Appendix A
Initial Study

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CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF PREPARATION

FROM: CITY OF SAN BERNARDINO
Development Services Department
300 North "D" Street
San Bernardino, CA 92418

TO: *Agency Name & Address*
(label)

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The City of San Bernardino will be the Lead Agency and will prepare an environmental impact report for the project identified below. Please submit the comments of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the EIR prepared by the City of San Bernardino when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the Initial Study. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Terri Rahhal, City Planner at the address shown above, and provide the name of a contact person in your agency. E-mail comments may be sent to SpringTrails@sbcity.org

Project Title: Spring Trails Specific Plan (SP) No. 09-01; General Plan Amendment (GPA) No. 02-09; Conditional Use Permit (CUP) No. 02-26; Tentative Tract Map (TTM) No. 15576 (Subdivision No. 02-09).

Project Description: A specific plan for development of 309 single family dwellings, 107.8 acres of open space, hiking trails, roadways and 3 detention basins on the 350.6-acre project site formerly known as the Martin Ranch. The site is located in the unincorporated area of Verdemont in San Bernardino County, north of Meyers Road and northwest of the northerly terminus of Little League Drive, in the City of San Bernardino. Primary access to the site is planned as a westerly extension of Verdemont Drive. A secondary access road is proposed to connect the western portion of the site to the I-215 frontage road. Annexation to the City of San Bernardino is proposed for the 350.6-acre project site and an adjacent 26.4-acre area. GPA No. 02-09 will establish the Spring Trails Specific Plan as the pre-zoning for the project site, and will establish the RE, Residential Estate land use district for the additional 26.4-acre annexation area. GPA No. 02-09 will also establish the Hillside Management Overlay District (HMOD) over the entire annexation area. CUP No. 02-26, required to demonstrate compliance of TTM No. 15576 with HMOD requirements, is incorporated in the Spring Trails Specific Plan.

Project Applicant: Montecito Equities, Ltd.

Signature: T. Rahhal
Terri Rahhal
Title: City Planner

Date: November 19, 2009

Phone: 909-384-5057 ext. 3330

Note: A public scoping meeting is scheduled for December 14, 2009 from 3:00 p.m. to 5:00 p.m., at the Economic Development Agency, 201 North "E" Street, 3rd Floor San Bernardino CA

INITIAL STUDY FOR:

SPRING TRAILS

SPECIFIC PLAN

prepared for:

CITY OF SAN BERNARDINO

Contact:
Terri Rahhal
Deputy Director

prepared by:

THE PLANNING CENTER

Contact:
JoAnn C. Hadfield
Director, Environmental Services

NOVEMBER 2009

INITIAL STUDY FOR:

SPRING TRAILS

SPECIFIC PLAN

prepared for:

CITY OF SAN BERNARDINO

Development Services Department
300 North "D" Street
San Bernardino, CA 92418
Tel: 909.384.5057 • Fax: 909.384.5080
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Deputy Director

prepared by:

THE PLANNING CENTER

1580 Metro Drive
Costa Mesa, CA 92626
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E-mail: costamesa@planningcenter.com
Website: www.planningcenter.com

Contact:
JoAnn Hadfield
Director, Environmental Services

MEL-01.0E

NOVEMBER 2009

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1. Introduction

The Spring Trails Specific Plan project is proposed for an approximately 350.6-acre hillside site in the unincorporated area of San Bernardino County in the community of Verdemont, east of the community of Devore. The project site is in the sphere of influence of the City of San Bernardino. Montecito Equities, Inc is requesting approval of annexation to the City, Tentative Tract Map No. 15576, a general plan amendment, prezone, specific plan, and a conditional use permit in order to subdivide the project site to provide 309 single-family residential lots and 12 open space lots.

In addition to the Spring Trails project, the proposal includes the annexation of an adjacent 26.4-acre area consisting of six parcels owned by various property owners. The area is adjacent to the west of the project site along Meyers Road and currently has four occupied, multiple-acre lots. The 26.4-acre area adjacent to Spring Trails is being included in the annexation element of the proposed project to prevent the creation of a county island within the City of San Bernardino. The creation of an island is not allowed under regulations governing the Local Agency Formation Commission. A land use proposal has not been submitted for this 26.4-acre area and it is not owned or otherwise under the control of Montecito Equities, Inc.

The City of San Bernardino, as lead agency for the project, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA) as amended, to determine if approval of the discretionary actions requested and subsequent development could have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an initial study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), negative declaration, or mitigated negative declaration would be appropriate for providing the necessary environmental documentation and clearance for the proposed project.

1.1 PROJECT LOCATION

As shown in Figure 1, *Regional Location,* the project site is generally northeast of Interstate 215 (I-215), south of State Route 138 (SR-138), and southeast of the I-15/I-215 interchange in southwestern San Bernardino County. Specifically, the site is in the Devore and San Bernardino North quadrangles 7.5-minute quadrangle maps created by the United States Geological Survey (USGS). It also lies in portions of the Muscupiabe Land Grant. The site is in the foothills of the San Bernardino Mountains and is partially within San Bernardino National Forest, which also abuts the site to the north, northwest, and east. Regional access to the project site is via I-215 at the Palm Avenue interchange. Local access is provided by Little League Drive, north to Meyers Road. See Figures 2 and 3, *Project Vicinity* and *Aerial Photograph*, respectively.

1.2 ENVIRONMENTAL SETTING

1.2.1 Project Background

A Draft EIR was prepared for a previous development application for this project site (known as Martin Ranch) and was publicly circulated December 2002. Comments received on the Draft EIR related specifically to traffic impacts and access to the project site required the applicant to identify new access roads to serve the site. As a result, the project and the Draft EIR were revised and recirculated for public review in July 2006. Numerous public comments were received on the revised plan, particularly regarding the primary and

secondary road alignments and their traffic impacts on Meyers Road and on the community of Devore. The project as proposed was abandoned, and the Draft EIR was not certified.

Several access alternatives were studied by the project applicant, culminating in the currently proposed access roads, which avoid the concerns of the previous project. As shown on Figure 4, *Project Access,* primary access to the project would be provided via a new roadway extended from the intersection of Little League Drive and Verdemont Drive to the southeast of the project site. A secondary access road would extend directly south of the project site and connect to the frontage road along I-215. Freeway access to the site would be via the Palm Avenue interchange and surface roads through Verdemont, or from the frontage road accessing the Glen Helen Parkway/Devore Road interchange. In comparison to the previous project, the currently proposed design reduces the number of proposed residential units from 329 to 309 single-family dwellings, and includes 12 open space lots, hiking trails, and 3 detention basins.

The project site has historically been exposed to wildfire. In November 1980, the Panorama fire burned the site, leaving only the mature eucalyptus trees and vegetation in the canyon areas. In the fall of 2003, the Verdemont/Devore area, including the project site, was burned by the Old Fire that started in Old Waterman Canyon in north San Bernardino and traveled west to the I-15/I-215 interchange, immediately west of the project vicinity. The entire Spring Trails site was burned, with the exception of the extreme northern portion of Cable Canyon, altering the existing conditions on the site. In 2007, wildfires affected these same areas.

Due to the project redesign and changes in environmental conditions since the original EIR, the City has determined that a revised EIR be prepared and recirculated for the proposed project. This initial study and related public scoping process will determine the topics to be addressed in the EIR.

1.2.2 Existing Conditions

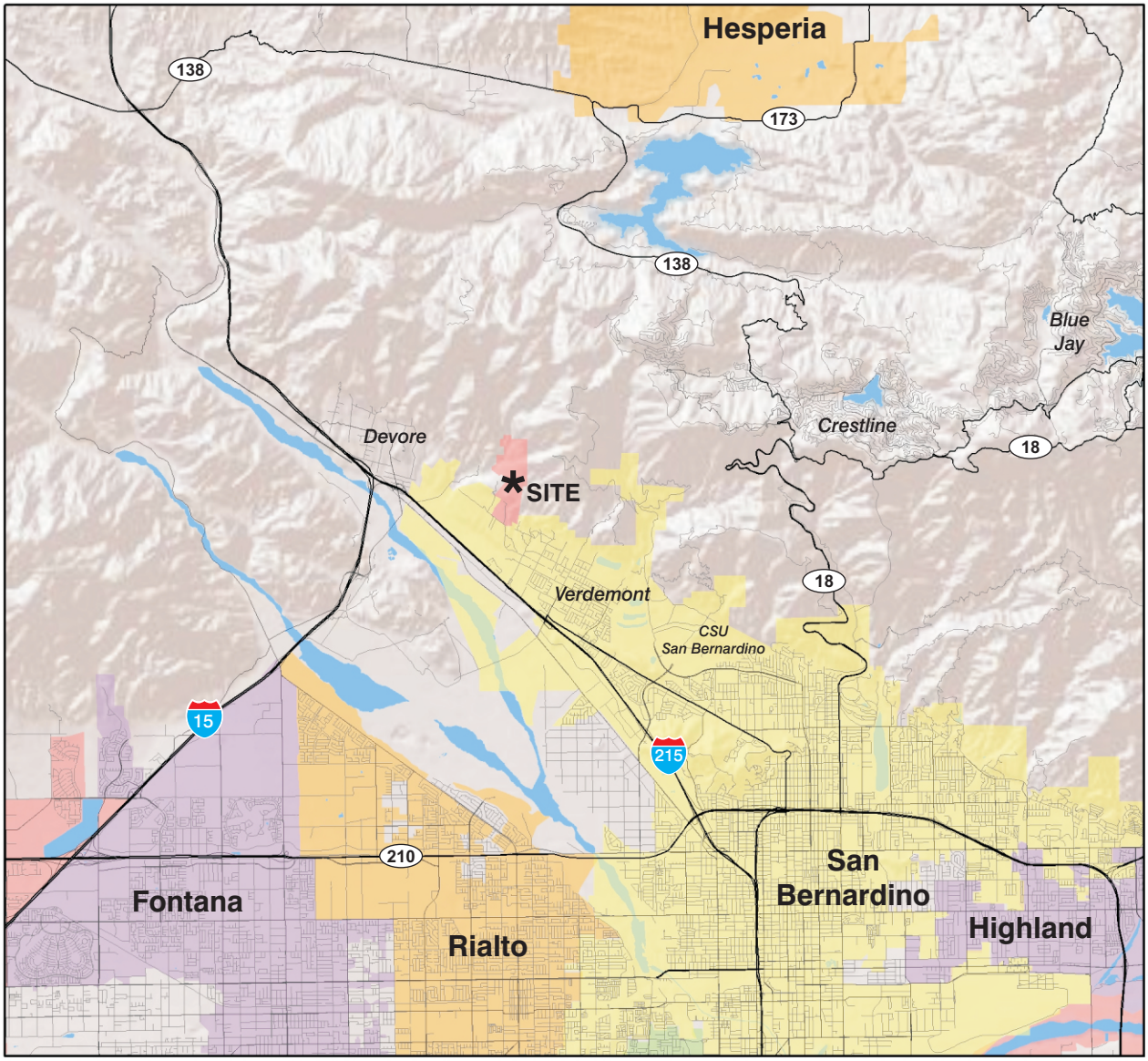
The project site is relatively undisturbed and consists of canyons and steep hillsides with gently sloping alluvial benches in between. The east and west forks of Cable Creek flow through the northwest portion of the property. A tributary to Cable Creek cuts across the northern section of the property from east to west. In the central and southwest portions of the property, the site slopes relatively uniformly to the southwest at 10 to 15 percent. The remaining portion of the site consists of relatively steep terrain (15 to 70 percent slope). The site elevation ranges from 2,062 feet above mean sea level (amsl) in the southern portion to 3,400 feet amsl in the northern portion.

The project site is vacant with the exception of one single-family residence in the western portion, south of Cable Canyon. Vegetation on the site has substantially recovered from several fires and again supports a diversity of habitat types.

The northern portion of the project site is in the San Bernardino National Forest, which is typically undisturbed natural open space. The site is also potentially seismically active: two segments of the San Andreas Fault cross the southern portion of the project site.

The adjacent 26.4-acre annexation area consists of six rural residential parcels, four of which are occupied by residences and related structures. Access to four of the parcels is from Meyers Road; the remaining two obtain access from Martin Ranch Road prior to entering the project site.

