

**Spring Trails Specific Plan Scoping Meeting – Summarized Notes**

December 14, 2009

City of San Bernardino – Economic Development Agency Bldg

Team Members Present:

- City of San Bernardino** (Terri Rahhal)
- USA Global** (Victoria Mata, Frank Schnetz)
- Rick Engineering** (Nate Smith)
- PBS&J** (Luke Evans, Tom O’Neill)
- Gresham & Savage** (Jennifer Guenther)
- Firesafe Planning Solutions** (Dave Oatis)
- The Planning Center** (JoAnn Hadfield, Leah Boyer)

**Comments on the Initial Study/NOP (sorted by commenter)**

Commenter	Comment
Lynette Kaplan	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>• The area is currently served by inadequate water infrastructure. No finalized plans have been prepared for water infrastructure upgrades. The commenter is concerned about how the infrastructure issue will be addressed in the EIR.</li> <li>• The existing fire hydrants are substandard and a booster pump had to be brought out to the commenter’s residence during the last fire (2007) to provide adequate fireflow.</li> <li>• The fire hydrants cannot be temporarily removed during construction without providing some sort of temporary water supply.</li> <li>• Some of the wells in the area are above 50 feet below ground level. This is inaccurately stated in the Initial Study. Some are up to 30 feet below ground level.</li> </ul> <p><b>Fire</b></p> <ul style="list-style-type: none"> <li>• The high winds need to be addressed in relation to fire hazards (up to 125 mph).</li> <li>• The greenbelts with native vegetation will burn quickly. The commenter is concerned about who will be maintaining these areas once the project is built to make sure they meet fire standards.</li> <li>• The emergency fire access to homes is inadequate as presently planned (roadways are narrow and cul-de-sac driveways would be a problem – see comments below under “Parking”)</li> <li>• The sprinkler systems in homes do not work when the water supply for fireflow is inefficient or when the booster pumps stop working.</li> </ul> <p><b>Traffic</b></p> <ul style="list-style-type: none"> <li>• Palm and University Avenue would have cumulative traffic impacts with the development of the University Hills project. These cumulative impacts need to be addressed.</li> <li>• The traffic on Little League Drive would be substantial and this will impact air quality at the local school and community center on Little League Drive.</li> </ul> <p><b>Wind</b></p> <ul style="list-style-type: none"> <li>• The high velocity winds can cause a number of substantial impacts to the surrounding area and project site.</li> <li>• The Australian fire studies should be referenced to analyze fire</li> </ul>

	<p>effects.</p> <ul style="list-style-type: none"> <li>• The “hold in place” technique does not work.</li> <li>• Winds are also a problem during construction grading because dust and debris from the site will be blown into neighboring properties. Appropriate mitigation measures for this are needed.</li> </ul> <p><b>Emergency Access</b></p> <ul style="list-style-type: none"> <li>• Parking in cul-de-sac driveways should be prohibited since this would result in inadequate emergency fire access.</li> </ul> <p><b>Schools</b></p> <ul style="list-style-type: none"> <li>• Local schools are over capacity (Cesar Chavez Middle School). The proposed housing would generate quite a few kids and cumulative projects would also be generating students.</li> </ul> <p><b>Hydrology/Site Drainage</b></p> <ul style="list-style-type: none"> <li>• The hydrology studies are optimistic at best. They lack a broad scope of analysis that covers all the impacts of debris and erosion on downstream users.</li> <li>• Runoff during rain storms washes out soil in ravines (photo taken in December 2009 near Meyers Road). The drainage of the site needs to be addressed.</li> </ul>
Marlene Evans	<p><b>Biology</b></p> <ul style="list-style-type: none"> <li>• There are a lot of biological qualities of the site that need to be adequately addressed in the EIR. Observations of San Bernardino kangaroo rat and Swanson’s hawk have been frequently made by the commenter.</li> <li>• The close proximity of the housing to the San Bernardino National Forest would allow potential destruction of habitat by residents (i.e. off-roading and other forms of recreation). These issues should be addressed in the EIR.</li> <li>• The CA Dept. of Fish and Game should be more involved with the analysis and should be visiting the site.</li> <li>• Valuable places onsite (Cable Creek Falls and Verdemon Falls) should be included in the analysis. The commenter is concerned about the development’s impacts on these areas.</li> </ul> <p><b>Geology &amp; Soils</b></p> <ul style="list-style-type: none"> <li>• The San Andreas faultline shifts. The commenter is concerned about whether this been readdressed since the previous EIR.</li> </ul>
Dave Goodward (Audubon Society)	<p><b>Land Use</b></p> <ul style="list-style-type: none"> <li>• As it stands, the applicant would have to take private land to complete the Martin Ranch Road. The commenter is concerned about how this will be done.</li> <li>• The current depictions of how the proposed Martin Ranch Road and the existing Martin Ranch Road would be connected are not clear in the Initial Study.</li> <li>• The commenter is concerned about whether eminent domain would be used to obtain private property that is currently not owned by the applicant.</li> </ul> <p><b>Biology</b></p> <ul style="list-style-type: none"> <li>• The commenter is concerned about state and federal agencies (CA Dept. of Fish and Game and the US Army Corps of Engineers) authorizing permits without properly assessing the project site with conducting a firsthand survey themselves.</li> </ul>
Blake Barton	<ul style="list-style-type: none"> <li>• The commenter’s property borders the project site on the south (and would be one of the closest neighbors).</li> </ul> <p><b>Water</b></p> <ul style="list-style-type: none"> <li>• Runoff from the project site will contain pesticides, chemicals, oils, and other pollution that will penetrate local groundwater. Most of the neighboring residents use well water. The</li> </ul>

	<p>commenter is concerned about the impacts of runoff pollution on their water supply.</p> <ul style="list-style-type: none"> <li>• The presence of the San Andreas faultline acts as a natural subterranean wall that causes water to pool underground, concentrating pollutants to these areas.</li> <li>• Water storage tanks need to adequately serve the area in the event of a fire. Most of these storage tanks rely on booster pumps to provide fireflow. Since they run on electricity, they may not function during a fire. The commenter suggests the use of generators to supply additional/emergency water pumping power.</li> </ul> <p><b>Biology</b></p> <ul style="list-style-type: none"> <li>• As a resident onsite since 1989, the commenter has seen a lot of wildlife on the project site. A lot of this wildlife has not been adequately surveyed. (Has observed bears, bobcats, deer, SBKR, Swanson's hawks, coyotes, and owls.) The proposed housing would significantly affect the habitats and presence of this wildlife.</li> </ul> <p><b>Cultural Resources</b></p> <ul style="list-style-type: none"> <li>• There are cultural resources on the project site that should be addressed in the EIR (specifically mentioned the burial ground and the military practice range).</li> </ul>
Richard Kaplan	<ul style="list-style-type: none"> <li>• The retention basins onsite need to be managed. This should be detailed in the EIR.</li> <li>• The commenter is concerned whether the geological reports from previous EIRs are adequate to be used for the proposed EIR analysis. When the commenter rebuilt his house after the last fire, he had to conduct a new geological and soil analysis for his home site.</li> <li>• The proposed trail system should allow the use of horses on the public trails. This should be identified in the EIR.</li> </ul>
Hank Mitchell	<ul style="list-style-type: none"> <li>• The commenter is concerned that the currently proposed 50-foot-wide alignments for the onsite roadways would not be wide enough for emergency access.</li> <li>• Construction activities would involve the removal of excess soil from the site, requiring the use of haul truck on local streets. These streets are in poor shape already and the commenter is concerned about whether the developer would take care of additional damage to the local roads.</li> <li>• The proposed primary and secondary access roads would need to be developed prior to onsite grading and construction because there is no other way to access the site.</li> <li>• The proposed project would generate students that need to have schools to go to. The commenter is concerned about overcrowding conditions at local schools.</li> </ul>



California Natural Resources Agency  
DEPARTMENT OF FISH AND GAME

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December 22, 2009

Terri Rahhal  
City of San Bernardino  
300 North D Street, 3<sup>rd</sup> Floor  
San Bernardino, CA 92418

Re: Notice of Preparation of an Environmental Impact Report  
Spring Trails Specific Plan - SCH 2009111086

Dear Mr. Rahhal:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Notice of Preparation for the Draft Environmental Impact Report for the Spring Trails Specific Plan. The project is the planned construction of 309 single-family homes on 350.6 acres in unincorporated area of the County of San Bernardino. The site is within the Sphere of Influence of the City of San Bernardino. Also included in the proposed specific plan are 12 open space lots, hiking trails, 3 detention basins, roadways and other infrastructure. The project grading is expected to generate 283,000 cubic yards of export cut. A previous development plan (Martin Ranch) was proposed in 2002 and abandoned in 2006.

The applicant is proposing to mass grade approximately 200 acres of the site and then phase in development. Under CEQA, residential development pursuant to a specific plan is not required to undergo further environmental analysis. Therefore, any impacts and mitigation need to be included in the DEIR. Furthermore, additional future biological reports may be necessary if no development occurs within two years. The Department also requests that the site not be mass graded until approvals for residential development occur and construction begins. In the current real estate climate construction may not begin for many years. In addition, considering the current economic climate, mitigation proposed for the entire site should be implemented prior to construction or addressed in the first phase of development to avoid a temporal loss. The DEIR should clearly identify the project impacts and the proposed mitigation, as well as address the phasing of the project mitigation to ensure the temporal loss of habitat is minimized.

The project is located northeast of the I-15, south of Rte. 138 and southeast of the intersection of the I-15 and Rte.-215 just northwest of the community of Verdemon. The northern 160 acres of the site is private, unincorporated land. The southern portion of the site (190.6) acres is designated as Rural Living (RL-5), which allows up to one dwelling unit per five acres. The entire site is currently pre-zoned by the City of San Bernardino as Residential Estate, which allows one dwelling unit per acre. The project includes a general plan amendment to approve the annexation of the site and re-zone the site to Residential Low, allowing 3.1 dwellings per acre. The Department believes the current zoning is appropriate. The DEIR should include a discussion of why the project site is currently zoned

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one dwelling unit per acre and why the density is being tripled. National Forest land adjoining the site is designated as an "Inventoried Roadless Area" and National Forest land is designated as Resource Conservation under the County of San Bernardino General Plan. The DEIR should include an analysis of the potential impacts on Forest Service lands. The DEIR should include a discussion of the fire management measures and ensure the measures and suitable native vegetation buffers are included within the project footprint.

The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381), such as a Lake or Streambed Alteration Agreement (Fish and Game Code Section 1600 *et seq*) or a California Endangered Species Incidental Take Permit (Fish and Game Code Sections 2080 and 2080.1).

#### Biological Issues

The site is located in the foothills of the San Bernardino Mountains. Two major drainages, Cable Canyon and Meyers Canyon, traverse the site from the northeast to the southwest. The site burned in the fires of 1980, 2003 and 2007. Two segments of the San Andreas Fault traverse the site. Topography on the site consists of canyons and steep hillsides with gently sloping alluvial benches. On-site vegetation consists of a variety of habitats recovering from previous fires.

The site includes riparian habitat and may have sensitive plants, including, Orcutt's brodiaea (*Brodiaea orcuttii*), Plummer's mariposa lily (*Calochortus plummerae*), San Bernardino mountain owl's clover (*Castilleja lasiorhyncha*), and smooth tarplant (*Hemizonia pungens ssp laevis*). Sensitive animal species may include the California gnatcatcher (*Polioptila californica*), San Bernardino kangaroo rat (*Dipodomys merriami parvus*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Athene cunicularia*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), San Diego desert woodrat (*Neotoma lepida intermedia*) and northwestern San Diego pocket mouse (*Chaetodipus fallax*). This list includes two federally-listed threatened or endangered species and 9 State of California species of special concern. White-tailed kit is a State listed fully protected species.

Species of special concern have no formal legal status, as do threatened, endangered or candidate species. However, the Department believes that under Section 15380 of the CEQA Guidelines, species of special concern should be included in an analysis of project impacts. The Department also believes that in assigning impact significance to populations of non-listed species, analysts consider factors such as population-level effects, proportion of the taxon's range affected by a project, regional effects and impacts to habitat features. Appendix G of the CEQA Guidelines is a sample environmental checklist form. Subsection a of Section IV (Biological Resources) questions whether the project would have a substantial adverse effect, directly or indirectly, or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. This includes State of California Species of Special Concern. Subsection b questions whether the project would have a substantial adverse effect on riparian habitat or other sensitive natural communities.

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The Department has many issues that need to be addressed in the DEIR. The nature of this development has impacts to area wildlife, both on an individual basis and a cumulative basis. Therefore, although not directly biological in nature, the Department's comments regarding land use and other issues are germane to its Trustee Agency role. Also, fire and flood control in the foothills are significant issues that also lead to impacts to habitats and jurisdictional areas. Please identify and address the potential impacts of flood and fire control relative to fish and wildlife resources and jurisdictional areas.

The foothills, canyons and riparian areas of San Bernardino County are critical to the preservation of many threatened and endangered species and species of special concern. Flatland and alluvial fan areas of the southern part of the County have been or are being rapidly and intensively developed. Therefore, the Department believes that conservation of foothill sites and riparian areas that abut the National Forest are necessary for the survival of many of these sensitive species in San Bernardino County. However, simply conserving the mountains will not ensure conservation of native species.

The biological importance of this site can only be assessed in a regional context. Therefore, the DEIR should include an assessment of the importance of this site in the context of regional status of species of special concern, i.e., remaining conserved areas and an assessment of the trend of the development of remaining foothill open space areas within the County of San Bernardino.

