge of the site to fill in the existing bed of Wildwood Creek; and improvements to Live Oak Canyon Road which is designated as a Scenic Corridor in the City's General Plan. Note that the proposed project is adjacent to but separate from the Freeway Corridor Specific Plan".

Based on the review of the submitted document DTSC has comments as follows:

- 1) The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
- 2) The document states that the EIR would identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human

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health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) 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 hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated.

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- It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.
- 4) Proper investigation, sampling and remedial actions overseen by the appropriate agency, if necessary, should be conducted at the site prior to the new development or any construction.
 - 5) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."
 - 6) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
 - 7) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
 - 8) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
 - 9) If the site was used for agricultural purposes or if weed abatement may have occurred, onsite soils may contain pesticide and agricultural chemical residue. If the project area was used for poultry, dairy and/or cattle industry operations, the soil may contain related dairy, animal, or hazardous waste. If so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.

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- 10) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exists, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

If you have any questions regarding this letter, please contact Mr. Al Shami, Project Manager, at (714) 484-5472 or at "ashami @ 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

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA #1438

Post-It™ Fax Note		7671	Date	7-25	# of pages	4
To	JOAN		From	Sheela Farooq		
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