Regional Location



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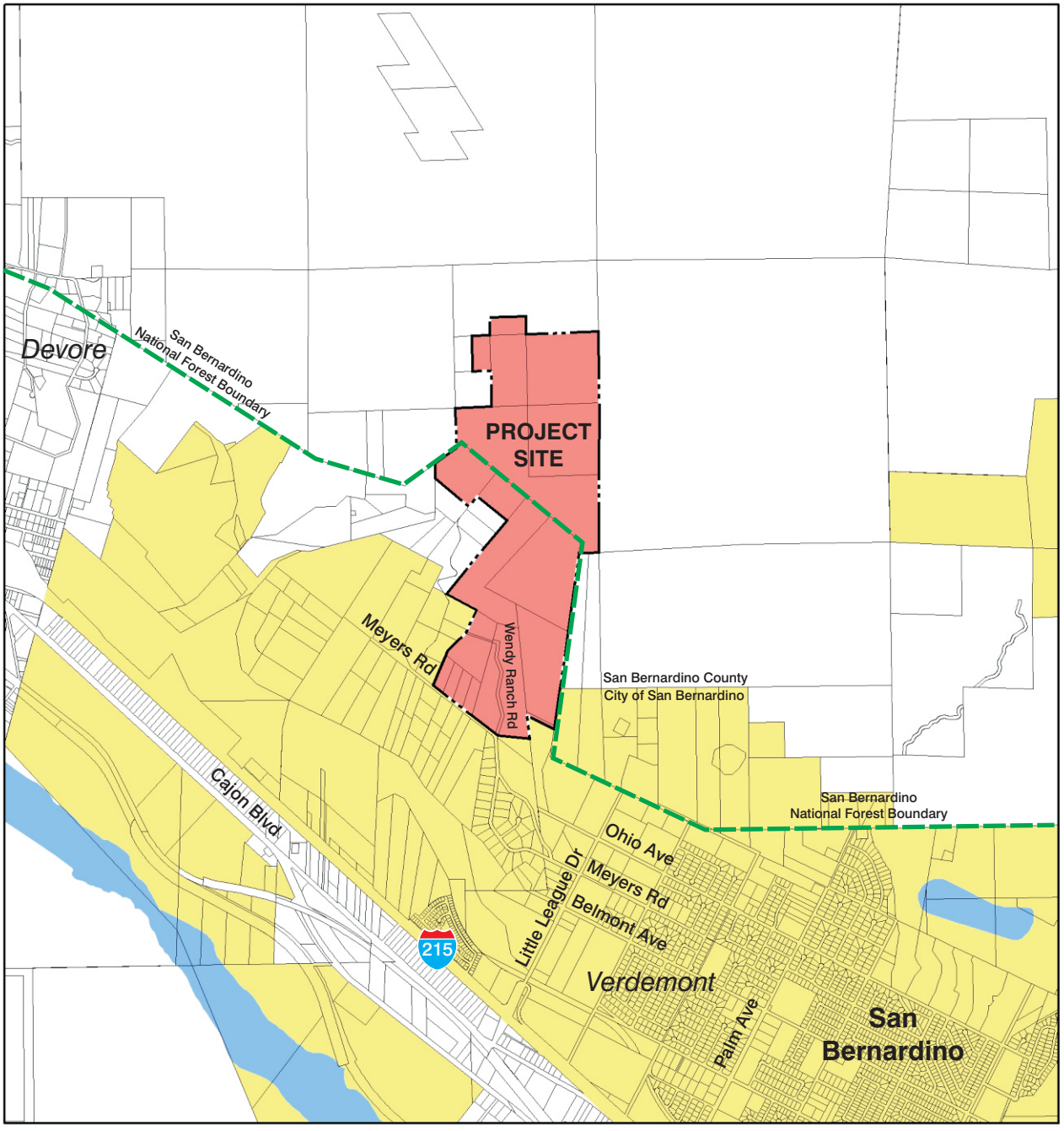
Project Vicinity



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Aerial Photograph

Project Site

San Bernardino National Forest Boundary

Source: Google Earth

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Project Access

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Source: Google Earth

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1.2.3 Surrounding Land Use

Land uses surrounding the project site are identified in Figure 3, *Aerial Photograph.* As shown, the northern portion of the site is in the San Bernardino National Forest. Properties to the north and east of the project site are federally managed, undisturbed open space in the National Forest. The area to the south and southeast is developed with low-density, single-family residences and accessory agricultural uses. Low density and rural residential uses are also further to the southeast along Little League Drive, which connects to I-215.

Cable Creek traverses the project site east to west and then continues south toward I-215. This major drainage parallels I-215 south of the project site. The community of Verdemont Hills is east of Little League Drive.

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Land Use

As shown on Figure 5, *Site Plan,* the project applicant proposes to develop the site with 309 single-family lots. A statistical summary of the proposed development is provided in Table 1, *Proposed Land Use.* As shown, approximately 245 acres of the 350.6-acre site would be various open space uses, including natural open space, parks, and detention basins. Hiking trails and staging areas would traverse the site and provide resident access to the natural open space.

Table 1
Proposed Land Use

Description	Units	Area (acres)	Percentage of Area
Single-Family Residential[1]	309	73.8	21%
Street Rights of Way[2]	NA	32.3	9%
Open Space/Park/Detention Basins[3]	NA	244.5	70%
Total	**309**	**350.6**	**100.0**

Notes:
[1] Includes proposed residential (71.6 acres) and private existing lots (2.2 acres).
[2] Includes on-site roads only.
[3] Includes public and private parks, controlled open space, utilities, and natural open space.

1.3.2 Project Infrastructure

Circulation

As shown on Figure 4, *Project Access,* primary access to the project would be provided via a new roadway extended from the intersection of Little League Drive and Verdemont Drive to the southeast of the project site. A secondary access road would connect the southwest corner of the site to the frontage road of the I-215 freeway, bypassing Meyers Road. The secondary access road would only allow emergency access to Meyers Road. The on-site street network would consist of one main road that traverses the site from the southeast corner at the primary access road, around to the north of the site, and back around to the primary entrance. Cul-de-sac collector roads off of this primary loop would serve the single-family lots. The off-site primary and secondary roads and the on-site loop ('through') road are planned with 50-foot rights-of-way consisting of two 12-foot-wide lanes with 13-foot-wide graded shoulders. The collector cul-de-sac roads would range from 40-foot right-of-ways, including two 14-foot travel lanes, and a 6-foot-wide sidewalk on one

side of the street, to 46-foot right-of-ways with two 10-foot-wide travel lanes, 8-foot-wide parking on each side, and 6-foot-wide sidewalks on both sides.

Freeway access to the site would be via the Palm Avenue interchange and surface roads through Verdemont, or from the frontage road accessing the Glen Helen Parkway/Devore Road interchange.

Drainage and Water Quality Improvements

The Spring Trails site slopes generally from north to south and there are four major drainage paths that traverse the site or would affect the project. The east and west forks of the Cable Canyon drainage cross the northern portion, sheet flows traverse the central portion, and tributaries to Meyers Creek affect the southeastern portion. Proposed drainage improvements are designed to collect and convey 100-year storm flows. On- and off-site stormwater flows would be collected and routed through a series of catch basin inlets and storm drain systems that would convey water to three on-site extended detention basins for water quality treatment and detention. The locations of these basins are shown on the *Site Plan,* Figure 5. The detention basins are sized based on the capacity required to reduce the 100-year postproject discharge to less than the preproject discharge from the project site.

Potential water quality contamination, including the potential for pollutants, erosion, and sediment, would be mitigated by various best management practices (BMP), such as silt fences, fiber rolls, gravel bags, temporary desilting basins, velocity check dams, temporary ditches or swales, and stormwater inlet protection.

1.3.3 Construction and Phasing

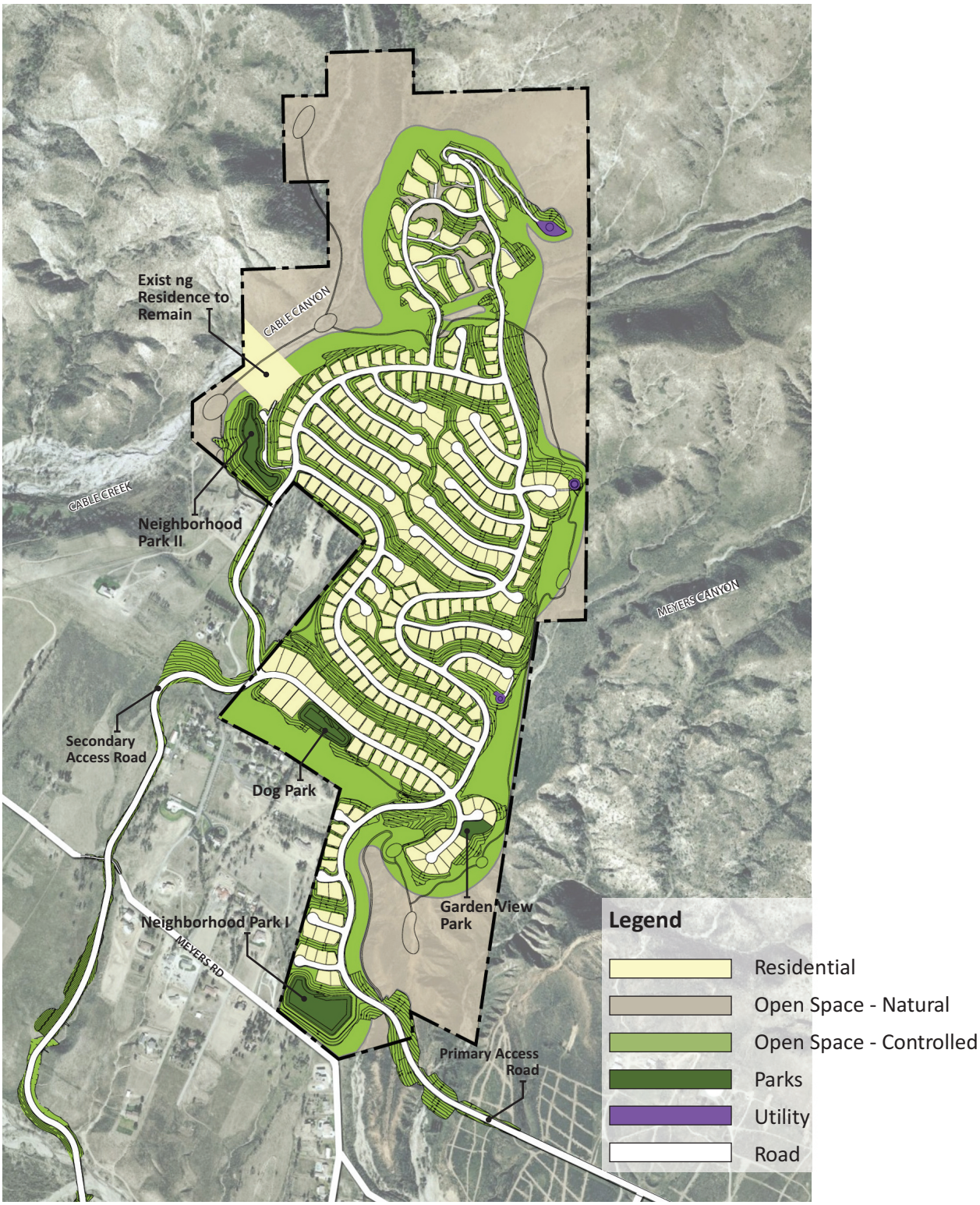
Of the entire 350.6-acre site, approximately 200 acres of the project site would be graded for development of residential lots, roadways, trails, detention basins, and parks. Off-site grading of the primary access road would occur prior to site grading, and take an estimated four to six months. Off-site secondary access road grading would be concurrent with grading of the development site. The entire site would be graded in one phase, and subsequent home building may occur over several phases. Table 2 provides the acres to be graded and related earthwork quantities. Overall, an estimated 283,000 cubic yards (cy) would require export from the project site. Assuming a haul truck capacity of 20 cy, approximately 14,150 truck trips would be required to export the material. Most of this activity would occur during the four-to-six-month grading period for the primary access road.