The foothill ravines and drainages provide cover, food and water for resident native species, including deer, mountain lion, bobcat, and coyote. These drainages often provide the only sources of water for native wildlife. Due to microclimate differences and the presence of water, the foothill drainages and ravines are the most densely populated and diverse wildlife areas in this region and provide a major source of food and water. For this reason the Department advocates the conservation of existing, remaining riparian drainages in the foothill areas. Development into the foothills also increases the risk of predation of domestic animals by top predators, such as mountain lions, bobcats and coyotes and this creates additional burdens on Department Wardens. The Department routinely deals with inquiries regarding wildlife-human interface conflicts and often has to respond in person, thus incurring additional expenses and staffing requirements, both of which are currently in short supply. In addition to the presence of domestic dogs and cats, residential subdivisions also attract raccoons, skunks, rabbits, squirrels and other small animals that constitute a major source of food for top predators. This potential predator issue should be thoroughly addressed.

The proposed development represents an extension and intensification of residential development into the foothills. There is no development north, east and west of the site. Typically, the cost of developing in foothills is much more than developing on relatively flat land, because of increased grading and infrastructure costs. Normally development in steep foothill and canyon areas are designated for one residential unit per 5, 10, 20 or even 40 acre lots. Although there are residential projects below the project site there are none to the east or west.

In addition, to setting a precedent by pushing development north into the foothills, the development itself would be at risk from wildfires and mud slides. Considering that the site burns when there are major fires, the DEIR should include a fire management plan, as well

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as a discussion about the risk to residents and firemen from building at this location. Development into the foothills involves additional expenses to local fire departments and United States Forest Service firefighters. The DEIR should include the foreseeable impacts associated with future fire management activities, including impacts to fish and wildlife resources and jurisdictional areas.

The Department is concerned about the continuing loss of jurisdictional waters of the State and the encroachment of development into areas with native habitat values. The DEIR should contain enough specific, up-to-date, biological information on the existing habitat and species, measures to minimize and avoid sensitive biological resources, and mitigation measures to offset the loss of native flora and fauna and State waters. The DEIR should analyze the existing springs and associated habitat and note the importance of the springs for wildlife. If the site does contain Federal or State-listed species, the DEIR should include measures to avoid and minimize impacts to these species as well as comprehensive mitigation measures. The document should not defer impact analysis and mitigation measures to future regulatory discretionary actions, such as a Lake or Streambed Alteration Agreement, California Endangered Species Act permit or Federal Endangered Species Act permit.

This particular project has the potential to have significant environmental impacts on sensitive flora and fauna resources, including Federal and State listed endangered species. Therefore, critical aspects of the DEIR should include an alternatives analysis which focuses on environmental resources and in-kind mitigation measures for impacts identified as significant. To enable Department staff to adequately review and comment on the proposed project, we suggest that updated biological studies be conducted prior to any environmental or discretionary approvals. The following information should be included in any focused biological report or supplemental environmental report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
  - a. A thorough assessment of rare plants and rare natural communities, following the Department's November 2009 Guidance for Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities.  
[http://www.dfg.ca.gov/blodgeodata/cndcib/pdfs/Protocols\\_for\\_Surveying\\_and\\_Evaluating\\_Impacts.pdf](http://www.dfg.ca.gov/blodgeodata/cndcib/pdfs/Protocols_for_Surveying_and_Evaluating_Impacts.pdf)
  - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.
  - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (See CEQA Guidelines, 15380)

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- d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
    - a. CEQA Guidelines, 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
    - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
    - c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce those conflicts should be included in the environmental document.
    - d. A cumulative effects analysis should be developed as described under CEQA Guidelines, 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
    - e. The document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under 2800-2835 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity.
  3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated (CEQA Guidelines 15126.6). A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
    - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation

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for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.

b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts.

c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:

a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.

- a. Under Section 1600 *et seq* of the Fish and Game Code, the Department requires the project applicant to notify the Department of any activity that will divert, obstruct or change the natural flow or the bed, channel or bank (which includes associated riparian resources) of a river, stream or lake, or use material from a streambed prior to the applicant's commencement of the activity. Streams include, but are not limited to, intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams, and watercourses with subsurface flow. The Department's issuance of a Lake and Streambed Alteration Agreement for a project this is subject to CEQA will require CEQA compliance actions by the Department as a

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responsible agency. The Department, as a responsible agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. However, if the CEQA document does not fully identify potential impacts to lakes, streams, and associated resources (including, but not limited to riparian and alluvial fan sage scrub habitat) and provide adequate avoidance, mitigation, monitoring and reporting commitments, additional CEQA documentation will be required prior to execution (signing) of the Streambed Alteration Agreement. In order to avoid delays or repetition of the CEQA process, potential impacts to a lake or stream, as well as avoidance and mitigation measures need to be discussed within this CEQA document. The Department recommends the following measures to avoid subsequent CEQA documentation and project delays:

(i) Incorporate all information regarding impacts to lakes, streams and associated habitat within the DEIR. Information that needs to be included within this document includes: (a) a delineation of lakes, streams and associated habitat that will be directly or indirectly impacted by the proposed project; (b) details on the biological resources (flora and fauna) associated with the lakes and/or streams; (c) identification of the presence or absence of sensitive plants, animals, or natural communities; (d) a discussion of environmental alternatives; (e) a discussion of avoidance measures to reduce project impacts, (f) a discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance and (g) an analysis of impacts to habitat caused by a change in the flow of water across the site. The applicant and lead agency should keep in mind that the State also has a policy of no net loss of wetlands.

(ii) The Department recommends that the project applicant and/or lead agency consult with the Department to discuss potential project impacts and avoidance and mitigation measures. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Streambed Alteration Agreement Notification package, please visit our website at: <http://www.dfg.ca.gov/habcon/1600/> or call (562) 430-7924.

Thank you for this opportunity to comment. Please contact Robin Maloney-Rames at (909) 980-3818, if you have any questions regarding this letter.

Sincerely,



Jeff Brandt  
Senior Environmental Scientist



CENTER for BIOLOGICAL DIVERSITY

*protecting and restoring natural ecosystems and imperiled species through  
science, education, policy, and environmental law*

***via electronic and US mail***

December 17, 2009

Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North D Street  
San Bernardino CA 92418

RECEIVED  
DEC 21 2009

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

RE: Scoping comments Spring Trails Specific Plan No. 09-01; General Plan Amendment No. 02-09; Conditional Use Permit No. 02-26; Tentative Tract Map No. 15576 (Subdivision No. 02-09)

Dear Ms. Rahhal,

Please accept the following comments on the Notice of Preparation ("NOP")/Initial Study for the Spring Trails (the "project") on behalf of the Center for Biological Diversity (the "Center"). The Center is a non-profit environmental organization dedicated to the protection of native species and their habitats in the Western Hemisphere through science, policy, and environmental law. The Center has over 225,000 members and on-line activists throughout California and the western United States, including members within the project vicinity. The project would create a sprawling resort community of 309 single family houses on 350.6 acres and require 283,000 cubic yards of onsite grading over 200 acres. The project will have a much larger impact footprint if indirect disturbance, habitat fragmentation, and the effects of fuel modification zones are fully accounted for.

The Spring Trail (formerly known as Martin Ranch) is a unique and irreplaceable piece of California's natural heritage at the base of the San Bernardino mountains. It is located in the very unique area of the Cajon Pass. The project site lies virtually on top of the San Andreas Fault Zone and contains steep, geologically unstable slopes. Given the exceptional ecological significance and geotechnical constraints of the project site, the proposed project presents problematic environmental difficulties that, in the Center's view, cannot be easily remedied in the environmental review process. In particular, the project would eliminate habitat for the survival and recovery of the San Bernardino kangaroo rat, and would disrupt an exceptionally important wildlife movement corridor along the base of the San Bernardino Mountains. While it is appropriate that an EIR is prepared for the project, mere analysis will not make these conflicts go away. Nonetheless, the Center offers these comments regarding the scope of issues that should be addressed in the Environmental Impact Report.

### **Biological Resources**

As noted in the initial study and in previous environmental documents for Martin Ranch, the site is currently home to many rare species including but not limited to:

Arizona • California • Nevada • New Mexico • Alaska • Oregon • Montana • Illinois • Minnesota • Vermont • Washington, DC

- *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*
- *Rare Plant Communities including:*
  - *Riversidian Sage Scrub,*
  - *Southern Willow Scrub,*
  - *Southern Willow Scrub/California Walnut Woodland,*
  - *Sycamore Alluvial Woodland*
  - *California Walnut Woodland.*

#### *Locally Rare Species*

The Center requests that the EIR evaluate the impact of the proposed permitted activities on *locally rare species* (not merely federal- and state-listed threatened and endangered species). The preservation of regional and local scales of genetic diversity is very important to maintaining species. Therefore, we request that all species found at the edge of their ranges or that occur as disjunct locations be evaluated for impacts by the proposed permitted activities.

#### *Biological Surveys and Mapping*

The Center requests that thorough, seasonal surveys be performed for sensitive plant species and vegetation communities, and animal species under the direction and supervision of the City and resource agencies such as the US Fish and Wildlife Service and the California Department of Fish and Game. Full disclosure of survey results to the public and other agencies without limitations imposed by the applicant must be implemented to assure full CEQA compliance.

Confidentiality agreements should not be allowed for the surveys in support of the proposed project. Surveys for the plants and plant communities should follow California Native Plant Society (CNPS) and California Department of Fish and Game (CDFG) floristic survey guidelines (see Exhibits CNPS Botanical Survey Guidelines; CDFG Survey Guidelines) and should be documented as recommended by CNPS (Exhibit CNPS Documentation Guidelines) and California Botanical Society policy guidelines. A full floral inventory of all species encountered needs to be documented and included in the EIR. Surveys for animals should include an evaluation of the California Wildlife Habitat Relationship System's (CWHR) Habitat Classification Scheme. All rare species (plants or animals) need to be documented with a California Natural Diversity Data Base form and submitted to the California Department of Fish and Game (Exhibit CNDDDB Form) as per the State's instructions (Exhibits Ex. CNDDDB Instructions; CNDDDB GIS Instructions).

The Center requests that the vegetation maps be at a large enough scale to be useful for evaluating the impacts. Vegetation/wetland habitat mapping should be at such a scale to provide an accurate accounting of wetland and adjacent habitat types that will be directly or indirectly affected by the proposed activities. A half-acre minimum mapping unit size is recommended, such as has been used for other development projects. Habitat classification should follow both CNPS' *Manual of California Vegetation* and the modified version of Cowardin et al. (1979) developed by Ferren et al. (1996).

### *Impact Analysis*

The EIR must evaluate all direct, indirect, and cumulative impacts to sensitive habitats, including impacts associated with the establishment of fuel modification zones, unpermitted recreational activities, the introduction of non-native plants, the introduction of pets, lighting, noise, and the loss and disruption of essential habitat due to edge effects. The best available data on edge effects for southern California habitats document the collapse of native ant population due the invasion of argentine ants up to 200 m (650 ft) from irrigated areas (Suarez et al. 1998), and predation by house cats which decimate small vertebrate populations (Churcher and Lawton 1987, Hall et al. 2000) within 100 to 300 meters (radius of 32 ha home range reported by Hall et al. 2000).

The EIR must identify and evaluate impacts to species and ecosystems from invasive exotics species. Many of these species invade disturbed areas, and then spread into wildlands. Fragmentation of intact, ecologically functioning communities further aides the spread and degradation of plant communities (Bossard et al 2000). Additionally, landscaping with exotic species is often the vector for introducing invasive exotics into adjacent habitats. Invasive landscape species displace native vegetation, degrade functioning ecosystems, provide little or no habitat for native animals, and increase fire danger and carrying capacity. All of these factors for wildland weeds are present in the project, and their affect must be evaluated in the EIR.

### *Fire Clearance/Fuel Modification Impacts*

Fire clearance/fuel modification management practices must be addressed and clearly identified in the EIR. The impacts from vegetation management for fire (clearance, maintenance, fuel modification, etc.) must then be evaluated as part of the proposed project. The project may be situated in plant communities that require periodic, infrequent fire to persist. At the same time, the project proposes development that will need to be protected from fire. Therefore, "brush clearance" will occur at the interface between development and "open" spaces. Fire safety concerns and insurance requirements at the wildland urban interface can cause homeowners to clear vegetation up to 61 m (200 ft) around their homes (Longcore 2000). The EIR should identify and evaluate fire clearance/fuel modification management practices associated with the project, including impacts from vegetation management for fire (clearance, maintenance, fuel modification, etc). Areas designated as fuel modification zones should be included as part of the developed area rather than infringing on habitat and open space. Fuel modification zones should not be counted as habitat or open space as they will be subject to periodic vegetation clearing. Thus, the EIR must evaluate all fuel modification zones for impacts as part of the "development footprint", and address the impact of management practices for fire on native vegetation.

### *Wildlife Movement*

A thorough and independent evaluation of the project's impacts on wildlife movement is essential. The project is situated within, and would sever, a critical wildlife movement corridor and habitat linkage as identified in the September 2004 South Coast Missing Linkages Project Report (Exhibit San Bernardino- San Gabriel Linkage Design (from South Coast Missing Linkages Project Report)), which details the existing features, challenges, and opportunities associated with the San Bernardino-San Gabriel linkage.