Table 2
Estimated Project Earthwork

Area	*Acres to Be Graded*	*Cut (cubic yards)*	*Fill (cubic yards)*	*Import (–)/Export (+) (cubic yards)*
Development Site	191.8	2,700,000	2,700,000	–
Primary Access Road (off-site)	4.2	171,000	55,000	+116,000
Secondary Access Road (off-site)	19.6	249,000	82,000	+167,000
Total	**215.6**	**3,210,000**	**2,837,000**	**+283,000**

Volumes do not include shrinkage or alluvial removal.

Site Plan



Source: Rick Engineering

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1.4 EXISTING ZONING AND GENERAL PLAN

The project site is in the Verdemont community of unincorporated San Bernardino County and in the City of San Bernardino's sphere of influence. As shown in Figure 6, *Land Use Designations*, under the County's General Plan, the northern portion of the site, approximately 160 acres, is private unincorporated land. The site abuts the national forest but is not designated as Resource Conservation (RC). The southern portion of the site, approximately 190.6 acres, is designated as Rural Living (RL-5), which allows up to one dwelling unit per five acres. The entire project site is currently prezoned by the City of San Bernardino as Residential Estate (RE), allowing one dwelling unit per acre.

The proposal includes the annexation of an adjacent 26.4-acre area consisting of six parcels owned by various property owners. The area is adjacent to the west of the project site along Meyers Road and currently has four occupied, multiple-acre lots. As shown in Figure 6, the parcels are currently designated Single-Family Residential (RS-1) and RL-5 under the County. The 26.4-acre area adjacent to Spring Trails is being included in the annexation element of the proposed project to prevent the creation of a county island within the City of San Bernardino. The creation of an island is not allowed under regulations governing the Local Agency Formation Commission (LAFCO). A land use proposal has not been submitted for this 26.4-acre area and it is not owned or otherwise under the control of Montecito Equities, Inc.

LAFCO approved a sphere of influence expansion in September 1996 for the City of San Bernardino that placed the project site and adjacent area within the City's sphere of influence. The proposed project includes a request for annexation of the project site and adjoining parcels (a total of approximately 377 acres) into the City of San Bernardino. The annexation process will begin pending approval of the project application by the San Bernardino Common Council.

1.5 DISCRETIONARY APPROVALS

An application has been filed for the following entitlements:

- a general plan amendment (GPA–02-09) to approve the annexation of the project site and the adjacent 26.4-acre area, to zone the site Residential Low (RL), allowing 3.1 dwelling units per acre, and RE, and to establish a Hillside Management Overlay District (HMOD);

- a Specific Plan, a Conditional Use Permit (CUP–2-26) required for residential subdivision in the HMOD; and,

- a Tentative Tract Map (TTM 15576). A Development Agreement with the City is also requested.

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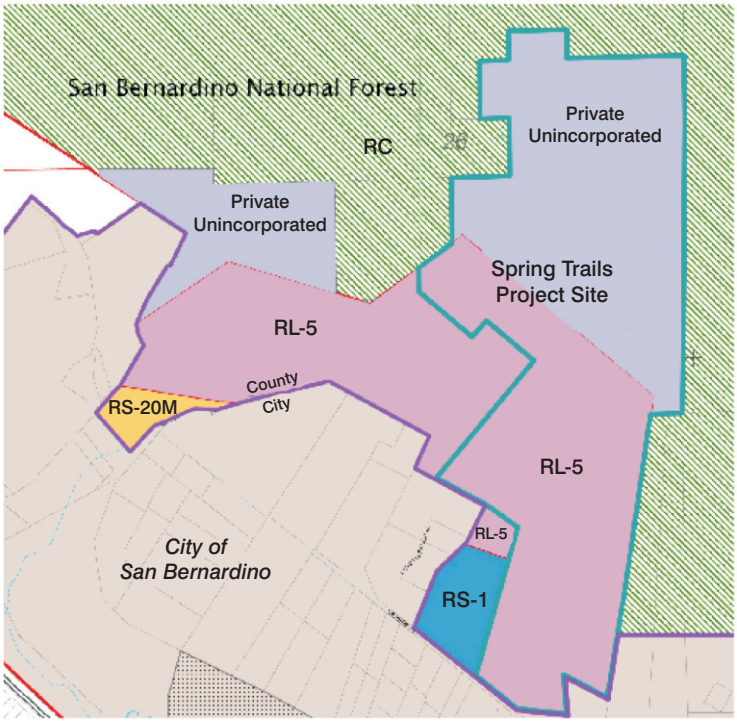
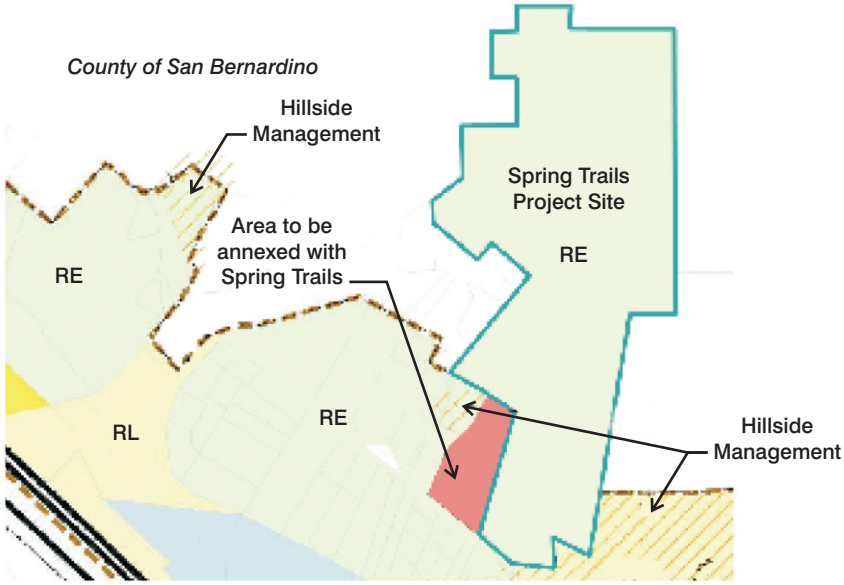
Land Use Designations



County of San Bernardino Land Use



City of San Bernardino Land Use

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2. Environmental Checklist

2.1 BACKGROUND

1. **Project Title:** Spring Trails Specific Plan

2. **Lead Agency Name and Address:**
City of San Bernardino
Development Services Department
300 North "D" Street
San Bernardino, CA 92418-0001

3. **Contact Person and Phone Number:**
Terri Rahhal, Principal Planner
909.384.5057

4. **Project Location:** The project site is in the unincorporated community of Verdemont within the City of San Bernardino's sphere of influence. The community is north of the City of San Bernardino with access from the Palm Avenue exit of the I-215 freeway. Specifically, the site is in the Devore and San Bernardino North quadrangles 7.5-minute United States Geological Survey quadrangle maps. It also lies in portions of the Muscupiabe Land Grant. Figures 1 and 2, respectively, depict the *Regional Location* and *Local Vicinity* of the project site.

5. **Project Sponsor's Name and Address:**
USA Global Development
3080 Bristol Street, Suite 630
Costa Mesa, CA 92626

6. **General Plan Designation:** The southern portion of the site is Rural Living (RL-5), one dwelling units per five acres, and the northern portion is private unincorporated per the County of San Bernardino General Plan.

7. **Zoning:** Prezoned by the City of San Bernardino as Residential Estate (RE), allowing one dwelling unit per acre.

8. **Description of Project:** Development of the 350.6-acre Spring Trails Specific Plan site with 309 single-family lots, 12 open space lots, hiking trails, 3 detention basins, and on-site roadways. Proposed access includes the construction of a primary access road extending from Verdemont Drive, and a secondary access road extending from the southern project site boundary to the frontage road along I-215. Project entitlements would include (1) a general plan amendment (GPA–02-09) to zone the project site to Residential Low (RL) and Residential Estate (RE) and to establish an HMOD, (2) a specific plan, (3) a conditional use permit (CUP–2-26) required for residential subdivision in the HMOD, (4) and a tentative tract map (TTM 15576). A development agreement with the City is also requested. A request for annexation of the 350.6-acre project site and the adjacent

26.4-acre site to the City of San Bernardino would require approval by the LAFCO.

9. Surrounding Land Uses and Setting:

North: Federally managed land within the San Bernardino National Forest/undisturbed open space.
East: Federally managed land within the San Bernardino National Forest/undisturbed open space.
South: San Bernardino General Plan Land Use within the City is RE and RL, as well as HMOD. Parcels ranging from three to five acres characterize the existing development along Meyers Road; single-family residential and accessory agricultural uses are predominant. Further to the southeast, along Little League Drive, parcel sizes average one acre (zoned RE); along Palm Avenue parcels average 10,800 square feet (zoned RL); and continuing to the east along Olive and Walnut Avenues, lots average approximately 7,200 square feet (zoned RS).
West: The properties west of the site within the City limits are designated RE, and those portions within the county are designated RL-5 and RS-1. Lands within the national forest are considered private unincorporated open space but are not designated Resource Conservation. Estate-sized parcels are prevalent along Martin Ranch Road. Lots range in size from 2.5 acres along Martin Ranch Road, to more than 5 acres further east and along Cable Canyon Road.

10. Other Public Agencies Whose Approval Is Required

Local Area Formation Commission (LAFCO)

- Approval of the request for annexation of the 350.6-acre project site and several adjoining parcels (together representing a 26.4-acre area) into the City of San Bernardino for a total of 377 acres).

U.S. Army Corps of Engineers

- Issuance of a Section 404 permit under the federal Clean Water Act.

California Department of Fish and Game

- Streambed Alteration Agreement for construction of roads through or across washes.

Regional Water Quality Control Board

- Water Quality Certification under Section 401 of the Clean Water Act.
- National Pollution Discharge Elimination system (NPDES) Permit under Section 402 of the Clean Water Act.

San Bernardino County Public Works Department (Flood Control District)

- Issuance of an encroachment permit onto Flood Control District right-of-way

California Public Utilities Commission/Southern California Edison

- Review of the project with regard to the SCE transmission line easement and maintenance right-of-way through the site.

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agricultural Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology / Soils
☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality	☒ Land Use / Planning
☒ Mineral Resources	☒ Noise	☒ Population / Housing
☒ Public Services	☒ Recreation	☒ Transportation / Traffic
☒ Utilities / Service Systems	☒ Mandatory Findings of Significance	

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Terri Rahhal — 11-23-09

Signature *Date*

Terri Rahhal, City Planner — City of San Bernardino

Printed Name *For*

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) **Earlier Analyses Used.** Identify and state where they are available for review.

   b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			
e) Be developed in a sensitive archeological area as identified in the City's General Plan?	X			
VI. GEOLOGY AND SOILS. Would the project:				
a) Involve earth movement (cut and/or fill) based on information contained in the Preliminary Project Description?	X			
b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	X			
i) Rupture of a known earthquake fault within an Alquist-Priolo Earthquake Fault Zone?	X			
ii) Experience strong seismic ground shaking?	X			
iv) Seismic related ground failure, including liquefaction?	X			
c) Be located within an area subject to liquefaction as identified in the City's General Plan?	X			
d) Be located within an area subject to landslides, mudslides, subsidence, or other similar hazards including areas identified in the City's General Plan?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
f) Have soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of water?				X
g) Modify any unique geological or physical feature based on a site survey/evaluation?	X			
h) Result in erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities?	X			
i) Development within Hillside Management District on slopes in excess of 15 percent?	X			
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			
i) Other: Expose persons or property to significant risk, injury, or death involving high winds?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site during construction?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?	X			
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be developed within the Hillside Management Overlay District?	X			
e) Be developed within Foothill Fire Zones A and B, or C as identified in the City's General Plan?	X			
f) Be developed within the Airport Influence Area as adopted by the San Bernardino International Airport Authority?			X	
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	X			
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	X			
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**				
a) Fire protection, including medical aid?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities/government services?	X			
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			
XV. TRANSPORTATION/TRAFFIC. **Would the project:**				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			
XVI. UTILITIES AND SERVICE SYSTEMS. **Would the project:**				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

3. Environmental Analysis

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist, and identifies mitigation measures, if applicable.

3.1 AESTHETICS

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The project site is in the foothills of the San Bernardino Mountains and is partially within the San Bernardino National Forest. The project site is undisturbed and consists of canyons and steep hillsides with gently sloping alluvial benches in between. Due to the site's elevated and sloping topography, visibility of the site generally increases with distance. The vast majority of the project site can be seen from the I-215 corridor and to a lesser extent from more distant vantage points in the San Bernardino Valley. According to the County of San Bernardino General Plan, a feature or vista can be considered scenic if it provides a vista of undisturbed natural areas, includes a unique or unusual feature that comprises an important or dominant portion of the viewshed, or offers a distant vista that provides relief from less attractive views of nearby feature, such as views of mountain backdrops from urban areas (Open Space Element, Policy OS 5.1).

Development of the project site, the primary and secondary access roads, and related infrastructure would require grading and development of an undisturbed area, which would result in short-term and long-term aesthetic impacts. Views of the San Bernardino Mountains from the I-215 corridor or from other viewpoints around the project area could be partially obscured by the development of the project. Portions of the site would shift from mostly vacant and undisturbed to a residential community. For these reasons, this topic will be addressed in the EIR and mitigation measures will be recommended, as appropriate.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. According to the California Scenic Highway Mapping System of the California Department of Transportation, the project site is not on or near a major state-designated scenic highway (Caltrans 2007). However, a segment of I-215 that merges into I-15 may offer a view of the project site and may be considered a County-Designated Scenic Route. For this reason, this topic will be addressed in the EIR and mitigation measures will be recommended, as appropriate.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The majority of the project site is undeveloped and vacant, with the exception of one single-family residence in the western portion of the site, south of Cable Canyon. Implementation of the proposed project and related infrastructure would alter the overall visual character of the project site and its surroundings. Development of the project would require extensive grading and significant changes in site elevation, which would result in aesthetic impacts to the existing visual character of the site and its surroundings. Existing open space views of the currently undeveloped area would be replaced with views of single-family residential lots and other site improvements (e.g., roads, sidewalks, surface parking). The loss of open space views and the development of the proposed project would change the existing aesthetic character of the project site. The EIR for the project will determine the level of

significance of potential aesthetic impacts to the development area as well as the visual compatibility of the project with surrounding land uses. If possible, mitigation measures will be identified to reduce potential aesthetic impacts to below a level of significance.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The project site is vacant and does not generate significant light or glare. Development of the project and related infrastructure improvements would result in new exterior lighting sources such as street lighting and exterior lighting on the individual residential units. Although existing codes regulate glare, outdoor lighting, and night sky protection, development of the project area could result in additional indirect light in the project area. This topic will be addressed in the EIR and mitigation measures will be recommended, as appropriate.

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less Than Significant Impact. According to the Important Farmland Map for San Bernardino County (DLRP 2008), the site is not designated as farmland of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Although portions of the project area were utilized for agriculture and grazing until 1989, the project site was not used for agricultural production during the four years prior to the Farmland Mapping and Monitoring Program (FMMP). Thus, the project site does not satisfy the criterion for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance under FMMP, and therefore impacts are considered less than significant. Further, according to the County of San Bernardino General Plan and Zoning Code, the project site is designated as Single Residential (RS), Rural Living (RL), and private unincorporated land (County of San Bernardino 2006). For these reasons, no significant impact would occur and no mitigation measures are required. This issue will not be discussed in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less Than Significant Impact. The Valley Region currently contains and has historically contained considerable agricultural development. However, according to the County of San Bernardino General Plan Land Use Map, the project site is currently designated as Single Residential (RS), Rural Living (RL), and private unincorporated land. The project is not zoned for agricultural uses. Furthermore, the project site is not under a Williamson Act contract. Therefore, the project would not conflict with an existing zoning or Williamson Act contract. No impact would occur and no mitigation measures are required. This issue will not be discussed in the EIR.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Less Than Significant Impact. The northern portion of the site is in the San Bernardino National Forest, and the forest abuts the project site to the north, northwest, and east. Properties to the north and east of the project site are federally managed, undisturbed open space in the national forest. The area to the south and southeast is characterized by low-density, single-family residences and accessory agricultural uses. Low density and rural residential uses are also farther to the southeast along Little League Drive, which connects to the I-215 freeway. The community of Verdemont Hills is east of Little League Drive. Given that the surrounding land uses are not used for irrigated agricultural production, and given the site's location and elevated, sloping topography, development of the project site would not result in conversion of other Farmland to nonagricultural uses. For these reasons, development of the proposed project would not result in the conversion of farmland to nonagricultural uses and no impacts would occur.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The project-related construction activities and operation of the project would have the potential to generate substantial quantities of criteria pollutants that could exceed the South Coast Air Quality Management District's (SCAQMD) significance thresholds and significantly contribute to the ozone (O_3) and particulate matter (PM_{10} and $PM_{2.5}$) nonattainment designations of the South Coast Air Basin (SoCAB). Emissions that significantly contribute to the nonattainment designation have the potential to conflict with the SCAQMD's Air Quality Management Plan (AQMP). CEQA requires that projects undergo a consistency evaluation with the adopted South Coast Air Quality Management Plan (AQMP). A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the AQMP. The proposed project requires a general plan amendment to allow for the proposed residential uses and would result in increased residential density in comparison to the existing general plan. In addition, development of the project could conflict with the California Air Resources Board's (CARB) Scoping Plan as a result of greenhouse gas (GHG) emissions generated by the project. The EIR will evaluate the potential for construction and operation to conflict with the applicable AQMP for criteria and GHG emissions. Mitigation measures will be incorporated as appropriate.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. Project-related emissions are considered to have a significant effect on the environment if they result in concentrations that create either a violation of an ambient air quality standard or contribute to an existing air quality violation. Should ambient air quality already exceed existing standards, the SCAQMD has established specific significance criteria to account for the continued degradation of local air quality. Construction activities of the proposed project would have a short-term impact on air quality. Long-term air quality impacts are those associated with the change in usage of the project site. Two types of air pollutant sources must be considered with respect to the proposed project: stationary sources and mobile sources. Stationary sources include emissions from on-site activities, including power and gas consumption. Mobile sources are vehicles traveling to and from the site once development is complete. The greatest air quality impact of the site is expected to be from short-term construction activities and from mobile emissions.

An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the project would violate any air quality standard or contribute substantially to an existing or projected

air quality violation. A detailed air quality analysis will be included in the EIR. The analysis will include an estimation of emissions associated with short-term construction and long-term operation of the proposed project. The latest URBEMIS model will be used to estimate project-related mobile and stationary source emissions from operation of the project and will include a discussion of the project's regional and localized construction and operational air quality impacts. The analysis will also include evaluation of project-related construction or operation emissions in relation to SCAQMD's localized significance thresholds (LTS) for on-site localized impacts at nearby sensitive receptors. A localized CO hotspot analysis was conducted for intersections affected by project-related vehicle trips. In addition, GHG emissions generated by the project could cumulatively contribute to climate change impacts in California.

Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. Project-related emissions are considered to have a significant effect on the environment if they result in concentrations that create either a violation of an ambient air quality standard or contribute to an existing air quality violation. Should ambient air quality already exceed existing standards, the SCAQMD has established specific significance criteria to account for the continued degradation of local air quality. The SoCAB is designated as nonattainment for federal and California standards for O_3, PM_{10}, and $PM_{2.5}$. Implementation of the proposed project may increase existing levels of criteria pollutants and contribute to the existing nonattainment status for these criteria pollutants. Demolition, construction, and operation of cumulative projects will further degrade the local air quality as well as the air quality of the basin. Air quality will likely be temporarily degraded by construction activities that occur separately or simultaneously. An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the project would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. An impact is also potentially significant if emissions generated by the project result in concentrations of air pollutants that exceed the California or federal ambient air quality standards (AAQS), thereby exposing sensitive receptors to substantial pollutant concentrations. An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the project could result in exposure of sensitive receptors to significant concentrations of air pollutants. Sensitive receptors refer to locations where uses and or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as residents, school children, the elderly, hospital patients, etc.) The area to the south and southeast of the project site is characterized by low-density, single-family residences and accessory agricultural uses. Low density and rural residential uses are also farther to the southeast along Little League Drive, which connects to I-215. Residents of these areas could be considered sensitive receptors. Development of the proposed project may generate air pollutant emissions that exceed SCAQMD's localized significance thresholds or generate carbon monoxide (CO) hotspots, thereby potentially exposing sensitive receptors to substantial pollutant concentrations. In addition, proximity of the project site to major air pollutant sources, such as I-215, could expose project residents to concentrations of air pollutants. As a result, the EIR evaluation will need to address potential impacts to sensitive receptors in

nearby communities and any other sensitive receptor locations that would be exposed on a recurring basis to substantial air emissions associated with this project. The air quality analysis will include evaluation of project-related construction or operation emissions in relation to SCAQMD's LTS for on-site localized impacts at nearby sensitive receptors. In addition, a localized CO hotspot analysis will be conducted for intersections affected by project-related vehicle trips.

Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

e) Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can cause agitation, anger, and concern to the general public. Most people determine an odor to be offensive (objectionable) if it is sensed longer than the duration of a human breath, typically two to five seconds. A minimal amount of objectionable odors, such as diesel exhaust from demolition activities, construction equipment, and laying asphalt will be created during demolition and construction of the proposed project. However, construction will occur only at limited locations for short periods of time. Compliance with the SCAQMD Rules and Regulations during construction will reduce construction related air quality and other impacts. SCAQMD Rule 402, *Nuisance*, regulates the generation of offensive odors. Project construction would involve the operation of heavy equipment and haul trucks, resulting in exhaust emissions and attendant nuisance odors. Any such odors would be confined to the immediate vicinity of the equipment itself. The project is not located near sensitive residential receptors and by the time odors generated by diesel exhaust would reach the sensitive receptors, they would be diluted to well below any level of air quality concern. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse, but not significant, air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Again, any exposure of the general public to these common odors would be of short duration and, while potentially adverse, are less than significant.

Operational odors are associated with cooking at the individual residential units. In general, odors generated by residential units are not considered a nuisance. As with construction, these odors would be confined to the immediate area and would occur for a short time. No significant impacts would occur from on-site odor generation. Therefore, no further evaluation in the EIR is required.

3.4 BIOLOGICAL RESOURCES

f) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The project site is on the southern foothills of the San Bernardino Mountains. Part of the site is in the San Bernardino National Forest, which also surrounds the site to the north, northwest, and east. The site and the surrounding area are largely vacant. The site has been intensively disturbed by agricultural use from the mid-1800s to 1989, as well as by wildfires, including the Old Fire in October 2003 and a fire in 2007. Natural communities on the site include: Riversidean sage scrub, chaparral, nonnative grassland, several riparian and woodland communities, disturbed areas, and areas planted with ornamental vegetation. Although vegetation on the site was extensively damaged by the 2003 and 2007 fires, it is recovering dramatically and the site again supports several habitat types.

The natural communities on the project site contain sensitive plant species. The site contains potential habitat for Orcutt's brodiaea, Plummer's mariposa lily, San Bernardino mountain owl's clover, and smooth tarplant (Natural Resources Assessments 2004).

Potential habitat for sensitive animal species occurs on-site for California gnatcatcher, San Bernardino kangaroo rat, white-tailed kite, burrowing owl, Los Angeles pocket mouse, San Diego desert woodrat, and northwestern San Diego pocket mouse (Natural Resource Assessments 2004).