The EIR must evaluate all direct, indirect, and cumulative impacts to wildlife movement corridors. The analysis should cover movement of large mammals, including mountain lions, as well as other taxonomic groups, including small mammals, birds, reptiles, amphibians,

invertebrates, and vegetation communities. The EIR should first evaluate habitat suitability within the analysis window for multiple species, including all listed and sensitive species, in addition to target species, such as mountain lions and others. The habitat suitability maps generated for each species should then be used to evaluate the size of suitable habitat patches in relation to the species average territory size to determine whether the linkages provide both live-in and move-through habitat. The analyses should also evaluate if suitable habitat patches are within the dispersal distance of each species. The EIR should address both individual and intergenerational movement (i.e., will the linkages support metapopulations of smaller, less vagile species). The EIR should identify which species would potentially utilize the proposed wildlife movement corridors under baseline conditions and after build out, and for which species they would not. In addition, the EIR should consider how wildlife movement will be affected by other planned approved, planned, and proposed development in the region.

The EIR should analyze whether any proposed wildlife movement corridors are wide enough to minimize edge effects and allow natural processes of disturbance and subsequent recruitment to function. The EIR should also evaluate whether the proposed wildlife movement corridors would provide key resources for species, such as host plants, pollinators, or other elements. For example, many species commonly found in riparian areas depend on upland habitats during some portion of their cycle. Therefore, in areas with intermittent or perennial streams, upland habitat protection is needed for these species. Upland habitat protection is also necessary to prevent the degradation of aquatic habitat quality.

#### *Mitigation and Restoration*

For affected sensitive habitat and vegetation types, the EIR should prioritize avoidance, followed by onsite habitat replacement at a mitigation ratio calculated to ensure success, followed by onsite restoration and enhancement, followed by off-site mitigation. The EIR should include alternatives that maximize avoidance of sensitive habitat through clustering and preservation of large, contiguous areas. Identification and purchase of mitigation areas, with establishment of effective long-term management, should occur prior to any grading.

Specific, feasible, and enforceable mitigation measures for impacts associated with fuel modification zones, unpermitted recreational activities, the introduction of non-native plants, the introduction of pets, lighting, noise, and the loss and disruption of essential habitat due to edge effects are available and should be included in the EIR, including but not limited to the following:

- minimum 300-foot setbacks between developed area, including roads, and sensitive habitat areas
- conditions prohibiting non-leashed outdoor pets (including cats)
- requiring, where appropriate, walls or fences that will inhibit domestic animals from harassing and harming native species including "cat-proof" fencing to prevent feral and house cats from accessing sensitive habitat
- capture programs to control feral cats
- incorporation of low-intensity, shielded, and directional night lighting
- techniques to control non-native invasive species
- prohibiting the use of pesticides and other toxic chemicals around homes
- requiring the use of native vegetation in landscaping
- providing public education regarding rare, threatened and endangered species and how local communities can help protect them
- requiring gates to restrict access to lands set aside for habitat preservation

If any type of restoration is proposed as part of the project, the Center requests the analysis of economic advantages of conserving natural vegetation communities versus the costs of restoring them be included in the EIR. Restoration biology has shown that "restored" habitats never support the diversity of species found in undisturbed habitats (Longcore et al. 1997). Therefore, the benefits of maintaining current communities and habitat need versus no action need to be evaluated.

### **Visual Qualities**

According to the Initial Study, the project will have potentially significant visual quality impacts. We agree. All viewshed intrusion (or indirect effect due to lighting and glare) must be disclosed and analyzed in the EIR. Light and glare produced by the project, however, must be considered in the context of the project site, which is relatively free of any light sources except in the immediate vicinity of the I-15 corridor. The EIR must not dismiss light and glare impacts, but must fully evaluate such impacts in the regional context of the project.

### **Air Quality**

The EIR must consider the project's potential to impair attainment goals for the Air Basin. The EIR should consider specific mitigation measures to reduce air quality impacts associated with the massive earth moving during construction, including a firm requirement for construction equipment to use low-sulfur diesel fuel and particulate traps.

### **Greenhouse Gas Emissions**

The EIR must disclose the project's net contribution to greenhouse gas emissions from all sources and incorporate feasible mitigation measures and alternatives to reduce this impact. For mobile sources, since consistency with the AQMP will not necessarily achieve the maximum feasible reduction in mobile source greenhouse emissions, the EIR should evaluate specific mitigation measures to reduce greenhouse emissions from mobile sources. Consistent with recent California law setting greenhouse gas emissions reduction goals, the EIR should consider measures and an alternative that achieve "carbon neutrality" (no net contribution of greenhouse gas emissions) for the project.

The analysis of the project's contribution to greenhouse gas emissions must also disclose and evaluate the net emissions due to energy and water use by the project. Specific mitigation measures should be incorporated to reduce these emissions to the maximum extent feasible, including but not limited to the following:

- Requiring the use of ultra-efficient appliances and air conditioners capable of exceeding California Energy Commission requirements by at least 25% (i.e. using 75% or less energy than the CEC standards)
- Design standards for residential units and landscaping providing for maximum energy efficiency in order to reduce energy usage associated with cooling and heating
- Use of light-colored roofing and building materials
- Requiring photovoltaic generators for all residences and energy requiring infrastructure as a design feature

Fortunately guidance and numerous mitigation measures are available for review from statewide agencies such as the California Attorney General (<http://ag.ca.gov/globalwarming/ceqa.php>), and California Air Pollution Control Officers Association (<http://www.capcoa.org/>) that can be reviewed during the preparation of the EIR.

### **Transportation/Traffic**

The EIR should provide updated traffic models for I-15 and other major highways and roadways that incorporate traffic projections based on current traffic levels and other existing, approved, and planned projects..

### **Energy Conservation**

The EIR needs to analyze the required impacts to energy use and conservation. CEQA requires that Project proponents address the implications of energy use on the project. CEQA Appendix F. Potentially significant energy implications of a project should be considered in an EIR.

### **Water Quality**

The EIR must provide detailed descriptions of the project's stormwater impacts and mitigation measures required to control project-related stormwater. The EIR must specify the location, size, and design specifications of stormwater basins and other control measures. Where, as here, the control measures themselves may have environmental effects, these effects must be described in detail and further mitigated.

In particular, the EIR must evaluate the water quality impacts associated with pesticide, irrigation, and fertilizer runoff from the houses proposed as part of the project. Runoff control measures such as collection ponds tend to have their own adverse environmental consequences on water quality, amphibians, and birds. These impacts must also be disclosed and analyzed in the EIR. The EIR should consider landscaping design alternatives that minimize or avoid the need for irrigation, and that prohibit the use of chemical fertilizers and pesticides.

### **Water Supply**

The EIR must identify the sources of water for the project, including water for domestic use, commercial use, and irrigation for the agricultural use. The EIR must also evaluate all environmental impacts associated with use of any identified water sources.

The EIR should disclose the legal status of any water rights asserted as a basis for the project's water supply, and indicate any further administrative or legal proceedings that are necessary to perfect such rights. If local surface water or groundwater supplies are used to supply the project, the EIR must document the existing state of such supplies, and evaluate the impact of any surface water diversions and/or groundwater pumping. The effects of the water diversion and/or groundwater pumping on the natural resources (springs, seeps, wetlands, drainages, etc.) must be thoroughly analyzed.

### **Cultural Resources**

The Initial Study indicates that there are potential historical resources and cultural issues on the project site. It is essential that the City consult at the earliest possible opportunity with the Native American Heritage Commission and with local tribal representatives regarding the cultural and archaeological significance of these sites. The EIR should include an independent peer-reviewed analysis of the project's potential impacts on cultural, archaeological, and historical resources.

### **Cumulative Impacts**

As proposed, the project represents piecemeal development of unique regional area. The EIR must disclose the impacts from all proposed adjacent projects. It is impossible to fully understand the impacts of the project, particularly its regional impacts on the rare species, wildlife movement, and traffic, without full disclosure of all other approved, proposed, and planned projects.

As required by CEQA, the EIR must include a list of past, present, and probable future projects producing related or cumulative impacts, together with a summary of the expected environmental impacts from those projects and a reasonable analysis of the cumulative impacts of the relevant projects.

### **Alternatives**

The EIR should consider a range of smaller alternatives that reduce or avoid the project's significant environmental impacts. The City should undertake an independent evaluation of the financial viability of the project, as well as the clustered and reduced-scale alternatives, rather than relying on the unsupported statements of the applicant.

### **Environmental Baseline**

The baseline for environmental analysis should not simply be set based on the existing environmental conditions because the environment itself is changing. Instead, the EIR analysis should be based on a dynamic baseline that accounts for global warming (this may particularly affect water supply and demand and wildlife movement patterns). The EIR should also consider the increasing future demand for water from existing customers and for anticipated future growth.

### **Project Need**

The Initial Study failed to address this important aspect of the project. This section needs to be included in the EIR. As presented, the project is fatally flawed because it appears to present an urban sprawl project in an unequivocally rural setting absent infrastructure to support it. It appears to be unreasonably narrow and self-serving, fulfilling only the applicant's financial objectives, while the various environmental and stewardship objectives are not objectives at all, but are imposed as legal requirements. The City must establish an independent set of objectives that does not unreasonably limit the EIR's analysis of feasible alternatives.

Thank you for your consideration of these comments. Please add us to the distribution list for the EIR and all notices associated with the project.

Best regards,



Ilene Anderson  
Staff Biologist  
Center for Biological Diversity

Attachments (provided on CD via snailmail)

Ex. CNPS Botanical Survey Guidelines

Ex. CDFG Survey Guidelines

Ex. CNPS Documentation Guidelines

Ex. CNDDDB Form

Ex. CNDDDB Instructions

Ex. CNDDDB GIS Instructions

Ex. San Bernardino- San Gabriel Linkage Design (from South Coast Missing Linkages Project Report)

References:

Bossard, C.C., J.M. Randall and M.C. Hoshovsky. 2000. Invasive Plants of California's Wildlands. University of California Press. Berkeley, CA. Pgs. 360.

Bowler, P.A. 1989. Riparian Woodlands: An Endangered Habitat in Southern California. In Endangered Plant Communities of Southern California. A. A. Schoenherr ed. Proceedings of the 15th Annual Symposium. Southern California Botanists, Special Publication No. 3: 80-97.

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Cowardin, L.M., V. Carter, F.C. Golet, E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. FWS/OBS-79/31. U.S. Fish and Wildlife Service: Washington, D.C.

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Ferren, Wayne R. Jr.; Fiedler, Peggy, L.; Leidy, Robert A. 1996. Wetlands of California. Madrono Vol. 43, No.1.

Hall, L.S., M.A. Kasparian, D. Van Vuren, and D.A. Kelt. 2000. Spatial organization and habitat use of feral cats (*Felis catus* L.) in Mediterranean California. Mammalia 64(1):19-28.

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Longcore, T., R. Mattoni, G. Pratt, and C. Rich. 1997. On the perils of ecological restoration: lessons from the El Segundo blue butterfly. Presentation at 2nd Interface Between Ecology and Land Development in California, Occidental College, Los Angeles

Sawyer, J.O. and T. Keeler-Wolf. 1995. A Manual of California Vegetation. California Native Plant Society, Sacramento, CA. Pgs. 471

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# Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California  
THE RESOURCES AGENCY  
Department of Fish and Game  
December 9, 1983  
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **who** should be considered qualified to conduct such surveys, **how** field surveys should be conducted, and **what** information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:

- a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
- b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.

3. Botanical consultants should possess the following qualifications:

- a. Experience conducting floristic field surveys;
- b. Knowledge of plant taxonomy and plant community ecology;
- c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
- d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
- e. Experience with analyzing impacts of development on native plant species and communities.

4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:

- a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project

Mail to:  
 California Natural Diversity Database  
 Department of Fish and Game  
 1807 13<sup>th</sup> Street, Suite 202  
 Sacramento, CA 95814  
 Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

*For Office Use Only*

Source Code \_\_\_\_\_ Quad Code \_\_\_\_\_  
 Elm Code \_\_\_\_\_ Occ. No. \_\_\_\_\_  
 EO Index No. \_\_\_\_\_ Map Index No. \_\_\_\_\_

Date of Field Work (mmddlyyy): \_\_\_\_\_

Reset

## California Native Species Field Survey Form

Send Form

**Scientific Name:** \_\_\_\_\_

**Common Name:** \_\_\_\_\_

**Species Found?**  Yes  No \_\_\_\_\_ If not, why? \_\_\_\_\_

Total No. Individuals \_\_\_\_\_ Subsequent Visit?  yes  no

Is this an existing NDDDB occurrence? \_\_\_\_\_  no  unk.  
Yes, Occ. # \_\_\_\_\_

Collection? If yes: \_\_\_\_\_  
Number \_\_\_\_\_ Museum / Herbarium \_\_\_\_\_

**Reporter:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**E-mail Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Plant Information**

Phenology: \_\_\_\_\_% vegetative \_\_\_\_\_% flowering \_\_\_\_\_% fruiting

**Animal Information**

# adults \_\_\_\_\_ # juveniles \_\_\_\_\_ # larvae \_\_\_\_\_ # egg masses \_\_\_\_\_ # unknown \_\_\_\_\_

breeding  wintering  burrow site  rookery  nesting  other

**Location Description (please attach map AND/OR fill out your choice of coordinates, below)**

County: \_\_\_\_\_ Landowner / Mgr.: \_\_\_\_\_

Quad Name: \_\_\_\_\_ Elevation: \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼, Meridian: H  M  S  Source of Coordinates (GPS, topo. map & type): \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ Sec \_\_\_\_\_, \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼, Meridian: H  M  S  GPS Make & Model \_\_\_\_\_

**DATUM:** NAD27  NAD83  WGS84  Horizontal Accuracy \_\_\_\_\_ meters/feet

**Coordinate System:** UTM Zone 10  UTM Zone 11  OR Geographic (Latitude & Longitude)

**Coordinates:** \_\_\_\_\_

**Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):**

\_\_\_\_\_

Other rare taxa seen at THIS site on THIS date:  
 (separate form preferred)

**Site Information** Overall site/occurrence quality/viability (site + population):  Excellent  Good  Fair  Poor

Immediate AND surrounding land use: \_\_\_\_\_

Visible disturbances: \_\_\_\_\_

Threats: \_\_\_\_\_

Comments: \_\_\_\_\_

**Determination:** (check one or more, and fill in blanks)

Keyed (cite reference): \_\_\_\_\_

Compared with specimen housed at: \_\_\_\_\_

Compared with photo / drawing in: \_\_\_\_\_

By another person (name): \_\_\_\_\_

Other: \_\_\_\_\_

**Photographs:** (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes  no



## General Instructions for Filling Out California Natural Diversity Database Field Survey Forms

The California Natural Diversity Database (CNDDDB) is the largest, most comprehensive database of its type in the world. It presently contains almost 40,000 site specific records on California's rarest plants, animals, and natural communities. The majority of the data collection effort for this has been provided by an exceptional assemblage of biologists throughout the state and the west. The backbone of this effort is the field survey form.

Although the future lies in the digitally submissible field form and map, this system is not yet in place. Enclosed are copies of CNDDDB paper field survey forms for species and natural communities. The CNDDDB would appreciate your field observations on rare, threatened, endangered, or sensitive species and natural communities (elements) submitted to us on these forms.

To determine what species and natural communities are of concern to us, refer to our free publications for lists of which elements these include: *Special Vascular Plants, Bryophytes, and Lichens List, Special Animals List, and Natural Communities List*. Reports on multiple visits to sites that already exist in the CNDDDB are as important as new site information as is it helps us track trends in population/stand size and condition. Naturally, new site information is also welcomed.

Enclosed is an example of a field survey form that includes the information we like to see. Note that you may either submit a copied portion of a USGS topographic quad map with the population/stand outlined or marked (see back of enclosed example), or provide a set of coordinates (GPS coordinates, TRS information, or other). You do not have to submit all of this information; just one will suffice, and generally the best choice is to submit a map. Furthermore, you do not have to fill out every box on the form; just fill out what seems relevant to your site visit. Remember that your name and telephone number and/or email are very important in case we have any questions about the form.

If you are concerned about the sensitivity of the site, remember that the CNDDDB can label your element occurrence "Sensitive" in the database, thus restricting access to that information.

The CNDDDB is only as good as the information in it, and we depend on people like you as the source of that information. Thank you for your help in improving the CNDDDB.

Please see also, [Instructions for Collecting Information with Global Positioning Systems for the California Natural Diversity Database.](#)

Sample map  
submitted with  
CNDDDB Field  
Survey Form

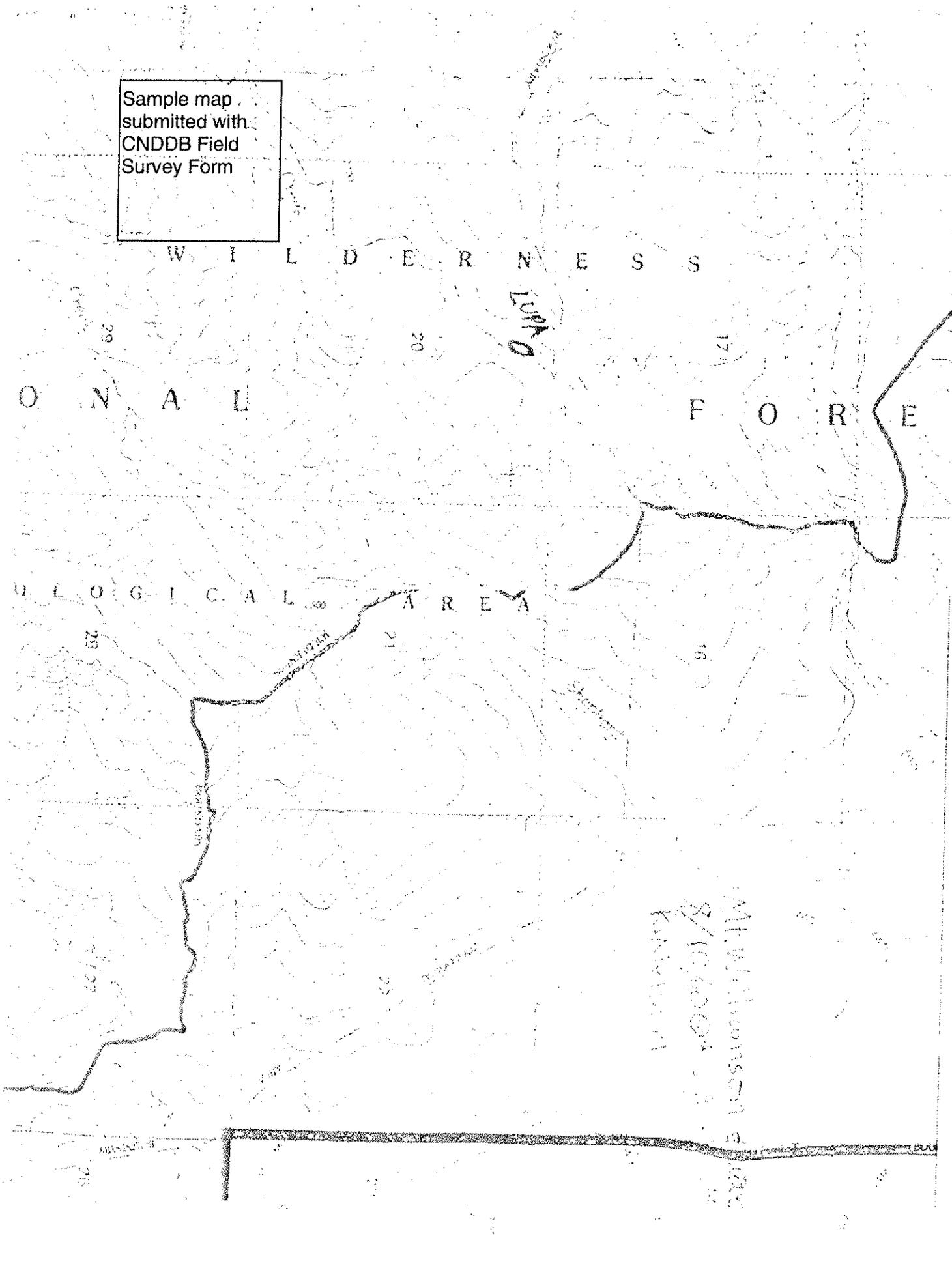
W I L D E R N E S S

O N A L F O R E

G E O L O G I C A L A R E A

USPO

McMillen  
S/10400  
K...  
1937





## Instructions for Collecting Information with Global Positioning Systems for the California Natural Diversity Database

Data collected with Global Positioning Systems (GPS) are welcomed, but, cannot be used in our Geographic Information System (GIS) unless the **datum** and **coordinate system** are reported on the Field Survey form.

### CNDDDB Preferred Settings

- Coordinate System: UTM (Universal Transverse Mercator) Projection; or if Geographic, Decimal Degrees
- Datum: NAD83 (North American Datum 1983)

### Definitions

**Datum** - defines the origin and orientation of the latitude and longitude lines. Common examples for North America are: NAD27, NAD83 and WGS84

**Coordinate system** - measurements that describe a position on the surface of the earth. Some examples are: *Universal Transverse Mercator (UTM) Zone, Easting and Northing*

Written Format: UTM Zone 10; 644886E, 4301511N

and *Geographic* - also referred to as Latitude and Longitude

Decimal Degrees (DDD.DDDDD°)

Written Format: Latitude: 32.30642; Longitude: -122.61458

### Recording GPS Information on the CNDDDB California Native Species Field Survey Form

**Horizontal Accuracy:** This will be displayed on your GPS unit and is dependant on the number of satellite signals your unit is detecting.

- Example: 15 meters

### GPS Make and Model

- Example: Garmin 12XL

### Things to remember

- Record the datum and coordinates on the Field Observation Form.
- Try to obtain a GPS reading from satellites with as evenly distributed placement as possible (see your user manual).
- Acquire 3-Dimensional GPS location, if possible (4+ satellites).
- Receiving four signals in a canyon or under tree canopy may be difficult.
- Record location even if you are unable to acquire four (4) satellites.

### References

- Indiana Geographic Information Council, Standards and Recommendations. 2001. Projections, Datum, Coordinate Systems, and Units of Measure Standard. <http://www.in.gov/ingisi/metadata/index.html>
- Kelly, Maggi. 2002. California Oak Mortality Task Force Sudden Oak Death Monitoring Committee. [http://www.cnr.berkeley.edu/comtf/html/monitoring\\_committee.html](http://www.cnr.berkeley.edu/comtf/html/monitoring_committee.html)
- California Native Plant Society Vegetation Committee 2002. California Native Plant Society Relevé Protocol. <http://www.cnps.org/archives/forms/releve.pdf>
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# CNPS Botanical Survey Guidelines

CALIFORNIA NATIVE PLANT SOCIETY

December 9, 1983

Revised June 2, 2001

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how surveys should be conducted, and what information should be contained in the survey report. The California Native Plant Society recommends that lead agencies not accept the results of surveys unless they are conducted and reported according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all botanical resources, including special status plants (rare, threatened, and endangered plants) and plant (vegetation) communities. Special status plants are not limited to those that have been listed by state and federal agencies but include any plants that, based on all available data, can be shown to be rare, threatened, or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.<sup>1</sup>

Rare plant (vegetation) communities are those communities that are of highly limited distribution. These communities may or may not contain special status plants. The most current version of the California Natural Diversity Database's *List of California Terrestrial Natural Communities*<sup>2</sup> should be used as a guide to the names and status of communities.

Consistent with the California Native Plant Society's goal of preserving plant biodiversity on a regional and local scale, and with California Environmental Quality Act environmental impact assessment criteria<sup>3</sup>, surveys should also assess impacts to locally significant plants. Both plants and plant communities can be considered significant if their local occurrence is on the outer limits of known distribution, a range extension, a rediscovery, or rare or uncommon in a local context (such as within a county or region). Lead agencies should address impacts to these locally unique botanical resources regardless of their status elsewhere in the state.

2. Botanical surveys must be conducted to determine if, or to the extent that, special status or locally significant plants and plant communities will be affected by a proposed project when any natural vegetation occurs on the site and the project has the potential for direct or indirect effects on vegetation.
3. Those conducting botanical surveys must possess the following qualifications:
  - a. Experience conducting floristic field surveys;
  - b. Knowledge of plant taxonomy and plant community ecology and classification;
  - c. Familiarity with the plants of the area, including special status and locally significant plants;

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<sup>1</sup> California Environmental Quality Act Guidelines, §15065 and §15380.

<sup>2</sup> List of California Terrestrial Natural Communities. California Department of Fish and Game Natural Diversity Database. Sacramento, CA.

<sup>3</sup> California Environmental Quality Act Guidelines, Appendix G (Initial Study Environmental Checklist).

- 1) A detailed map of the location and footprint of the proposed project.
  - 2) A detailed description of the proposed project, including one-time activities and ongoing activities that may affect botanical resources.
  - 3) A description of the general biological setting of the project area.
- b. Methods, including:
- 1) Survey methods for each of the habitats present, and rationale for the methods used.
  - 2) Description of reference site(s) visited and phenological development of the target special status plants, with an assessment of any conditions differing from the project site that may affect their identification.
  - 3) Dates of surveys and rationale for timing and intervals; names of personnel conducting the surveys; and total hours spent in the field for each surveyor on each date.
  - 4) Location of deposited voucher specimens and herbaria visited.
- c. Results, including:
- 1) A description and map of the vegetation communities on the project site. The current standard for vegetation classification, *A Manual of California Vegetation*<sup>6</sup>, should be used as a basis for the habitat descriptions and the vegetation map. If another vegetation classification system is used, the report must reference the system and provide the reason for its use.
  - 2) A description of the phenology of each of the plant communities at the time of each survey date.
  - 3) A list of all plants observed on the project site using accepted scientific nomenclature, along with any special status designation. The reference(s) used for scientific nomenclature shall be cited.
  - 4) Written description and detailed map(s) showing the location of each special status or locally significant plant found, the size of each population, and method used to estimate or census the population.
  - 5) Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms and accompanying maps.
- d. Discussion, including:
- 1) Any factors that may have affected the results of the surveys (*e.g.*, drought, human disturbance, recent fire).
  - 2) Discussion of any special local or range-wide significance of any plant population or community on the site.
  - 3) An assessment of potential impacts. This shall include a map showing the distribution of special status and locally significant plants and communities on the site in relation to the proposed activities. Direct, indirect, and cumulative impacts to the plants and communities shall be discussed.
  - 4) Recommended measures to avoid and/or minimize direct, indirect, and cumulative impacts.
- e. References cited and persons contacted.
- f. Qualifications of field personnel including any special experience with the habitats and special status plants present on the site.

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<sup>6</sup> Sawyer, J.O. and T. Keeler-Wolf. 1995. *A Manual of California Vegetation*. California Native Plant Society. Sacramento, CA. 471 pp.