A detailed biological resources assessment of the project site will be prepared. The assessment will determine which of each of the following resources exist on-site:

- Natural communities
- Sensitive natural communities
- Plant species
- Animal species
- Plant species listed as endangered or threatened
- Animal species listed as endangered or threatened
- Sensitive plant species
- Sensitive animal species
- Habitat protections (habitat conservation plans, etc.)
- Wildlife movement and migration corridors

Project impacts to biological resources will be discussed further in the EIR, and mitigation measures will be recommended as needed.

g) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. A portion of the site is identified in the City of San Bernardino General Plan as potential habitat for sensitive wildlife for coastal California gnatcatcher critical habitat and potential riparian corridors (URS 2007; General Plan Figures NDC-1 and NRC-2). Sensitive natural communities on-site include Riversidean sage scrub and several riparian and woodland communities. Natural communities on-site were heavily damaged in the 2003 and 2007 fires, but are recovering. The east and west forks of Cable Creek flow through the northwest part of the project site; another tributary to Cable Creek extends across the northern portion of the site. Tree-dominated native vegetation communities mostly occur in drainages and in areas with varied topography. The natural communities on-site, as well as streambeds and creeks, may serve as wildlife corridors. The vegetation in riparian corridors could be used as habitat or foraging areas for several sensitive species. The biological assessment that will be prepared for the proposed project and related infrastructure will include an inventory of sensitive natural communities on-site and an evaluation of project impacts to such communities. Project impacts to sensitive natural communities will be discussed further in the EIR; mitigation measures will be discussed as appropriate.

h) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Several drainages and springs occur on-site, as well as two areas of potential wetlands. The drainages range from unvegetated wash features to densely vegetated riparian scrub and riparian woodland. Section 404 of the federal Clean Water Act gives the US Army Corps of Engineers

(Corps) jurisdiction over waters of the United States, including wetlands. The California Department of Fish and Game (CDFG) also has jurisdiction over streambeds, rivers, and lakes. Two forks of Cable Creek, plus a third blue-line stream tributary to Cable Creek, extend across the northern part of the project site. The biological assessment that will be prepared for the proposed project will include a delineation of Corps and CDFG jurisdictional waters and wetlands on the site, and an evaluation of project impacts, including from primary and secondary access roads and related infrastructure improvements, to such areas. Impacts to potential wetlands will be analyzed further in the EIR, and mitigation measures will be recommended as needed.

i) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. The project site is nearly entirely vacant; part of the site is in the San Bernardino National Forest, which also surrounds the site to the north and east. Due to the site's location and proximity to large open areas, the site may serve as an active or potential wildlife movement corridor. Potential project impacts will be addressed in the EIR, and mitigation measures will be recommended as appropriate.

j) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. The project site is currently in unincorporated San Bernardino County, but is intended to be annexed by the City of San Bernardino as part of the implementation of this project. Chapter 15.34 of the City of San Bernardino Municipal Code provides a level of protection for all trees within the City limits (San Bernardino 2008). For this project, any removal action shall be preceded by the granting of a removal permit by the City's Development Services Department. Development of the residential project would involve removal of some of the existing trees on the site. Project compliance with the City's policy governing tree removal will be addressed in the EIR, and mitigation measures will be recommended as appropriate.

k) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact .The project site, access roads, and related infrastructure are not in a natural community conservation plan (CDFG 2006). The project site is not within or next to a habitat conservation plan (USFWS 2009).

The northern portion of the project site (approximately 160 acres) is within the boundaries of the San Bernardino National Forest. Long-range goals and objectives for management of the forest are set forth in the San Bernardino National Forest Land and Resource Management Plan, adopted in 1988. The forest plan establishes the management and associated long-range goals and objectives for the San Bernardino National Forest; specifies standards, guidelines, approximate timing and vicinity of the practices necessary to achieve that direction; and monitoring and evaluation requirements and standards needed to ensure that the direction is carried out, and to determine how well outputs and effects were predicted. The US Forest Service proposed to prohibit road construction and reconstruction in inventoried roadless areas within the national forest. That portion of the San Bernardino National Forest surrounding the project site (at the project boundary), and continuing in the northwesterly direction is identified as an "Inventoried Roadless Area." Under the County of San Bernardino General Plan, the national forest is designated as Resource Conservation.

Project development would not conflict with a natural community conservation plan or habitat conservation plan. However, the project's compliance with the San Bernardino National Forest Land and Resource Management Plan will be addressed further in the EIR.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Potentially Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant," if it meets one of the following criteria:

i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii) Is associated with the lives of persons important in our past;

iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The project site is in an area of concern for archaeological resources. The site has been surveyed several times in the past. Past studies indicate that no prehistoric archeological sites have been recorded; however, they do identify several areas of historic interest. These include the Cable Canyon Ranch House ruin, a section of the Mojave Indian Trail, and the Otto and Vera Meyer House ruin, to name a few. The 2003 and 2007 fires swept through the project area, destroying vegetation but opening up previously inaccessible areas and potentially exposing unknown historical sites. As a result, a cultural resources study will be prepared in support of the EIR. Records pertaining to paleontology will be searched at the Department of Earth Science of the San Bernardino County Museum and in published sources. Records pertaining to archaeology and history will be searched at the San Bernardino Archaeological Information Center of the San Bernardino County Museum. A record search for sacred lands will be requested from the Native American Heritage Commission. A field survey will relocate the recorded cultural resources and update the site records of previous searches as appropriate. Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. The project site is in an area of concern for archaeological resources. The site has been surveyed several times in the past. As a result, a cultural resources study will be prepared in support of the EIR. Records pertaining to archaeology and history will be searched at the San Bernardino Archaeological Information Center of the San Bernardino County Museum. A record search for sacred lands will be requested from the Native American Heritage Commission. A field survey will relocate the recorded cultural resources and update the site records of previous searches as appropriate. Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The project site is in an area of concern for paleontological resources. It is possible that project grading, including grading for access roads, will uncover new paleontological resources. As a result, a cultural resources study will be prepared in support of the EIR. Records pertaining to paleontology will be searched at the Department of Earth Sciences of the San Bernardino County Museum and in published sources. Records pertaining to archaeology and history will be searched at the San Bernardino Archaeological Information Center of the San Bernardino County Museum. A record search for sacred lands will be requested from the Native American Heritage Commission. A field survey will relocate the recorded cultural resources and update the site records of previous searches as appropriate. Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. The project site is in an area of concern for archaeological resources. While no human remains have been found during past site surveys and literature reviews, it is possible that project grading will uncover human remains or burial sites. In the event that this would occur, the county coroner would need to be contacted and the remains would be identified to the best knowledge available. Additional evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

e) Be developed in a sensitive archeological area as identified in the City's General Plan?

Potentially Significant Impact.

3.6 GEOLOGY AND SOILS

a) Involve earth movement (cut and/or fill) based on information contained in the Preliminary Project Description?

Potentially Significant Impact. The proposed project would entail the construction of 309 residential units and ancillary infrastructure (such as roadways, drainage systems, utility lines, and water and wastewater pipelines). Approximately 3.2 million cy of cut and 2.8 million cy of fill are expected as part of construction. Impacts related to earth movement would be potentially significant. Further analysis will be conducted in the EIR.

b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death including:

i) Rupture of a known earthquake fault within an Alquist-Priolo Earthquake Fault Zone?

Potentially Significant Impact. The project site is in the seismically active southern California region and within two designated Alquist-Priolo Earthquake Fault Zones, as shown on Figure S-3 of the City of San Bernardino General Plan. Regional faults affecting the City are shown on Figure S-4 of the General Plan. The main trace of the San Andreas Fault traverses the southern section of the site in a northwest–southeast alignment. To its immediate north is a secondary extension feature of the same fault. The project site in this zone is likely to be subjected to moderate to strong seismic shaking during the design life of proposed residential structures. A fault rupture would cause structures on the fault to be torn apart, causing risk of loss, injury, or death. A rupture would also shear elements of the project infrastructure,

including water mains, sewer lines, gas lines, buried cables, and access roads. Given the potential for earth movement and ground shaking, impact associated with the fault zone will be analyzed further in the EIR, and mitigation measures will be recommended as needed.

ii) Strong seismic ground shaking?

Potentially Significant Impact. Regional faults affecting the City are shown on Figure S-4 of the general plan. Earthquake fault zones are typically ¼ mile or less in width except where the State Geologist has specifically designated a wider zone. The main trace of the San Andreas Fault, Segment A, exists on the project site as a zone ranging from approximately 50 feet to 150 feet wide. Segment B, consisting of a zone approximately 40 feet wide and 2,200 feet long, appears to be a secondary extensional feature of the main San Andreas fault zone. Two fault segments, C and D, have been mapped near the eastern boundary of the project site. In the northwest portion of the project site, a discontinuous strand, Segment E, of the San Andreas Fault also is within the Alquist-Priolo Earthquake Fault Zone. A major seismic event on these fault segments would cause significant ground shaking on-site.

Other significant faults near the project site include the northwest-trending San Jacinto Fault (approximately three miles to the southwest) and the Cucamonga Fault (approximately five miles to the southwest). The San Jacinto fault system branches off the San Andreas Fault approximately 20 miles northwest of the site and displays a right lateral sense of movement. Near the project site it has two segments, the Lytle Creek fault and the Glen Helen fault. The Cucamonga fault interacts with the Sierra Madre Fault at its western end. These compose a thrust fault zone where the San Gabriel Mountains are being pushed up and over the Los Angeles Basin. Impacts related to groundshaking events due to the rupture of a local or regional fault are potentially significant and will be discussed in the EIR.

iii) Seismic related ground failure, including liquefaction?

Liquefaction occurs where poorly consolidated soil and a high water table are found together. Shaking during an earthquake can force the water into the spaces between soil particles, causing the soil to become a fluidlike "quicksand." This extremely unstable soil state can be life threatening and destructive. Most of the project site is underlain by older, well-consolidated alluvial soils of the Tujunga and Soboba series. The combination of a relatively low water table and well-consolidated older soil indicates a very low liquefaction potential for most of the site. A small area in the eastern portion of the project site, along the northeasterly side of the San Andreas Fault, is underlain by variable depths of younger silty sands of the Saugus series. Prior to the 2007 fire, lush vegetation, including cattails, indicated that groundwater is within eight feet of the ground surface. This area may be susceptible to liquefaction. Potential project impacts will be addressed in the EIR, and mitigation measures will be recommended as appropriate.

c) Be located within an area subject to liquefaction as identified in the City's General Plan?

Potential Significant Impact. The City's General Plan identifies high and moderate liquefaction susceptibility hazard zones in the Safety Element. The proposed project site does not lie in a liquefaction susceptibility zone. The nearest zone is located south of Meyers Road, near I-215. There are no significant impacts related to liquefaction hazard zones as identified in the City of San Bernardino General Plan. However, as discussed above, the combination of high groundwater and unconsolidated soil indicates a potential for liquefaction in the event of an earthquake and these impacts will be discussed in the EIR.

d) Be located within an area subject to landslides, mudslides, subsidence or other similar hazards including areas identified in the City's General Plan?

Potentially Significant Impact. The Spring Trails site and adjacent area to be annexed are on a southwesterly sloping alluvial terrace, dissected on the west by Cable Canyon and on the east and south by Meyers Canyon. Site relief is variable, ranging from steep (over 60 percent) slopes in the north and southeast portions to 0–15 percent slopes in the smooth central portion of the site. Geologic studies of the site show that no surficial topographic indications of slope instability or significant "out of slope" geologic bedding conditions were observed during geologic field investigations or review of aerial photographs. Based on findings of prior geologic field investigations, no significant natural slope instability exists on the portions of the site where development is planned. However, the site is identified as having a high potential for water and wind erosion. The proposed residential development would alter the existing topography of the site. The northernmost areas where development is planned on-site lie at the foot of a steep hill. Approximately 3.2 million cy of cut and 2.8 million cy of fill are expected as part of construction. The potential for unstable soil and erosion may occur during grading activities. In addition, when slopes over 15 percent are graded, deformation of fills may occur (especially at cut/fill contacts), including settlement and ground cracks due to lateral extension. Such deformation has the potential to destabilize the foundations of residences, rendering the structures unsafe and vulnerable to collapse during earthquakes or if saturated during heavy rains.

Areas of soil instability are identified in the City of San Bernardino General Plan in the safety element. Areas of potential subsidence in San Bernardino occur over the Bunker Hill/San Timoteo Groundwater Basins, where overdraft of the groundwater may cause a shift in ground elevation of five to eight feet. Replenishment of the groundwater has reduced this risk but has not eliminated it. This area is in central San Bernardino and does not cover the area of the proposed project. Landslide susceptibility is identified throughout the City in areas of low, moderate, and high relief. The southeastern portion of the proposed project site is in an area identified as having moderate relief. Areas of moderate relief would be susceptible to small to large rotational slides, debris slides, and combinations of surficial slides and flows. Subsidence impacts would be less than significant but impacts related to landslides and/or mudslides would be potentially significant and this topic will be discussed in detail in the EIR.

Additional information addressing the potential for unstable soil conditions and landslides, as well as proposed changes in topography, will be addressed in the EIR.

e) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Further analysis is necessary to determine if the project is on expansive soils that would create risk to life or property.

f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project will require extension of existing sewer lines to service the project. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, there are no impacts and this topic will not be addressed in the EIR.

g) Modify any unique geological or physical feature based on a site survey/evaluation?

Potentially Significant Impact. A geological survey of the project site in 2000 did not identify any unique geological features on the proposed project site. However, the existing natural conditions of the site would be changed with the implementation of the proposed project. The natural features of the hillsides identified in areas within the HMODs areas may have some unique geological or physical qualities. Development in these areas would be required to follow the HMOD development requirements to reduce negative impacts to

environmental and geological features and to maintain public safety on slopes with a natural grade of 15 percent or more. The remainder of the proposed project site may have unique geological or physical features that would be modified because of the proposed project. Impacts to these features are potentially significant and will be addressed in the EIR.

h) Result in erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities?

Potentially Significant Impact. As discussed above under impact 3.6(d), construction activities would potentially cause disruption to soil conditions, increasing erosion, dust, and other unstable soil risks. Construction-related impacts on soil conditions will be discussed in the EIR.

i) Development within Hillside Management Overlay District on slopes in excess of 15 percent?

Potentially Significant Impact. The HMOD is meant to regulate the growth within the City's hillside areas with slopes greater than 15 percent in order to protect the topographic character, environmental sensitivity, and aesthetic qualities of these areas. The proposed Spring Trails development area has topography with slopes ranging from steep (over 30 percent slope) in the north and southeast portions of the site to gentle (less than 15 percent slope) in the central portion of the site. Hillsides with less than 15 percent slope at the base are excluded from the HMOD. The northern and southeastern portions of the site with slopes greater than 15 percent lie in HMOD zones. Impacts related to development within an HMOD zone would be potentially significant and will be discussed in the EIR.

3.7 HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Potentially Significant Impact. The routine transport, use, or disposal of hazardous materials is primarily associated with industrial land uses. The project site is vacant, with the exception of one single-family residence in the western portion of the site, south of Cable Canyon. The project consists of demolishing the existing building on-site and building residential uses. Site demolition and environmental cleanup, if necessary, may involve the routine transport, use, or disposal of hazardous materials. As a result, further analysis in the EIR is necessary.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potential Significant Impact. The site was used for agricultural purposes from the mid-19th century through 1989; incidental grazing of sheep occurred intermittently from 1965 through 1989. The site has remained fallow since 1989. Three Southern California Edison (SCE) power transmission lines are aligned along Meyers Road and east of Martin Ranch Road, and on into the project site from its southwestern corner toward the north-central section of the site. Further analysis is necessary to characterize the existing conditions within the project area with respect to past and current activities involving the handling, use, storage, transport, or emission of hazardous materials. Based on the findings, it can be determined whether the proposed project could involve a risk of release of hazardous materials into the environment. Therefore, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The residential project consists of 309 single-family homes, and its implementation will not result in hazardous emissions or involve handling of hazardous or acutely hazardous materials, substances, or waste. The project site is not within one-quarter mile of an existing or proposed school. Therefore, there are no impacts.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Hazardous Waste and Substances Sites (Cortese) List is a planning document maintained by the California Department of Toxic Substances Control and used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The project site is not on the Cortese list and its development would not create a significant hazard to the public of the environment. There are no impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project site not within an airport land use plan and is 12 miles northwest of San Bernardino International Airport, the nearest public airport. The project site is not within the airport influence area. This distance precludes the possibility of the Spring Trails residential project changing air traffic patterns or creating a hazard to aviation. People working and/or residing in the project area would not be exposed to airport-related safety hazards. No impacts would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are no private airstrips in the vicinity of the project site. People working and/or residing in the project area would not be exposed to airport-related safety hazards. No impacts would occur.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The project site is within a high fire hazard area and is within the City Foothill Fire Zones Overlay District. The project site is also within an Alquist-Priolo earthquake zone and is a high wind hazards area. Further analysis in the EIR is needed to determine if the project would interfere with the City of San Bernardino Fire Department or forest service emergency response plans or emergency evacuation plans by limiting access and/or providing inadequate defensible space for fire-fighting personnel and equipment.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potential Significant Impact. The project site is within a high fire hazard area. The property burned in the Old Fire of 2003 and the Panorama Fire of 1980. Fires also burned on-site in 2007, 1979, 1970, and 1938. Elevations on-site range from 2,066 feet in the south (Meyers Road) to 2,885 feet in the north, a difference of 819 feet. The slope on the property averages approximately 11.7 percent but approximately one-third of the site is over 30 percent (Fire Zone A; extreme hazard), one third is 15–30 percent (Fire Zone B; high hazard) and the rest is less than 15 percent (Fire Zone C; moderate hazard). Therefore, it is in City Fire Zones A-B-C of the City Foothill Fire Zones Overlay District. SCE high-voltage power lines run from north to south along the west portion of property. For purposes of a fire protection plan, and the fire risk, the site will be assumed to be Zone A and will comply with requirements for Zone A.

A fire protection plan for the project site will be analyzed as a part of the EIR. This fire protection plan is approved by the San Bernardino City Fire Department and responds fully to the fire department requirements set forth in the Foothill Fire Zone Building Standards (Chapter 15.10 of the San Bernardino Municipal Code), Building Safety Enhancement Area Building Standards (Chapter 15.11 of the San Bernardino Municipal Code), Foothill Fire Zones Overlay District (Chapter 19.15 of San Bernardino Municipal Code), and City Fire Code (Section 15.16 of the San Bernardino Municipal Code). The plan includes mitigation measures to address potential impacts. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

i) Other: Expose persons or property to significant risk, injury, or death involving high winds?

Potentially Significant Impact. As stated above in Section 3.7(g), the proposed project site is in a high wind hazards area, as identified in Figure S-8 of the City of San Bernardino General Plan. Impacts would be potentially significant and additional discussion will be included in the EIR.

3.8 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The potential pollutants generated due to construction activities are sheet erosion of exposed soils and subsequent deposition of particles in the drainage ways. Stormwater contamination may also occur due to storage, refueling, and maintenance of construction equipment on-site. In order to mitigate these pollutants, erosion and sediment control measures will be implemented, such as silt fences, fiber rolls, gravel bags, temporary desilting basins, velocity check dams, temporary ditches or swales, and stormwater inlet protection. The implementation of construction BMPs and the Storm Water Pollution Prevention Plan (SWPPP) will mitigate the potential impacts of project construction on stormwater runoff. The potential pollutants generated due to conversion of vacant land and agricultural land into residential and commercial sites are sediment/turbidity, nutrients, organic compounds, trash and debris, oxygen-demanding substances, bacteria and viruses, oil and grease, pesticides, and metals. The impact to downstream water quality due to the proposed development would be mitigated by appropriate site design and source control and treatment control BMPs.

Since the project has the potential to impact water quality, a hydrology and water quality study will support the EIR. The study will address the potential impacts of the Spring Trails project with regard to surface water runoff and water quality. The surface water hydrologic analysis identifies surface water runoff and drainage characteristics, including overall watershed and local subarea hydrology patterns, and identifies mitigation measures for impacts regarding flooding, erosion, and siltation. The surface water quality analysis will identify anticipated pollutants from preproject and postproject land uses, and recommend mitigation measures for impacts to surface water quality. Further analysis in the EIR is necessary.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. Generally, groundwater levels beneath the site are greater than 50 feet below ground surface, so the project is not expected to impact groundwater quality. The project may contribute to the groundwater recharge due to infiltration from the proposed extended detention basins. Further analysis in the EIR in needed to determine the project's impacts to groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

Potentially Significant Impact. The proposed project site is in the upper Santa Ana watershed and is tributary to Cable Creek. The Santa Ana River begins in the San Bernardino Mountains and discharges into the ocean at Huntington Beach. The watershed of the Santa Ana River covers 2,800 square miles of mountains, foothills, and valleys and contains portions of Los Angeles, Riverside, San Bernardino, and Orange Counties. The proposed project site generally slopes from north to south. There are four major drainage paths that drain through or affect the site. Draining from the north into the project site are the west and east forks of Cable Canyon, that confluence with an unnamed blue-line stream as they exit the site. The second is a sheet flow drainage area that flows southwesterly through the center of the project site and ultimately sheet flows into Cable Creek. The third is a series of off-site sheet flows and well-defined flow lines that come into the site, confluence on-site, and exit the site on the southeastern part of the project. The fourth (tributaries to Meyers Creek) is only considered for purposes of sizing the storm drain culvert crossing under the primary access road. The conversion of existing vacant land uses into residential uses will result in new impervious surfaces, engineered slopes, and engineered conveyance systems for stormwater runoff. These factors, in addition to construction and grading activities, will result in an overall increase in storm water runoff in terms of peak discharge rates and volumes. The project will be required to comply with the National Pollution Discharge Elimination System (NPDES) Storm Water Permit Program and City requirements. In general, increases in volume and velocity of storm water runoff have the potential to cause downstream erosion or siltation, and environmental degradation of downstream natural habitats. As a result, further analysis in the EIR is necessary.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. The conversion of existing vacant land uses into residential uses will result in new impervious surfaces, engineered slopes, and engineered conveyance systems for stormwater runoff. These factors, in addition to construction and grading activities, will result in an overall increase in stormwater runoff in terms of peak discharge rates and volumes. The project will be required to comply with the NPDES Storm Water Permit Program and City requirements. In general, increases in volume and velocity of stormwater runoff have the potential to cause downstream flooding. As a result, further analysis in the EIR is necessary.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance

(including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas?

Potentially Significant Impact. Generally, the on-site developed drainage flows will be conveyed in a series of storm drain systems that will route the water into extended detention basins for treatment and detention and media filtration vaults. As discussed above, a hydrology study will support the EIR. The study will address the potential impacts of the Spring Trails Specific Plan on surface water hydrology and water quality. The surface water hydrologic analysis will identify surface water runoff and drainage characteristics, including overall watershed and local subarea hydrology patterns, and identifies mitigation measures for impacts regarding flooding, erosion, and siltation. The surface water quality analysis identifies anticipated pollutants from preproject and postproject land uses, including those listed above as part of the significance criteria, and identifies mitigation measures for impacts to storm drain systems. Further analysis in the EIR is necessary.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. Creeks and washes in the vicinity of the project site with degraded water quality are listed on the Clean Water Act Section 303(d) List of Water Quality Limited Segments and Total Maximum Daily Load (TMDL) for the Santa Ana Region (California State Water Resources Control Board 2009). None of the on-site creeks or washes is listed on the TMDL list. The nearest creek on the TMDL list is Lytle Creek, which has excessive pathogens from an unknown source. Creeks and washes connect to Lytle Creek off-site before they eventually flow into the Santa Ana River. Short-term construction and long-term operational activity on-site has potential to degrade water quality on-site and to worsen the water quality of Lytle Creek. Impacts on water quality are potentially significant and additional analysis will be needed in the EIR.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Potentially Significant Impact. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) identify 100-year floodplains for both Cable Creek and Meyers Creek. The City of San Bernardino regulates development within floodplains or flood zones in City limits. Meyers Creek and Cable Creek drain from the property south into the City limits of San Bernardino. Within the City limits, these drainages are identified on the City's General Plan Figure S-1 as a 100-year flood zone. Since the proposed project area was annexed to the City after the creation of the City's General Plan Figure S-1, portions of the proposed project may be within a 100-year flood zone and impacts may occur. Therefore, further analysis in the EIR is necessary.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. The FEMA FIRMs identify 100-year floodplains for both Cable Creek and Meyers Creek. Within the City limits, Meyers Creek and Cable Creek are identified on the City's General Plan Figure S-1 as a 100-year flood zone. These drainages run through the project site into City limits. Since the proposed project area was annexed to the City after the creation of the City's General Plan Figure S-1, portions of the proposed project may be within a 100-year flood zone and impacts may occur. Therefore, further analysis in the EIR is necessary to determine the potential impacts.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Potentially Significant Impact. The City of San Bernardino General Plan EIR identifies flooding hazards related to dam failures in Figure 5.5-2. The Seven Oaks Dam is the nearest dam to the project site, located eight miles northeast of the City of Redlands, which borders San Bernardino to the east. The inundation area of the dam covers the eastern and southern portions of the City and does not impact the proposed project site. Impacts related to flooding on the proposed project site are the potential hazards of the 100-year floodplains for both Cable Creek and Meyers Creek, discussed above in sections 3.8(h) and 3.8(i). Within the City limits, Meyers Creek and Cable Creek are identified on the City's General Plan Figure S-1 as a 100-year flood zone. These drainages run through the project site into City limits. Since the proposed project area was annexed to the City after the creation of the City's General Plan Figure S-1, portions of the proposed project may be within a 100-year flood zone and impacts may occur. Therefore, further analysis in the EIR is necessary to determine the potential impacts of 100-year floodplain hazards.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. Although there are no large reservoirs, storage tanks, or dams in the immediate vicinity of the proposed project site that would cause a seiche, the construction of three reservoirs on the project site could cause flooding hazards.