# California Native Plant Society

## COLLECTING GUIDELINES AND DOCUMENTATION TECHNIQUES - CNPS POLICY

Adopted 4 March 1995

**Problem Statement:** *Little or no botanical data are being gathered or supported by voucher collections on California's flora while more and more of California's botanical heritage is being lost to urban and agricultural development*

### Policy

**The California Native Plant Society recommends that voucher specimens be collected and stored appropriately to document floristic data included in environmental review projects and scientific studies, and that scientific documentation methods and needs should be included in academic curricula, as outlined in the following 14 recommendations.**

**Recommendation 1:** Environmental review projects (e.g., environmental impact reports [EIRs] and statements [EISs], environmental assessments [EAs], initial studies and negative declarations, natural environmental studies) that are conducted in the State of California and that include botanical field observations should also include voucher specimens, and/or photographic documentation consistent with existing standards, deposited in one or more herbaria listed in *Index Herbariorum, Ed. 8* (Holmgren et al. 1990) or subsequent editions.

**Recommendation 2:** The thoroughness of documentation for a particular project should be commensurate to the importance of the study, but in any case should include collection of voucher specimens for target species studies and noteworthy botanical observations (e.g., range extensions; state and county records; rediscoveries).

**Recommendation 3:** Clients (e.g., private or public permit applicants) for whom environmental studies are conducted should be held financially responsible for the collection, identification, and curation of botanical vouchers; otherwise, there is little chance that documentation will improve.

**Recommendation 4:** Collection of botanical vouchers and the deposition of them in formal herbaria should be a requirement of the CEQA and NEPA processes. CNPS recommends that the responsible agencies and legislative bodies undertake a review of state and federal legislation and make appropriate amendments that will result in the collection and preparation of botanical vouchers becoming a formal part of the environmental review process.

**Recommendation 5:** Preparation of botanical voucher specimens should be encouraged as an important part of the scientific process. Institutions and departments that support herbaria should develop policies regarding the deposition of vouchers by students, staff, and faculty. Support for herbaria should come not only from the host institution or department, but also from the users who deposit specimens. Agencies or corporations that fund research should be made aware of the importance of voucher specimens and should request that the preparation and curation of vouchers be included as a regular part of proposals and budgets.

**Recommendation 6:** Academic institutions should include in their curricula opportunities to expose students to the importance of scientific documentation and the need to prepare and preserve botanical and other biological voucher specimens. There is an urgent need to educate students in the importance and functions of systematics collections, whether these students anticipate a future in academic or applied science or want to be well-rounded citizens with understanding of experimental processes or California's natural resources.

**Recommendation 7:** Herbarium specimen collectors and label preparers should take every opportunity to include a wide range of hierarchical geographic and habitat data on specimen labels, consistent with





COLLECTING GUIDELINES AND DOCUMENTATION TECHNIQUES - CNPS POLICY PAGE 3

To remedy this lack of data collection and providing substantive supporting evidence, the California Native Plant Society (CNPS) Board of Directors adopts the recommendations of the workshop. CNPS actively encourages that data collection methods be improved as recommended in order to protect California's botanical heritage. The full text of the workshop proceedings is published by the California Botanical Society (CBS) in *Madrono* 42(2).

California Native Plant Society  
1722 J Street, Suite 17  
Sacramento, CA 95814  
(916) 447-2677

# Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities

State of California  
CALIFORNIA NATURAL RESOURCES AGENCY  
Department of Fish and Game  
November 24, 2009<sup>1</sup>

## INTRODUCTION AND PURPOSE

The conservation of special status native plants and their habitats, as well as natural communities, is integral to maintaining biological diversity. The purpose of these protocols is to facilitate a consistent and systematic approach to the survey and assessment of special status native plants and natural communities so that reliable information is produced and the potential of locating a special status plant species or natural community is maximized. They may also help those who prepare and review environmental documents determine when a botanical survey is needed, how field surveys may be conducted, what information to include in a survey report, and what qualifications to consider for surveyors. The protocols may help avoid delays caused when inadequate biological information is provided during the environmental review process; assist lead, trustee and responsible reviewing agencies to make an informed decision regarding the direct, indirect, and cumulative effects of a proposed development, activity, or action on special status native plants and natural communities; meet California Environmental Quality Act (CEQA)<sup>2</sup> requirements for adequate disclosure of potential impacts; and conserve public trust resources.

## DEPARTMENT OF FISH AND GAME TRUSTEE AND RESPONSIBLE AGENCY MISSION

The mission of the Department of Fish and Game (DFG) is to manage California's diverse wildlife and native plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public. DFG has jurisdiction over the conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations (Fish and Game Code §1802). DFG, as trustee agency under CEQA §15386, provides expertise in reviewing and commenting on environmental documents and makes protocols regarding potential negative impacts to those resources held in trust for the people of California.

Certain species are in danger of extinction because their habitats have been severely reduced in acreage, are threatened with destruction or adverse modification, or because of a combination of these and other factors. The California Endangered Species Act (CESA) provides additional protections for such species, including take prohibitions (Fish and Game Code §2050 *et seq.*). As a responsible agency, DFG has the authority to issue permits for the take of species listed under CESA if the take is incidental to an otherwise lawful activity; DFG has determined that the impacts of the take have been minimized and fully mitigated; and, the take would not jeopardize the continued existence of the species (Fish and Game Code §2081). Surveys are one of the preliminary steps to detect a listed or special status plant species or natural community that may be impacted significantly by a project.

## DEFINITIONS

Botanical surveys provide information used to determine the potential environmental effects of proposed projects on all special status plants and natural communities as required by law (i.e., CEQA, CESA, and Federal Endangered Species Act (ESA)). Some key terms in this document appear in **bold font** for assistance in use of the document.

For the purposes of this document, **special status plants** include all plant species that meet one or more of the following criteria<sup>3</sup>:

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<sup>1</sup> This document replaces the DFG document entitled "Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened and Endangered Plants and Natural Communities."

<sup>2</sup> <http://ceres.ca.gov/ceqa/>

<sup>3</sup> Adapted from the East Alameda County Conservation Strategy available at [http://www.fws.gov/sacramento/EACCS/Documents/080228\\_Species\\_Evaluation\\_EACCS.pdf](http://www.fws.gov/sacramento/EACCS/Documents/080228_Species_Evaluation_EACCS.pdf)

## BOTANICAL SURVEYS

Conduct botanical surveys prior to the commencement of any activities that may modify vegetation, such as clearing, mowing, or ground-breaking activities. It is appropriate to conduct a botanical field survey when:

- Natural (or naturalized) vegetation occurs on the site, and it is unknown if special status plant species or natural communities occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
- Special status plants or natural communities have historically been identified on the project site; or
- Special status plants or natural communities occur on sites with similar physical and biological properties as the project site.

### SURVEY OBJECTIVES

Conduct field surveys in a manner which maximizes the likelihood of locating special status plant species or special status natural communities that may be present. Surveys should be **floristic in nature**, meaning that every plant taxon that occurs on site is identified to the taxonomic level necessary to determine rarity and listing status. "Focused surveys" that are limited to habitats known to support special status species or are restricted to lists of likely potential species are not considered floristic in nature and are not adequate to identify all plant taxa on site to the level necessary to determine rarity and listing status. Include a list of plants and natural communities detected on the site for each botanical survey conducted. More than one field visit may be necessary to adequately capture the floristic diversity of a site. An indication of the prevalence (estimated total numbers, percent cover, density, etc.) of the species and communities on the site is also useful to assess the significance of a particular population.

### SURVEY PREPARATION

Before field surveys are conducted, compile relevant botanical information in the general project area to provide a regional context for the investigators. Consult the CNDDDB<sup>10</sup> and BIOS<sup>11</sup> for known occurrences of special status plants and natural communities in the project area prior to field surveys. Generally, identify vegetation and habitat types potentially occurring in the project area based on biological and physical properties of the site and surrounding ecoregion<sup>12</sup>, unless a larger assessment area is appropriate. Then, develop a list of special status plants with the potential to occur within these vegetation types. This list can serve as a tool for the investigators and facilitate the use of reference sites; however, special status plants on site might not be limited to those on the list. Field surveys and subsequent reporting should be comprehensive and floristic in nature and not restricted to or focused only on this list. Include in the survey report the list of potential special status species and natural communities, and the list of references used to compile the background botanical information for the site.

### SURVEY EXTENT

Surveys should be comprehensive over the entire site, including areas that will be directly or indirectly impacted by the project. Adjoining properties should also be surveyed where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend offsite. Pre-project surveys restricted to known CNDDDB rare plant locations may not identify all special status plants and communities present and do not provide a sufficient level of information to determine potential impacts.

### FIELD SURVEY METHOD

Conduct surveys using **systematic field techniques** in all habitats of the site to ensure thorough coverage of potential impact areas. The level of effort required per given area and habitat is dependent upon the vegetation and its overall diversity and structural complexity, which determines the distance at which plants can be identified. Conduct surveys by walking over the entire site to ensure thorough coverage, noting all plant taxa

<sup>10</sup> Available at <http://www.dfg.ca.gov/bio/geodata/cnddb>

<sup>11</sup> <http://www.bios.dfg.ca.gov/>

<sup>12</sup> Ecological Subregions of California, available at <http://www.fs.fed.us/r5/projects/ecoregions/toc.htm>

than one year increase the likelihood of detection of a special status plant especially if conditions change. To further substantiate negative findings for a known occurrence, a visit to a nearby reference site may ensure that the timing of the survey was appropriate.

## REPORTING AND DATA COLLECTION

Adequate information about special status plants and natural communities present in a project area will enable reviewing agencies and the public to effectively assess potential impacts to special status plants or natural communities<sup>17</sup> and will guide the development of minimization and mitigation measures. The next section describes necessary information to assess impacts. For comprehensive, systematic surveys where no special status species or natural communities were found, reporting and data collection responsibilities for investigators remain as described below, excluding specific occurrence information.

### SPECIAL STATUS PLANT OR NATURAL COMMUNITY OBSERVATIONS

Record the following information for locations of each special status plant or natural community detected during a field survey of a project site.

- A detailed map (1:24,000 or larger) showing locations and boundaries of each special status species occurrence or natural community found as related to the proposed project. Mark occurrences and boundaries as accurately as possible. Locations documented by use of global positioning system (GPS) coordinates must include the datum<sup>18</sup> in which they were collected;
- The site-specific characteristics of occurrences, such as associated species, habitat and microhabitat, structure of vegetation, topographic features, soil type, texture, and soil parent material. If the species is associated with a wetland, provide a description of the direction of flow and integrity of surface or subsurface hydrology and adjacent off-site hydrological influences as appropriate;
- The number of individuals in each special status plant population as counted (if population is small) or estimated (if population is large);
- If applicable, information about the percentage of individuals in each life stage such as seedlings vs. reproductive individuals;
- The number of individuals of the species per unit area, identifying areas of relatively high, medium and low density of the species over the project site; and
- Digital images of the target species and representative habitats to support information and descriptions.

### FIELD SURVEY FORMS

When a special status plant or natural community is located, complete and submit to the CNDDDB a California Native Species (or Community) Field Survey Form<sup>19</sup> or equivalent written report, accompanied by a copy of the relevant portion of a 7.5 minute topographic map with the occurrence mapped. Present locations documented by use of GPS coordinates in map and digital form. Data submitted in digital form must include the datum<sup>20</sup> in which it was collected. If a potentially undescribed special status natural community is found on the site, document it with a Rapid Assessment or Relevé form<sup>21</sup> and submit it with the CNDDDB form.

### VOUCHER COLLECTION

Voucher specimens provide verifiable documentation of species presence and identification as well as a public record of conditions. This information is vital to all conservation efforts. Collection of voucher specimens

<sup>17</sup> Refer to current online published lists available at: <http://www.dfg.ca.gov/biogeodata>. For Timber Harvest Plans (THPs) please refer to the "Guidelines for Conservation of Sensitive Plant Resources Within the Timber Harvest Review Process and During Timber Harvesting Operations", available at <https://r1.dfg.ca.gov/portal/Portals/12/THPBotanicalGuidelinesJuly2005.pdf>

<sup>18</sup> NAD83, NAD27 or WGS84

<sup>19</sup> <http://www.dfg.ca.gov/biogeodata>

<sup>20</sup> NAD83, NAD27 or WGS84

<sup>21</sup> [http://www.dfg.ca.gov/biogeodata/vegcamp/veg\\_publications\\_protocols.asp](http://www.dfg.ca.gov/biogeodata/vegcamp/veg_publications_protocols.asp)

- ♦ A discussion of the significance of special status plant populations in the project area considering nearby populations and total species distribution;
- ♦ A discussion of the significance of special status natural communities in the project area considering nearby occurrences and natural community distribution;
- ♦ A discussion of direct, indirect, and cumulative impacts to the plants and natural communities;
- ♦ A discussion of threats, including those from invasive species, to the plants and natural communities;
- ♦ A discussion of the degree of impact, if any, of the proposed project on unoccupied, potential habitat of the species;
- ♦ A discussion of the immediacy of potential impacts; and,
- ♦ Recommended measures to avoid, minimize, or mitigate impacts.

### **QUALIFICATIONS**

Botanical consultants should possess the following qualifications:

- Knowledge of plant taxonomy and natural community ecology;
- Familiarity with the plants of the area, including special status species;
- Familiarity with natural communities of the area, including special status natural communities;
- Experience conducting floristic field surveys or experience with floristic surveys conducted under the direction of an experienced surveyor;
- Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
- Experience with analyzing impacts of development on native plant species and natural communities.

### **SUGGESTED REFERENCES**

- Barbour, M., T. Keeler-Wolf, and A. A. Schoenherr (eds.). 2007. *Terrestrial vegetation of California* (3rd Edition). University of California Press.
- Bonham, C.D. 1988. *Measurements for terrestrial vegetation*. John Wiley and Sons, Inc., New York, NY.
- California Native Plant Society. Most recent version. *Inventory of rare and endangered plants* (online edition). California Native Plant Society, Sacramento, CA. Online URL <http://www.cnps.org/inventory>.
- California Natural Diversity Database. Most recent version. *Special vascular plants, bryophytes and lichens list*. Updated quarterly. Available at [www.dfg.ca.gov](http://www.dfg.ca.gov).
- Elzinga, C.L., D.W. Salzer, and J. Willoughby. 1998. *Measuring and monitoring plant populations*. BLM Technical Reference 1730-1. U.S. Dept. of the Interior, Bureau of Land Management, Denver, Colorado.
- Leppig, G. and J.W. White. 2006. *Conservation of peripheral plant populations in California*. *Madroño* 53:264-274.
- Mueller-Dombois, D. and H. Ellenberg. 1974. *Aims and methods of vegetation ecology*. John Wiley and Sons, Inc., New York, NY.
- U.S. Fish and Wildlife Service. 1996. *Guidelines for conducting and reporting botanical inventories for federally listed plants on the Santa Rosa Plain*. Sacramento, CA.
- U.S. Fish and Wildlife Service. 1996. *Guidelines for conducting and reporting botanical inventories for federally listed, proposed and candidate plants*. Sacramento, CA.
- Van der Maarel, E. 2005. *Vegetation Ecology*. Blackwell Science Ltd., Malden, MA.



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

**Notice of Preparation**

November 24, 2009

To: Reviewing Agencies

Re: Spring Trails Specific Plan  
SCH# 2009111086

Attached for your review and comment is the Notice of Preparation (NOP) for the Spring Trails Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Terri Rahhal**  
**City of San Bernardino**  
**300 North D Street, 3rd Floor**  
**San Bernardino, CA 92418**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Acting Director

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2009111086  
**Project Title** Spring Trails Specific Plan  
**Lead Agency** San Bernardino, City of

---

**Type** NOP Notice of Preparation

**Description** Development of the 350.6-acre Spring Trails Specific Plan with 309 single-family lots, 12 open space lots, 3 detention basins, and onsite roadways. Proposed access are a primary access road extending from Verdemon 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 area to the City would require LAFCO approval.

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**Lead Agency Contact**

**Name** Terri Rahhal  
**Agency** City of San Bernardino  
**Phone** (909) 384-5057 **Fax**  
**email**  
**Address** 300 North D Street, 3rd Floor  
**City** San Bernardino **State** CA **Zip** 92418

---

**Project Location**

**County** San Bernardino  
**City** San Bernardino  
**Region**  
**Cross Streets** Meyers Road and Martin Ranch Road  
**Lat / Long** 34° 13' 1.2" N / 117° 22' 33.6" W  
**Parcel No.** 348-071-005,-006,-007,-009,-010  
**Township** 2N **Range** 5W **Section** 27 **Base**

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**Proximity to:**

**Highways** I-215 & 15  
**Airports** No  
**Railways** No  
**Waterways**  
**Schools** North Verdemon ES  
**Land Use** GP: Rural Living (RL-5) on south and private unincorporated land on north

---

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Water Quality; Vegetation; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Traffic/Circulation

---

**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Native American Heritage Commission; California Highway Patrol; Caltrans, District 8; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

---

**Date Received** 11/24/2009 **Start of Review** 11/24/2009 **End of Review** 12/23/2009

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Mike Sotelo

California Coastal Commission  
Elizabeth A. Fuchs

Colorado River Board  
Gerald R. Zimmerman

Dept. of Conservation  
Rebecca Salazar

California Energy Commission  
Eric Knight

Cal Fire  
Allen Robertson

Office of Historic Preservation  
Wayne Donaldson

Dept of Parks & Recreation  
Environmental Stewardship Section

Central Valley Flood Protection Board  
James Herota

S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Conservancy

Fish and Game

Depart. of Fish & Game  
Scott Flint  
Environmental Services Division

Fish & Game Region 1  
Donald Koch

Fish & Game Region 1E  
Laurie Harnsberger

Fish & Game Region 2  
Jeff Drongesen

Fish & Game Region 3  
Charles Armor

Fish & Game Region 4  
Julie Vance

Fish & Game Region 5  
Don Chadwick  
Habitat Conservation Program

Fish & Game Region 6  
Gabrina Gatchel  
Habitat Conservation Program

Fish & Game Region 6 I/M  
Brad Henderson  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M  
George Isaac  
Marine Region

Other Departments

Food & Agriculture  
Steve Shaffer  
Dept. of Food and Agriculture

Dept. of General Services  
Public School Construction

Dept. of General Services  
Anna Garbeff  
Environmental Services Section

Dept. of Public Health  
Bridgette Binning  
Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission  
Linda Flack

Office of Emergency Services  
Dennis Castrillo

Governor's Office of Planning & Research  
State Clearinghouse

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Leo Wong

Santa Monica Bay Restoration  
Guangyu Wang

State Lands Commission  
Marina Brand

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics  
Sandy Hesnard

Caltrans - Planning  
Terri Pencovic

California Highway Patrol  
Scott Loelscher  
Office of Special Projects

Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

Dept. of Transportation

Caltrans, District 1  
Rex Jackman

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Caltrans, District 3  
Bruce de Terra

Caltrans, District 4  
Lisa Carboni

Caltrans, District 5  
David Murray

Caltrans, District 6  
Michael Navarro

Caltrans, District 7  
Elmer Alvarez

Caltrans, District 8  
Dan Kopulsky

Caltrans, District 9  
Gayle Rosander

Caltrans, District 10  
Tom Dumas

Caltrans, District 11  
Jacob Armstrong

Caltrans, District 12  
Chris Herre

Cal EPA

Air Resources Board  
Airport Projects  
Jim Lerner

Transportation Projects  
Douglas Ito

Industrial Projects  
Mike Tollstrup

California Integrated Waste Management Board  
Sue O'Leary

State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Steven Herrera  
Division of Water Rights

Dept. of Toxic Substances Control  
CEQA Tracking Center

Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other

# DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION  
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION



COUNTY OF SAN BERNARDINO

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

GRANVILLE M. "BOW" BOWMAN, P.E., P.L.S.  
Director of Public Works

December 7, 2009

City of San Bernardino  
Development Services Department  
Attn: Terri Rahhal, City Planner  
300 North "D" Street  
San Bernardino, CA 92418

File #10(ENV)-4.01

**RECEIVED**  
DEC 08 2009

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

## RE: NOTICE OF PREPARATION OF DRAFT EIR FOR THE PROPOSED SPRING TRAILS SPECIFIC PLAN PROJECT

Dear Mrs. Rahhal:

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

After reviewing the submitted document, we would like to receive a copy of the EIR and any technical studies/reports when they are available. At that time, our Department will comment on the proposed project and its possible impacts on existing or future Flood Control District facilities or County roads.

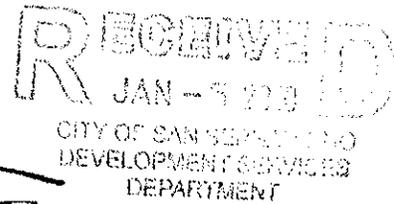
Sincerely,

A handwritten signature in black ink that reads "Frank Molina".

**FRANK MOLINA**, Supervising Planner  
Environmental Management Division

FM:mb/CEAQ Comments\_San Bernardino\_Spring Trails SP

cc: GMB/ARI Reading File



**D E V O R E  
R U R A L  
P R O T E C T I O N  
A S S O C I A T I O N**

January 3, 2010

Ms. Teri Rahhal  
City Planner  
Development Services Department, San Bernardino  
300 N. D Street  
San Bernardino, Ca. 92418

Re: Spring Trails Specific Plan # 09-01

Dear Ms Rahhal;

As representatives for the community of Devore, we would like to submit the following concerns regarding the Spring Trails proposed development. Most of the concerns we have were and still are valid issues since the original Martin Ranch development was proposed.

**Fire:** Wildfires are a major concern in the foothill areas of San Bernardino. The past devastating fires that have swept across the foothills of the San Bernardino Mountains have proved that development farther into the foothills will bring more devastation, loss of property and possible loss of life. Major winds during fire season push wildfires beyond the capability of city, county, and forestry when confronted with further development to defend. Losses from past fires prove that further development of another 309 homes on 350 acres would bring significant added risk and should not be allowed in these areas.

**Traffic:** With no infrastructure improvements, allowing another 309 homes to be built in the area will overburden existing streets. Traffic flow is already peaked during commute periods in the morning and evening. Adding another 500-600+ vehicles will clog area streets further and present a serious safety issue for evacuation should a disaster occur. A second ingress and egress using Meyers Road/Little League will continue to overburden local streets for access. The previous (Martin Ranch proposal) second ingress/egress route across Cable Canyon wash area to access roads in Devore was dropped for safety reasons after extensive flooding buried the roadway, even sending water, soil, rock and debris onto the freeway, and permanently altering access to the existing canyon. Devore's

small streets were not designed to handle extensive traffic and would clog immediately with the added traffic flow. This would create a devastating effect to this rural/equestrian community from the added traffic coming from the Verdemon area. The loss of areas we use to ride, hike, walk, or run would cause undo hardship for residents of Devore as well as destroying our rural atmosphere.

**Water shed:** Allowing further development into the foothills will limit the water shed needed to prevent erosion and flooding. With less open area to absorb the rain, water flow will increase possibly causing more flooding and devastation possibly overburdening existing flood control channels. Currently the flood control infrastructure is overburdened on occasion when we have heavy rains. Adding more development could put further strain this system beyond capacity.

**Water pressure:** The city has no wells in the area and will be required to pump water uphill to the development. If power is lost during a major fire, will water pressure be sufficient to maintain the fire flow needed to fight the fire?

**Emergency access/exit:** With this proposed development, cul-de-sacs are a norm. This creates severe stress in emergency situations for fast access to exits. Fire fighting is seriously hampered with the majority of the streets not connected for fast movement through the community. Emergency evacuation will be a direct conflict for fire fighting services with so few connecting streets.

**Earthquake:** The Spring Trails development is being proposed over one of the most dangerous faults in southern California. The San Andreas Fault runs under the project area and the San Jacinto Fault is very prevalent in the area and both present a very significant danger to the area. Adding more homes in the area will endanger more lives and cause more damage should a major quake hit the area. Will the liability lie on the city should this happen?

**Environmental Factors:** There are many species in the area that could be seriously impacted by further development. The San Bernardino kangaroo rat, burrowing owl, Sycamore Alluvial Woodland, Riverside Sage Scrub, and many more endangered species as well as locally rare plant and animal species will be affected by this development. Allowing further fragmentation of the natural habitat of species in the area will require a study to determine impact. Wild animal flow through the area will be seriously impacted by another large development segmenting their natural range, causing reduction in habitat. This could cause reduction in overall numbers of wildlife.

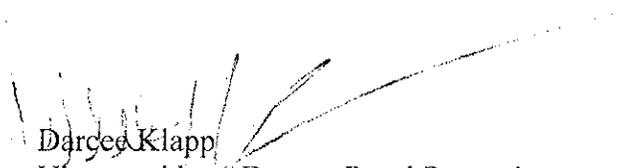
**Cultural Resources:** Local Native American tribes were very prevalent in the proposed development area. With potential Native American cultural issues within the development site, studies of the area should include local tribal representatives and all archaeological, cultural, and historical sites need to be identified and preserved.

These are a few of the concerns that the community of Devore has regarding the Spring Trails development. Thank you for considering our concerns. Please add us to all future notices and reports concerning this project.

Respectfully,



Valerie Henry  
President, Devore Rural Protection Association  
967 Knoll Street  
Devore Heights, Ca. 92407



Darcee Klapp  
Vice president, Devore Rural Protection  
18500 Arrowhead Street  
Devore Heights, Ca. 92407

cc: Paul Biane, 2<sup>nd</sup> district Supervisor, San Bernardino County



Linda S. Adams  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Maziar Movassaghi, Acting Director  
5796 Corporate Avenue  
Cypress, California 90630



Arnold Schwarzenegger  
Governor

December 10, 2009

Ms. Terri Rahhal  
City Planner  
Development Services Department  
City of San Bernardino  
300 North D Street, 3<sup>rd</sup> Floor  
San Bernardino, California 92418  
[SpringTrails@sbcity.org](mailto:SpringTrails@sbcity.org)

### NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SPRING TRAILS SPECIFIC PLAN PROJECT (SCH# 2009111086), SANBERNARDINO COUNTY

Dear Ms. Rahhal:

The Department of Toxic Substances Control (DTSC) has received your submitted Initial Study and Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the above-mentioned Project. The following project description is stated in your document: "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 Verdmont, east of the community of Devore. The specific plan for development of 309 single family dwellings, 107.8 acres of open space, hiking trails, roadways and 3 detention basins on the project site formerly known as the Martin Ranch. 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. Specifically, site is located north of Meyers Road and northwest of the northerly terminus of Little League Drive, in the City of San Bernardino. The project site is relatively undisturbed and consists of canyons and steep hillsides with gently sloping alluvial benches in between. The project site is vacant with exception of one single-family residence in the western portion, south of cable Canyon. The adjacent 26.4-acre annexation area consists of six rural residential parcels, four of which are occupied by residences and related structures." DTSC has the following comments:

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

human health or the environment. Following are the databases of some of the pertinent regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
  - EnviroStor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
  - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
  - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
  - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
  - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
  - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
  - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No. 11 below for more information.
- 3) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.

- 4) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted at the site prior to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.
- 5) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 6) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 7) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. If it is found necessary, a study of the site and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 9) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented.