A mudflow is a mass of water and soil that flows down a stream or canyon from higher elevations. When rocks, boulders, or other aggregate material makes up more than one-half of the mass, the event is called a debris flow. Both types of flows are a combination of fast-moving water and a large volume of sediment and debris that surges downslope with tremendous force. Similar to flash floods, they can occur suddenly and without warning. Most streams in the San Bernardino area are capable of carrying large amounts of debris, and closer to the mountains, mudflows may also occur. In the vicinity of the project site such an event occurred in Cable Canyon in December 2003, when heavy rains occurred shortly after the October 2003 Old Fire, wiping out the local KOA campground.

The project site is too far from the Pacific Ocean and is not subject to a tsunami hazard. Further analysis in the EIR is necessary to determine potential impacts from inundation and mudflow.

3.9 LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. The project site is currently vacant. The property is surrounded by open space to the north, northwest, and northeast. The area to the south and southeast is characterized by low-density, single-family residences and accessory agricultural uses. Low density and rural residential uses are also farther to the southeast along Little League Drive which connects to I-215. The community of Verdemont Hills is east of Little League Drive. A 26.4-acre section of county land is being annexed to the City as identified in the annexation element of the proposed project. This would prevent the creation of a county island. Development of the Spring Trails residential community is in keeping with surrounding land uses and would not physically divide an established community. There is no impact and this topic will not be addressed further in the EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The project site lies within unincorporated San Bernardino County, in the City of San Bernardino sphere of influence. The County of San Bernardino General Plan assigns the following land uses designations to the project site and adjacent 26.4-acre annexation area: Rural Living (RL-5; 1 dwelling unit per 5 acres), Single Residential (RS-1; 1 dwelling per acre), and private unincorporated for the northern portion of the site. The project application, in part, requests that the site be annexed to the City. Upon annexation, land use regulations in the City General Plan and Development Code would govern future development. The annexation approval process would begin upon conceptual approval of the project application by the San Bernardino City Council. LAFCO would use the EIR in its consideration of the request for annexation and evaluate the annexation request to determine, among other factors, if the annexation boundary request is logical.

Upon annexation, land use regulations in the City General Plan and Development Code will govern future development. The General Plan Land Use designation proposed for this project site is RL (Residential Low), allowing up to 3.1 dwelling units per acre, RE (Residential Estate), allowing 1 dwelling unit per acre, and HMOD, which regulates density according to site topography. A development code amendment is required to allow lot size averaging in the HMOD.

The northern portion of the project site (approximately 160 acres) is in the San Bernardino National Forest. Long-range goals and objectives for management of the forest are set forth in the San Bernardino National Forest Land and Resource Management Plan, adopted in 1988. The Forest Plan establishes the management and associated long-range goals and objectives for the San Bernardino National Forest; specifies standards, guidelines, and approximate timing and vicinity of the practices necessary to achieve that direction; and monitoring and evaluation requirements and standards needed to ensure that the direction is carried out and to determine how well outputs and effects were predicted.

The United States Forest Service proposed to prohibit road construction and reconstruction in inventoried roadless areas in the national forest. That portion of the San Bernardino National Forest surrounding the project site (at the project boundary) and continuing in the northwesterly direction is identified as an "Inventoried Roadless Area."

The EIR will analyze the project's consistency with the City general plan, City development code, San Bernardino National Forest Land and Resource Management Plan, the United States Forest Service Roadless Area Conservation Plan, the HMOD, and LAFCO goals. In addition, the proposed project will also be analyzed for consistency with the SCAG Regional Comprehensive Plan.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potential Significant Impact. The project site is not in any adopted habitat conservation plan or natural community conservation plan area. The County has drafted a multiple species habitat conservation plan that has been agreed to by several cities in the San Bernardino Valley. To date, this plan has not been adopted. The plan and the project's impact on the plan will be discussed in detail in the EIR.

d) Be developed within the Hillside Management Overlay District?

Potentially Significant Impact. As stated above in Section 3.9(b), portions of the proposed project are in an HMOD. Impacts related to development within an HMOD are potentially significant and will be discussed in the EIR.

e) Be developed within Foothill Fire Zones A and B, or C as identified in the City's General Plan?

Potentially Significant Impact. The City of San Bernardino General Plan land use map indicates that the entire site lies within Foothill Fire Zones A, B, or C. These zones are consistent with the HMOD zones and depend on the slope of the natural topography. Zone A is characterized by slopes greater than 30 percent, zone B is characterized by slopes between 15 and 30 percent, and zone C is characterized by slopes of 15 percent or less. Development in zone A and B must follow restrictions that mitigate the spread of wildfires and help to prevent damage to property and risks to public safety. Portions of the site, mainly in the north and southeast of the project area, lie in fire zones A and B. The remainder of the site lies in zone C. The proposed project has potentially significant impacts related to development in Foothill Fire Zones A and B and this topic will be discussed in more detail in the EIR.

f) Be developed within the Airport Influence Area as adopted by the San Bernardino International Airport Authority?

Less Than Significant Impact. The San Bernardino International Airport and the airport influence area are in the southeast portion of the City. The proposed project does not lie in the airport influence area nor would it be directly impacted by the activities of the San Bernardino International Airport. Impacts are less than significant.

3.10 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

Potential Significant Impact. The property is not within a known mineral resource zone according to the City General Plan, Figure NRC-3 (San Bernardino 2005). According to the California Department of Conservation, the proposed Spring Trails property is on land designated Mineral Resources Zone-3 (MRZ-3). MRZ-3 areas contain known or inferred mineral occurrences of undetermined mineral resource significance. Further exploration in these areas could result in the reclassification of specific localities into MRZ-2a (areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present) or MRZ-2b (areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present) categories. Because of the uncertainty of the mineral significance of the project site, further analysis in the EIR is necessary to determine if the project would result in the loss of a mineral resource.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact. There are two mineral resource zones (MRZ) identified within the City in the San Bernardino City General Plan. MRZ-1 covers discontinuous portions of mainly northern and central San Bernardino but does not cover any areas within the proposed project site. MRZ-2 covers a mostly continuous stretch of area from northwestern to southeastern San Bernardino, but does not cover the proposed project. However, the proposed project would lie in MRZ-3 and there is potential that portions of the proposed project site would be reclassified as MRZ-2a and MRZ-2b. Because of the uncertainty of the mineral significance of the project site, further analysis in the EIR is necessary to determine if the project would result in the loss of a mineral resource.

3.11 NOISE

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The noise ordinance and noise element of the general plan contain the City's policies on noise. The noise ordinance applies to noise on one property impacting a neighboring property. Typically, it sets limits on noise levels that can be experienced at the neighboring property. The noise ordinance is part of the City's Municipal Code and is enforceable throughout the City. In the City of San Bernardino, noise standards from transportation noise sources (vehicles on public roadways, aircraft, and railroad) are presented in the City's development standards. These limits are imposed on new developments. Some of the areas potentially impacted by traffic generated by the proposed project are in the County of San Bernardino. The County of San Bernardino General Plan Noise Element presents the County's transportation noise criteria.

Long-term operation of the project could potentially result in two types of long-term noise impacts. The first may occur if project-related noise sources substantially increase noise levels in the vicinity of the project site. Project-related noise sources include stationary sources such as heating, ventilation, and air conditioning (HVAC) units from residential units and mobile sources such as project-generated vehicle traffic. The second type of long-term noise impact may occur if the project site's noise-sensitive uses are in an area of high noise exposure. Development of 309 residential units on a vacant hillside has the potential to increase stationary and mobile source noise levels in the project vicinity. In addition, the project site is within close proximity to I-215 and other major arterials that have the potential to generate substantial traffic noise levels, which may be incompatible with the proposed residential development. Further evaluation in the EIR is required to determine potential on- and off-site impacts of the proposed project. Mitigation measures will be incorporated as needed.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potential Significant Impact. Operation of the project would not generate substantial levels of vibration. In general, industrial projects, trains, or heavy trucks and buses can generate levels of groundborne vibration that are perceptible at vibration-sensitive land uses, but because the project would not generate these types of vibration sources, operation of the project would not result in impacts in this regard.

Construction operations can generate varying degrees of groundborne vibration, depending on the procedures and equipment used. Construction equipment utilized during project development would produce vibration from vehicle travel as well as grading and building construction activities. While vibrations from construction activities rarely reach levels that can damage structures, vibration from construction activities has the potential to be perceptible to buildings close to the construction site. Activities with heavy equipment or jackhammers at the extreme edge of the project may generate perceptible vibration levels and, possibly, vibration levels that could be considered annoying if sustained. The EIR will include an assessment of construction vibration for sensitive receptors (adjacent residential uses) in proximity to the project site.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Long-term noise impacts are divided into project-generated impacts on surrounding land uses and impacts that occur at the project site. Project-related stationary (residential activity) and mobile sources (vehicle trips) of noise could result in a permanent increase. Noise impacts due to traffic generated by the project are measured against two criteria, the change in noise level and the absolute noise levels. The EIR will include a noise assessment of the existing baseline environmental conditions for traffic noise based on the traffic study. The EIR will also include an evaluation of future traffic noise levels with and without the project.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Noise can be classified short-term or long-term. Short-term noise is associated primarily with on-site grading and construction activities and with off-site heavy-duty truck traffic. Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach high levels. The greatest construction noise levels are typically generated by heavy grading equipment. The nearest residential uses are directly adjacent to the project along Meyers Road. The EIR will include as assessment of construction noise.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site not within an airport land use plan and is 12 miles northwest of San Bernardino International Airport, the nearest public airport. San Bernardino International Airport Authority (SBIAA) 2008 annual average CNEL noise contour map for the airport shows that the project site is a substantial distance from the 65 dBA CNEL noise contour for the airport (SBIAA 2009). People working and/or residing in the proposed project area would not be exposed to excessive airport noise due to the project's substantial distance from the airport. Therefore, there is no impact related to airport noise and this topic will not be discussed in the EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not within the vicinity of a private airstrip. Furthermore, helicopters typically take off and land into the wind and fly approximately 500 to 1,000 feet above ground level. When helicopters land, they descend at approximately 1,000 feet per minute in accordance with the Federal Aviation Administration's standard operating procedures. Consequently, intermittent flyovers by helicopters are not considered a substantial source of noise within the City or at the project site. Because the project site is not within the vicinity of an airstrip, no impacts would occur from aircraft overflights. This topic will not be addressed in the EIR.

3.12 POPULATION AND HOUSING

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. The 309-unit project would generate approximately 1,035 new residents and would include the extension of roads and infrastructure. The population estimate was derived by multiplying the City of Bernardino's 2008 average household size of 3.35 persons (provided by the California Department of Finance) by the 309 residential units contained in the project. The EIR will analyze the project's potential to induce substantial population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. There is no occupied housing on the project site; therefore, no housing would be displaced, and no replacement housing would need to be constructed elsewhere. As a result, no impacts would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. No people reside on the project site; therefore, no people would be displaced, and no replacement housing would need to be constructed elsewhere. Therefore, no impacts would occur.

3.13 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection, including medical aid?

Potentially Significant Impact. The project site is within a high fire hazard area. The site adjoins the San Bernardino National Forest on the east side, and rural residences on the west. There are single-family residences along Meyers Road, south of the tract.

The City of San Bernardino will serve the site from their new Fire Station 232 (Verdemont Fire Station) at 6065 Palm, near I-215. This fire station currently responds to calls about two times per day, which is a low call volume. The response distance is approximately two miles to Meyers and Martin Road. The second fire engine company comes from Station 225 at University Parkway and Kendall Drive. Other City fire stations would respond as needed. In addition, there is a County Fire Station and a State California Department of Forestry seasonal Fire Station, nearby. The three county fire stations in the vicinity of the project site are station 81, 20, and 2. Station 20 is in the community of Lytle Creek and Stations 2 and 81 are in the community of Devore.