Ms. Terri Rahhal  
December 10, 2009  
Page 4 of 4

- 10) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 11) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see [www.dtsc.ca.gov/SiteCleanup/Brownfields](http://www.dtsc.ca.gov/SiteCleanup/Brownfields), or contact Ms. Maryam Tasnif-Abbas, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed, Project Manager, at [rahmed@dtsc.ca.gov](mailto:rahmed@dtsc.ca.gov) or by phone at (714) 484-5491.

Sincerely,



Greg Holmes  
Unit Chief  
Brownfields and Environmental Restoration Program - Cypress Office

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044  
[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)

CEQA Tracking Center  
Department of Toxic Substances Control  
Office of Environmental Planning and Analysis  
1001 I Street, 22nd Floor, M.S. 22-2  
Sacramento, California 95814  
[nritter@dtsc.ca.gov](mailto:nritter@dtsc.ca.gov)

CEQA# 2735

# CITY OF SAN BERNARDINO FIRE DEPARTMENT STANDARD REQUIREMENTS

Case: SP 09-01

Date: 11/19/09

Reviewed By: GERI

SPRING TRAILS SPECIFIC PLAN 09-01

CUP  
02-26

## GENERAL REQUIREMENTS:

- Provide one additional set of construction plans to Building and Safety for Fire Department use at time of plan check.
- Contact the City of San Bernardino Fire Department at (909) 384-5585 for specific detailed requirements.
- The developer shall provide for adequate fire flow. Minimum fire flow requirements shall be based on square footage, construction features, and exposure information supplied by the developer and must be available prior to placing combustible materials on site.

## WATER PURVEYOR FOR FIRE PROTECTION:

- The fire protection water service for the area of this project is provided by:
  - San Bernardino Municipal Water Department—Engineering (909) 384-5391
  - East Valley Water District—Engineering (909) 888-8986
  - Other Water purveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

## PUBLIC FIRE PROTECTION FACILITIES:

- Public fire hydrants are required along streets at intervals not to exceed 300 feet for commercial and multi-residential areas and at intervals not to exceed 500 feet for residential areas.
- Fire hydrant minimum flow rates of 1,500 gpm at a 20 psi minimum residual pressure are required for commercial and multi-residential areas. Minimum fire hydrant flow rates of 1,000 gpm at a 20 psi minimum residual pressure are required for residential areas.
- Fire hydrant type and specific location shall be jointly determined by the City of San Bernardino Fire Department in conjunction with the water purveyor. Fire hydrant materials and installation shall conform to the standards and specifications of the water purveyor.
- Public fire hydrants, fire services, and public water facilities necessary to meet Fire Department requirements are the developer's financial responsibility and shall be installed by the water purveyor or by the developer at the water purveyor's discretion. Contact the water purveyor indicated above for additional information.

## ACCESS:

- Provide two separate, dedicated routes of ingress/egress to the property entrance. The routes shall be paved, all weather.
- Provide an access road to each building for fire apparatus. Access roadway shall have an all-weather driving surface of not less than 20 feet of unobstructed width.
- Extend roadway to within 150 feet of all portions of the exterior wall of all single story buildings.
- Extend roadway to within 50 feet of the exterior wall of all multiple-story buildings.
- Provide "NO PARKING" signs whenever parking of vehicles would possible reduce the clearance of access roadways to less than the required width. Signs are to read "FIRE LANE—NO PARKING—M.C. Sec. 15.16".
- Dead-end streets shall not exceed 500 feet in length and shall have a minimum 40 foot radius turnaround.
- The names of any new streets (public or private) shall be submitted to the Fire Department for approval.

## SITE:

- All access roads and streets are to be constructed and usable prior to combustible construction.
- Private fire hydrants shall be installed to protect each building located more than 150 feet from the curb line. No fire hydrants should be within 40 feet of any exterior wall. The hydrants shall be Wet Barrel type, with one 2½ inch and 4 inch outlet, and approved by the Fire Department. Areas adjacent to fire hydrants shall be designated as a "NO PARKING" zone by painting an 8 inch wide, red stripe for 15 feet in each direction in front of the hydrant in such a manner that it will not be blocked by parked vehicles. Lettering to be in white 6" by ½".

## BUILDINGS:

- Address numerals shall be installed on the building at the front or other approved location in such a manner as to be visible from the frontage street. Commercial and multi family address numerals shall be 6 inches tall, single family address numerals shall be 4 inches tall. The color of the numerals shall contrast with the color of the background.
- Identify each gas and electric meter with the number of the unit it serves.
- Fire extinguishers must be installed prior to the building being occupied. The minimum rating for any fire extinguisher is **2A 10B/C**. Minimum distribution of fire extinguishers must be such that no interior part of the building is over 75 feet travel distance from a fire extinguisher.
- Apartment houses with 16 or more units, hotels (motels) with 20 or more units, or apartments or hotels (motels) three stories or more in height shall be equipped with automatic fire sprinklers designed to NFPA standards.
- All buildings, over 5,000 square feet, shall be equipped with an automatic fire sprinkler system designed to NFPA standards. This includes existing buildings vacant over 365 days.
- Submit plans for the fire protection system to the Fire Department prior to beginning construction of the system. Permit required.
- Tenant improvements in all sprinklered buildings are to be approved by the Fire Department prior to start of construction. Permit required.
- Provide fire alarm (required throughout). Plans must be approved by the Fire Department prior to start of installation. Permit required.
- Fire Department connection to sprinkler system/standpipe system, shall be required at Fire Department approved location.
- Fire Code Permit required, apply at 200 east 3rd street, (909) 384-5388.
- Fire Sprinkler monitoring required. Plans must be approved by the Fire Department prior to the start of construction. Permit required.
- Occupant Load.

Note: The applicant must request, in writing, any changes to Fire Department requirements.

ADDITIONAL INFORMATION: SITE IS IN THE FOOTHILL FIRE ZONE. ALL STRUCTURES SHALL COMPLY WITH THE BUILDING STANDARDS - CITY MUNICIPAL CODE CHAPTER 15.10 AND CBC CHAPTER 7A.

THE FIRE PROTECTION PLAN HAS BEEN ACCEPTED IN CONCEPT ONLY. THE FINAL PLAN SHALL BE SUBMITTED FOR APPROVAL.

### 3. Environmental Analysis

**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.

*have approved  
plan in  
concept, they  
will need to  
submit  
final plan  
for approval.*

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.

### 3. Environmental Analysis

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**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

Approved in  
Need  
approve  
Final  
plan

### 3. Environmental Analysis

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**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.

ALSO  
FIRE  
SPRINKLERS

- 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.



# LOCAL AGENCY FORMATION COMMISSION

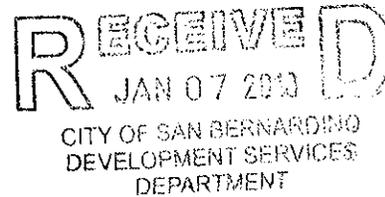
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Established by the State of California to serve the Citizens, Cities, Special Districts and the County of San Bernardino

January 5, 2010



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Board of Supervisors

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Special District

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City Member

## STAFF

KATHLEEN ROLLINGS-McDONALD  
Executive Officer

SAMUEL MARTINEZ  
Senior LAFCO Analyst

MICHAEL TUERPE  
LAFCO Analyst

*Vacant*  
Clerk to the Commission

ANGELA M. SCHELL  
Deputy Clerk to the Commission

REBECCA LOWERY  
Deputy Clerk to the Commission

## LEGAL COUNSEL

CLARK H. ALSOP

Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North "D" Street  
San Bernardino, CA 92418

RE: Notice of Preparation of a Draft Environmental Impact Report for the  
Spring Trails Specific Plan

Dear Ms. Rahhal:

The Local Agency Formation Commission (LAFCO) received a copy of the Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the Spring Trails Specific Plan on November 24, 2009. After reviewing the document, LAFCO has the following comments and/or concerns:

### Overall Project Proposal:

The annexation to a City along with the required detachments from the regional County Fire Protection District, its service zone and County Service Areas is a LAFCO process. LAFCO will be using the EIR as a responsible agency under CEQA to address its consideration of this proposal in the future. Some of the issues that need to be addressed in the draft EIR include the type of services to be provided, the types of services that are available, and the existing infrastructure needs required to serve the area that is being annexed. These issues, among others, have potential indirect effects on environmental factors such as Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems that will have to be addressed in the draft EIR.

It should also be noted in the description that the future reorganization to include annexation will be larger than the territory being pre-zoned at this time. In order to be clear, it would be helpful to identify the existing pre-zoning of the territory west of Wendy Ranch Road, north of Meyers Road.

Introduction:

*City of San Bernardino's Existing Sphere of Influence:*

Based on the project site's location being adjacent to the National Forest and unincorporated areas that are not within the City of San Bernardino (City) existing sphere of influence, it might be helpful to include an illustration/map that clearly delineates the City's existing corporate boundaries, the National Forest boundary, the City's existing unincorporated sphere of influence, as well as the unincorporated territory that are not within the City's sphere of influence.

*Potential Issue Regarding the City of San Bernardino's Existing Sphere of Influence:*

Although the project description clearly identifies the project area as being wholly within the City's existing unincorporated sphere of influence, LAFCO would like to emphasize that in case the project area is expanded to include portions that are not within the City's existing sphere of influence, the sphere of influence change (expansion) must be discussed and evaluated in either the draft EIR or a subsequent environmental document.

*Existing Zoning and General Plan:*

The NOP indicates that the County's General Plan designation for the northern portion of the project site is "private unincorporated land" and makes a statement that the area is not designated as RC (Resource Conservation). It is the understanding of LAFCO staff that there is no such County land use designation "private unincorporated land" and that the County's land use maps clearly indicate that the northern area in question is within the RC land use designation. Therefore, this section will need to be revised to reflect this correction and identify the development potential under the County's jurisdiction.

If the northern area is indeed verified as RC, the illustration showing the County's land use designations (part of Figure 6) should be modified to remove "Private Unincorporated" and replaced with RC as the land use designation for the northern portion of the project site.

In addition, the illustration showing the City's land use zoning (part of Figure 6) identifies the area to be annexed with Spring Trails as a color shade (red), which creates an impression that the area is zoned something else other than RE (Residential Estate). In order to clearly identify this area as RE zoning, it is LAFCO staff's recommendation that this area be defined through a hatch pattern or an outline.

Comments on the Environmental Checklist:

Overall LAFCO staff concurs with the City's determination of the environmental factors needing to be reviewed within the EIR for the Spring Trails Specific Plan. The following materials identify areas which the LAFCO staff believe need clarification for this review process:

*General Plan Designation:*

The NOP identifies the County's General Plan designations as RL-5 (Rural Living) for the southern portion of the project area and private unincorporated for the northern portion of the project area. Again, as identified in the above discussion regarding *Existing Zoning and General Plan*, the description should be clarified to indicate that the County's existing land use designation for said northern portion is RC.

*Other Public Agencies Whose Approval Is Required:*

The NOP identifies LAFCO as Local Area Formation Commission instead of Local Agency Formation Commission. Please make this correction.

*Land Use and Planning:*

The EIR must compare the existing County land use designation for the area being annexed into the City versus the land uses for the area assigned by the City's General Plan and/or the proposed Specific Plan. A discussion regarding the environmental impacts between the existing and proposed land uses must be evaluated in the draft EIR.

*Public Services:*

Fire Protection. The area being annexed into the City will be detached from the San Bernardino County Fire Protection District and its Valley Service Zone. The detachment of the project area from this district and its service zone must be identified and discussed in the draft EIR.

In addition, there is no discussion of the removal of the State Responsibility Area (SRA) designation for wildland fire protection in the NOP. As required by State law, this designation is removed upon annexation of SRA lands into a city. Therefore, the draft EIR should identify if the City will make arrangements with the State Department of Forestry for the retention of its services in a wildland fire situation or if other financial agreements will be made upon removal of the SRA designation.

*Utilities and Service Systems:*

Water and Sewer Service. As identified in the NOP, the environmental consequences that would result from the extension of water and sewer infrastructure facilities to the area must be evaluated in the draft EIR. LAFCO will need to have information included in the analysis that clearly identifies that there are sufficient water sources for the project without reference to future water transfers or other mechanisms. Therefore, the discussion within the EIR should include the determination of that there is sufficient water supply to serve the project site at the time of project approval.

If you have any questions concerning the information outlined above, please do not hesitate to contact me or Samuel Martinez, Senior LAFCO Analyst, at (909) 383-9900. Please maintain LAFCO on your distribution list to receive further information related to this process. We look forward to working with the City on its future processing of this project.

Sincerely,



KATHLEEN ROLLINGS-McDONALD  
Executive Officer

cc: Tom Dodson, Tom Dodson & Associates, LAFCO Environmental Consultant  
Stacey Aldstadt, General Manager, San Bernardino Municipal Water Department  
Matt Litchfield, Director, Water Utility, San Bernardino Municipal Water  
Department

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



December 9, 2009

RECEIVED  
DEC 14 2009

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

Terri Rahhal  
City of San Bernardino  
300 North D Street, 3<sup>rd</sup> Floor  
San Bernardino, CA 92418

RE: SCH#2009111086 Spring Trails Specific Plan; San Bernardino County.

Dear Ms. Rahhal:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) regarding the above project. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- Contact the appropriate Information Center for a record search to determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the NAHC for a Sacred Lands File Check.
  - **Check Completed with negative results, 12/09/09**  
The absence of specific site information in the Sacred Lands File does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites (see below).
- ✓ Contact the NAHC for a list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
  - **Native American Contacts List attached**  
The NAHC makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend other with specific knowledge. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received. If you receive notification of change of addresses and phone numbers from any these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.

- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in black ink that reads "Katy Sanchez". The signature is written in a cursive, flowing style.