New development in the service area of the Verdemont Fire Station is required to pay for a portion of the costs of the operation and maintenance of the Verdemont Fire Station. The EIR will address the impact fees associated with the Verdemont Fire Station. The appropriate mitigation measures would be incorporated with the EIR.

A fire protection plan for the project site will be analyzed as a part of the EIR. This fire protection plan is approved by the San Bernardino City Fire Department and responds fully to the fire department requirements set forth in the Foothill Fire Zone Building Standards (Chapter 15.10 of the San Bernardino Municipal Code), Building Safety Enhancement Area Building Standards (Chapter 15.11 of the San Bernardino Municipal Code), Foothill Fire Zones Overlay District (Chapter 19.15 of San Bernardino Municipal Code), and City Fire Code (Section 15.16 of the San Bernardino Municipal Code). The plan includes mitigation measures to address potential impacts. The EIR will also analyze the additional routine calls for service that the project may generate and their impact of fire protection services. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

Medical services would be provided by American Medical Response (AMR). Most incidents would result in patients being transported to the San Bernardino Community Hospital, a full-service medical facility about

seven miles southeast of the proposed project site. Impacts on medical service would be potentially significant and will be analyzed in the EIR.

b) Police protection?

Potentially Significant Impact. The San Bernardino Police Department provides police protection in the City and the San Bernardino Sherriff's Department serves County area. The City police department is currently headquartered at 710 North D Street in downtown San Bernardino. There is also a northern district (Patrol Area B) office at 941 West Kendall Drive, approximately 5.5 miles from the project site. With annexation of the project site, its development would increase demands on City of San Bernardino police protection through increased calls for service and patrols. The Spring Trails Specific Plan project would provide development fees to the City of San Bernardino for capital improvements to police facilities.

In consultation with the police department, the EIR will analyze the project's impact on police services and identify mitigation measures to reduce impacts to below a level of significance, if possible.

c) Schools?

Potentially Significant Impact. The project site is within the San Bernardino City Unified School District. Schools serving the site include North Verdemont School (K–6) at 3555 Meyers Road; Shandin Hills Middle School (6–8) at 4601 Little Mountain Road; and Cajon High School (9–12) at 1200 Hill Drive. The California Department of Education indicates that 56,727 students were enrolled in the school district in 2007–08, the most recent year information was available. Demographic trends indicate total enrollment rates have been decreasing since the 2004–05 school year (Ed-Data 2009).

The proposed Spring Trails residential development would generate approximately 215 school-age children. In consultation with the school district, the EIR will analyze capacity at these schools and any impacts related to school services. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

d) Parks?

Potentially Significant Impact. The 309-unit proposed project would generate approximately 1,035 new residents and may increase the use of existing parks and recreational facilities, including Al Guhin Park, one mile south of the project site. The population estimate was derived by multiplying the City of Bernardino's 2008 average household size of 3.35 persons (provided by the California Department of Finance) by the 309 residential units contained in the project. The City of San Bernardino utilizes a park acreage standard of five acres of per 1,000 residents. The project would provide 84.6 acres of natural open space and detention basin area, equivalent to 24 percent of the project site. The EIR will analyze the project's compliance with the City's park acreage standards and its potential to physically deteriorate recreational facilities. Further analysis in the EIR is necessary.

e) Other public facilities/government services?

Potentially Significant Impact. The project may have an impact on other public and government services, including library and public facility services. The City of San Bernardino operates four libraries that total 80,500 square feet and are open a combined 54 hours per week. The nearest library is the Howard Rowe Library at 108 E Marshall Boulevard at Sierra Way, approximately 7.5 miles away. In addition to the City libraries, the County of San Bernardino also operates libraries in the region surrounding the San Bernardino

area, including the Highland Branch Library at 27167 Base Line Street in Highland and the Rialto Branch Library at 251 W. 1st Street in Rialto.

The 309-unit project would generate approximately 1,035 new residents, including 215 school-aged children. This population increase would be expected to translate into additional demand for library services. The EIR will analyze the project's demand for library services, and any other governmental services. Standard fees are required of development in the area to compensate for use of libraries, aquatic facilities, and public meeting facilities, and for parkland and open space acquisition and parkland improvement. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

3.14 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. The City of San Bernardino Parks and Community Services Department owns and maintains 52 parks for public recreation activities totaling 540 acres. Of these, 3 are regional parks, 10 are community parks, 19 are neighborhood parks, 3 are special use parks, and 17 are mini-parks (page 8-6, Table PRT-2, CSB General Plan). The 309-unit project would generate approximately 1,035 new residents and may increase the use of existing parks and recreational facilities, including Al Guhin Park, one mile south of the project site. The City of San Bernardino utilizes a park acreage standard of five acres of per 1,000 residents. The project would provide 9.0 acres of parks and 107.8 acres of natural open space on-site. The EIR will analyze the project's compliance with the City's park acreage standards and its potential to physically deteriorate recreational facilities. Further analysis in the EIR is necessary.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Potentially Significant Impact. As discussed above, the 309-unit project would generate approximately 1,035 new residents and may increase the use of existing parks and recreational facilities. The EIR will analyze the project's compliance with the City's park acreage standards and whether it would require the expansion or construction of new recreational facilities. Further analysis in the EIR is necessary.

3.15 TRANSPORTATION/TRAFFIC

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Potentially Significant Impact. Primary access to the project site would be provided by a new roadway extended from Verdemont Drive to the southeast of the project site. A secondary access road would be extended south of the project site and connect to the frontage road along I-215. Freeway access to the site would be provided either via the Palm Avenue interchange or from the frontage road accessing the Glen Helen Parkway/Devore Road interchange.

Based on the introduction of 309 single-family residences, the project is anticipated to generate approximately 2,957 average daily vehicle trips (ADT) (based on 9.57 trips per unit). These trips could affect the capacity of existing roadways and intersections in the project area. A detailed traffic study will be

prepared to address project-related traffic impacts and will evaluate the following area intersections for both the anticipated opening year of the project and for the year 2030, including cumulative traffic:

The local east–west roadways that could be most affected by the project include Meyers Road, Belmont Avenue, Irvington Avenue, Frontage Road and Kendall Drive. North–south roadways expected to provide local access include Glen Helen Parkway, the secondary project entry road, Little League Drive, Magnolia Avenue, and Palm Avenue. The traffic study will analyze potential traffic impacts within five miles of the project site based on an estimate of two-way traffic volumes. Arterial segments that are anticipated to have project-related traffic volumes equaling or exceeding 50 two-way peak hour trips will be analyzed. Since the project is expected to contribute more than 100 two-way peak-hour trips to I-215 and I-15, the project impacts on these facilities will also be evaluated.

An estimated 283,000 cubic yards (cy) would require export from the project site. Assuming a haul truck capacity of 20 cy, approximately 14,150 truck trips would be required to export the material. Most of this activity would occur during the four-to-six month grading period for the primary access road. The project's construction-related traffic will also be evaluated in the traffic study.

The results of traffic study will be integrated into the EIR, including any recommendations for circulation system improvements.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The following roadways, which could be affected by project-related traffic, are designated as part of the County of San Bernardino County Congestion Management Program (CMP) Roadway System:

- Cajon Boulevard between I-215 and Mr. Vernon Avenue
- Kendall Road between I-215 and E St.
- I-215

c) The EIR will evaluate the potential project-related and cumulative impact on the adopted level of service standard for these roadways and recommend mitigation, if appropriate. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The nearest airport, San Bernardino International Airport, is approximately 12 miles southeast of the project site. This distance precludes the possibility of the proposed Spring Trails residential project changing air traffic patterns or creating a hazard to aviation. No impacts would occur and this topic will not be addressed in the EIR.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The proposed project will be limited to new residential and open space uses and is not anticipated to result in incompatible uses related to traffic. Some surrounding uses, however, are rural, including horse properties. Potential hazardous conditions relative to these uses will be addressed in the EIR. The EIR will also evaluate the safety of both the proposed on- and off-site circulation systems. Mitigation measures will be recommended if needed to reduce any identified significant impacts.

e) Result in inadequate emergency access?

Potentially Significant Impact. Emergency access is of particular concern both because the project is in an area of steep topography and high fire hazard. Project development would introduce new residents to this area and its related hazards, but could also benefit existing area residents by enhancing emergency access to the area. Access will be reviewed in consultation with emergency service providers (fire, paramedic, and police), as well as the City relative to applicable design standards. Mitigation measures will be recommended if needed to reduce any identified significant impacts.

f) Result in inadequate parking capacity?

Less Than Significant Impact. The proposed project will meet or exceed City parking standards for the residential development as proposed. Parking would be included with residential units as garages or on driveways. Additional parking would be available on the cul-de-sac roads as needed. This impact would be less than significant and will not be addressed in the EIR.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. The project site is in a rural area and is not currently served by bus service. The EIR will review the City and regional plans for mass transportation with respect to the project area, including the City's policies in the updated General Plan. Additionally, the EIR will evaluate the proposed on-site multiuse trails relative to area-wide and regionwide trail plans, including pedestrian and bike trails.

3.16 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The proposed development of additional residential dwelling units would increase the generation of wastewater. This is a conventional residential development that will be served by the City of San Bernardino Municipal Water Department and the San Bernardino Water Reclamation Plant. It is not anticipated that the 309-unit development would significantly impact wastewater treatment service levels However, further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Water supply and distribution for the project site are provided by the City of San Bernardino Municipal Water Department. Sewer collection service would also be provided to the project site by the City of San Bernardino. The City Public Works Department owns and operates a sewer collection system throughout the City, and wastewater treatment is provided by the City of San Bernardino Municipal Water Department at the San Bernardino Water Reclamation Plant. The project will require extension of existing water and sewer lines to service the project. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The conversion of existing vacant land uses into residential uses will result in new impervious surfaces, engineered slopes, and engineered conveyance systems for stormwater runoff. These factors will result in an overall increase in stormwater runoff in terms of peak discharge rates and volumes. The EIR will evaluate the extent to which existing or planned flood control infrastructure can accommodate the increases in volume and velocity of stormwater runoff generated by the project.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. Development of the project site will generate demand for water for domestic and irrigation purposes. The potential volume of this demand needs to be estimated and compared to existing and planned water supplies to determine whether development of the project site would result in significant impacts on local or regional water supplies. Communication with City of San Bernardino Water Department is needed to discuss this project's impact on their water supplies and to determine whether provision of adequate water service to the project would necessitate the construction or expansion of any major water treatment or distribution facilities. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Proposed development would result in wastewater generation on a daily basis. The potential volume of wastewater needs to be estimated and compared to existing and planned off-site sewer capacities, to determine whether development of the project site would exceed such capacities. Consultation with the City of San Bernardino Water Department is also required to determine whether provision of adequate sewer service to the project site would necessitate the construction or expansion of any major sewage treatment or collection facilities. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. The proposed residential development would generate solid waste during construction activities and on a recurring basis during operation. The City of San Bernardino Refuse & Recycling Division provides collection services to residential and commercial customers for refuse, recyclables, and green waste. Solid waste from the project site would be disposed at the San Timoteo and Mid-Valley landfills. The solid waste volume needs to be estimated and an analysis made of the impact of this solid waste stream on the City's ability to provide solid waste collection service and to comply with its obligations to reduce disposal at landfills, pursuant to AB 939. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact. The proposed residential development would generate solid waste on a recurring basis. This volume needs to be estimated and an analysis made of the impact of this solid waste stream on the City's ability to comply with its obligations to reduce disposal at landfills, pursuant to AB 939.

Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

3.17 MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As discussed throughout this initial study, the project implementation has the potential to degrade the quality of the environment. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Potentially Significant Impact. As discussed throughout this initial study, the project implementation has the potential to contribute to a cumulatively considerable impact. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed throughout this initial study, the project implementation has the potential to adversely affect human beings. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

4. References

4.1 PRINTED REFERENCES

California Department of Fish and Game (CDFG). 2006, July. California Regional Conservation Plans.

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4.2 WEB SITES

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