Katy Sanchez  
Program Analyst  
(916) 653-4040

CC: State Clearinghouse

## Native American Contact

San Bernardino County

December 9, 2009

San Manuel Band of Mission Indians  
James Ramos, Chairperson  
26569 Community Center Drive Serrano  
Highland , CA 92346  
(909) 864-8933  
(909) 864-3724 - FAX  
(909) 864-3370 Fax

San Fernando Band of Mission Indians  
John Valenzuela, Chairperson  
P.O. Box 221838 Fernandeno  
Newhall , CA 91322 Tataviam  
tsen2u@live.com Serrano  
(661) 753-9833 Office Vanyume  
(760) 885-0955 Cell Kitanemuk  
(760) 949-1604 Fax

Morongo Band of Mission Indians  
Michael Contreras, Cultural Heritage Prog.  
12700 Pumarra Road Cahuilla  
Banning , CA 92220 Serrano  
mcontreras@monongo-nsn.  
(951) 755-5025  
(951)201-1866 - cell  
(951) 922-0105 Fax

San Manuel Band of Mission Indians  
Ann Brierty, Policy/Cultural Resources Departmen  
26569 Community Center. Drive Serrano  
Highland , CA 92346  
abrierty@sanmanuel-nsn.  
(909) 864-8933 EXT-3250  
(909) 649-1585 - cell  
(909) 862-5152 Fax

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
11581 Potrero Road Cahuilla  
Banning , CA 92220 Serrano  
Robert\_Martin@morongo.  
(951) 849-8807  
(951) 755-5200  
(951) 922-8146 Fax

Serrano Nation of Indians  
Goldie Walker  
6588 Valaria Drive Serrano  
Highland , CA 92346  
(909) 862-9883

Ernest H. Siva  
Morongo Band of Mission Indians Tribal Elder  
9570 Mias Canyon Road Serrano  
Banning , CA 92220 Cahuilla  
(951) 849-4676  
siva@dishmail.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2009111086 Spring Trails Specific Plan; San Bernardino County.



# California Regional Water Quality Control Board Santa Ana Region



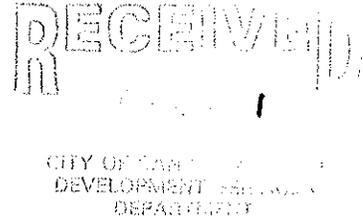
3737 Main Street, Suite 500, Riverside, California 92501-3348  
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221  
[www.waterboards.ca.gov/santaana](http://www.waterboards.ca.gov/santaana)

Linda S. Adams  
Secretary for  
Environmental Protection

Arnold Schwarzenegger  
Governor

December 31, 2009

Terri Rahhal  
City of San Bernardino Planning Dept.  
300 North D Street  
San Bernardino, CA 92318



## INITIAL STUDY (NOTICE OF PREPARATION) FOR SPRING TRAILS SPECIFIC PLAN, TENTATIVE TRACT MAP NO. 15576, MEYERS ROAD AT MARTIN RANCH ROAD, CITY OF SAN BERNARDINO, SCH# 2009111086

Dear Ms. Rahhal:

Staff of the Regional Water Quality Control Board, Santa Ana Region (Regional Board) have reviewed the Initial Study (IS) for a Draft Environmental Impact Report (DEIR) for the Spring Trails Specific Plan (formerly called Martin Ranch), a proposed residential development in northern San Bernardino (Project). The Project site is located east of the Interstate 215/Interstate 15 interchange, across the mouths of Cable and Meyers Canyons in the San Bernardino Mountain foothills.

The Project would develop approximately 200 of 350.6 acres of alluvial terrace into 309 houses, along with parks and three detention basins. An additional 26.4 acres with four existing lots would be annexed, creating a 377-acre Project area (Tentative Tract Map No. 15576). We understand that the northern 160 acres (p.15) are unincorporated and privately owned within the San Bernardino National Forest, and they would likewise be annexed. Regional Board staff have the following comments, in order for the Project to best protect water quality standards (water quality objectives and beneficial uses) contained in the Water Quality Control Plan for the Santa Ana River Basin (Region 8 Basin Plan, 1995, as amended):

1. Two forks of Cable Creek and a tributary, as well as outwash channels from Meyers Canyon, will be impacted by the Project (IS Figure 5; p.12 and 37). The IS (p.36-37) recognizes jurisdictional waters, including potential wetlands, subject to Clean Water Act Sections 404/401 permitting by the U.S. Army Corps of Engineers (USACOE) and our office (Section 401 Water Quality Standards Certification<sup>1</sup>). Also, the IS recognizes streambed habitat subject to California Department of Fish and Game jurisdiction. Therefore, a jurisdictional study and delineation should be part of the DEIR's pending hydrology and water quality study (p.44). The jurisdictional study (and subsequent USACOE staff determination) may find that wetlands or other

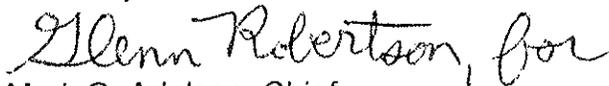
<sup>1</sup> Project impacts to water quality standards must be mitigated to receive a Section 401 Certification. Information concerning certification can be found at [www.swrcb.ca.gov/santaana/water\\_issues/programs/401\\_certification/index.shtml](http://www.swrcb.ca.gov/santaana/water_issues/programs/401_certification/index.shtml).

surface waters (riparian segments, alluvial gullies, etc.) are isolated from waters of the U.S. and are therefore outside of federal jurisdiction. The DEIR should reflect that these so-called "isolated waters" are nevertheless waters of the State, and if the Project impacts them it may be subject to individual waste discharge requirements issued by the Regional Board, pursuant to the California Water Code.

2. We request that the DEIR evaluate proposed crossings and alternatives that will avoid dredge, fill, and other disturbances to Project site drainages. Figure 5 indicates two crossings of Cable Creek and general drainage avoidance overall, but the DEIR should address in the hydrology and water quality study (Comment 1., above) how Project infrastructure could remain out of drainages. To protect the beneficial uses of Cable and Meyers Canyon watercourses specified in the Basin Plan<sup>2</sup>, subsurface and surface crossings through the drainages must be minimized. All crossings over drainages should take the form of bridges or arched open-bottomed culverts, so as to retain these riparian wildlife movement corridors.
3. Groundwater recharge would be concentrated by the direct infiltration of stormwater collected in three detention basins (IS p.45), affecting the natural even distribution of recharge through sheetflow and streams. The DEIR should encourage the utilization of low-impact development (LID) Best Management Practices (BMPs) that maximize retention and infiltration of stormwater on each lot. LID is among the Ahwahnee Water Principles for Resource Efficient Land Use (enclosure), adopted in 2005 by the Local Government Commission (LGC) partly to encourage a comprehensive, community-wide system for protecting water quality standards. These principles are intended to reverse the trend of increasingly paved and constructed areas that alter the rate and volumes of surface water runoff, groundwater recharge, and erosion (hydromodification). LID makes use of project-level features such as grassed paseos to manage urban runoff quantity and quality while conserving water. The State Water Resources Control Board (SWRCB) management has expressed support of the Ahwahnee principles and LID as useful to address the SWRCB's major goals and objectives.

If you have any questions, please contact Glenn Robertson at (951) 782-3259, [grobertson@waterboards.ca.gov](mailto:grobertson@waterboards.ca.gov), or me at (951) 782-3234, or [madelson@waterboards.ca.gov](mailto:madelson@waterboards.ca.gov)

Sincerely,



Mark G. Adelson, Chief  
Regional Planning Programs Section

Enclosure – Ahwahnee Principles

Cc w/encl: State Clearinghouse  
U.S. Army Corps of Engineers, Los Angeles – Jason Lambert  
California Dept. of Fish and Game, Ontario- Michael Flores

X:Groberts on Magnolia/Data/CEQA/CEQA Responses/ DEIR- City of San Bernardino- Spring Trails Specific Plan.doc

<sup>2</sup> Intermittent Beneficial Uses are Municipal Supply (MUN), Groundwater Recharge (GWR), Water Contact Recreation (REC1), Non-Contact Water Recreation (REC2), Cold Freshwater Habitat (COLD), and Wildlife Habitat (WILD).

## **The Ahwahnee Water Principles For Resource Efficient Land Use**

### **Preamble**

Cities and counties are facing major challenges with water contamination, storm water runoff, flood damage liability, and concerns about whether there will be enough reliable water for current residents as well as for new development. These issues impact city and county budgets and taxpayers. Fortunately there are a number of stewardship actions that cities and counties can take that reduce costs and improve the reliability and quality of our water resources.

The Water Principles below complement the Ahwahnee Principles for Resource-Efficient Communities that were developed in 1991. Many cities and counties are already using them to improve the vitality and prosperity of their communities.

### **Community Principles**

1. Community design should be compact, mixed use, walkable and transit-oriented so that automobile-generated urban runoff pollutants are minimized and the open lands that absorb water are preserved to the maximum extent possible. (see the Ahwahnee Principles for Resource-Efficient Communities)
2. Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resources sustainability.
3. Water holding areas such as creek beds, recessed athletic fields, ponds, cisterns, and other features that serve to recharge groundwater, reduce runoff, improve water quality and decrease flooding should be incorporated into the urban landscape.
4. All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.
5. Permeable surfaces should be used for hardscape. Impervious surfaces such as driveways, streets, and parking lots should be minimized so that land is available to absorb storm water, reduce polluted urban runoff, recharge groundwater and reduce flooding.
6. Dual plumbing that allows grey water from showers, sinks and washers to be reused for landscape irrigation should be included in the infrastructure of new development.

## Ahwahnee Principles Attachment

7. Community design should maximize the use of recycled water for appropriate applications including outdoor irrigation, toilet flushing, and commercial and industrial processes. Purple pipe should be installed in all new construction and remodeled buildings in anticipation of the future availability of recycled water.
8. Urban water conservation technologies such as low-flow toilets, efficient clothes washers, and more efficient water-using industrial equipment should be incorporated in all new construction and retrofitted in remodeled buildings.
9. Ground water treatment and brackish water desalination should be pursued when necessary to maximize locally available, drought-proof water supplies.

### **Implementation Principles**

1. Water supply agencies should be consulted early in the land use decision-making process regarding technology, demographics and growth projections.
2. City and county officials, the watershed council, LAFCO, special districts and other stakeholders sharing watersheds should collaborate to take advantage of the benefits and synergies of water resource planning at a watershed level.
3. The best, multi-benefit and integrated strategies and projects should be identified and implemented before less integrated proposals, unless urgency demands otherwise.
4. From start to finish, projects and programs should involve the public, build relationships, and increase the sharing of and access to information. The participatory process should focus on ensuring that all residents have access to clean, reliable and affordable water for drinking and recreation.
5. Plans, programs, projects and policies should be monitored and evaluated to determine if the expected results are achieved and to improve future practices.

Authors:      Celeste Cantu              Martha Davis              Jennifer Hosterman  
                 Susan Lien Longville      Jonas Minton              Mary Nichols  
                 Virginia Porter              Al Wanger                  Kevin Wolfe

Editor:        Judy Corbett

For more information, contact the LGC Center for  
Livable Communities: 916-448-1198, ext 321

## Rahhal Te

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**From:** Richard M Thornburgh [rthornburgh@fs.fed.us]  
**Posted At:** Wednesday, December 09, 2009 10:14 AM  
**Conversation:** NOP of a DEIR for Spring Trails Specific Plan  
**Posted To:** Spring Trails Project  
  
**Subject:** NOP of a DEIR for Spring Trails Specific Plan

To: Terri Rahhal

Thank you for the notice we received on the Spring Trails Specific Plan. We intend to submit comments to you this month. Jason Collier, Front Country District Lands Officer, will be our point of contact. He can be reached at 909-382-2869 or [jpcollier@fs.fed.us](mailto:jpcollier@fs.fed.us) if you have any questions.

Richard Thornburgh  
Deputy District Ranger  
Front Country Ranger District  
San Bernardino National Forest  
909-382-2867 (voice); 951-315-5851 (cell)



United States  
Department of  
Agriculture

Forest  
Service

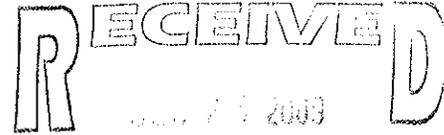
San Bernardino National Forest  
Front Country Ranger District

1209 Lytle Creek Road  
Lytle Creek, CA 92358  
909-382-2600 #3 (Voice)  
909-887-8197 (FAX)

File Code: 1950-3-1

Date: December 23, 2009

Terri Rahhal  
Deputy Director, Development Services Department  
City of San Bernardino  
300 North D Street  
San Bernardino, CA 92418



CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

Thank you for the opportunity to comment on the Spring Trails Notice of Preparation of a Draft EIR. My staff has attended public meetings and submitted written comments in 2006, 2004, 2003, and 1998. Please advise if you do not have copies in your project file as our previous comments remain relevant. Enclosed are the comments I would like to submit for inclusion in the analysis process and development of this project.

The forest's concerns are related to this project's sphere of influence that directly border or are within close proximity to the San Bernardino National Forest (SBNF). The issues of *fire safety, access, recreation, open space, trespass, biological resources, water, and erosion* are addressed in this letter.

#### Fire safety

Wildfires in southern California are natural and recurring processes. Wildland fire's return to the landscape is not a matter of if, but rather when, and with what consequences. We recommend that you observe the following parameters:

- State & County ordinances typically require 100' of fuel modification, including fuel breaks and green-belting. These activities will not be available on National Forest system lands.
- We recommend that you have adequate defensible space between the National Forest boundary and your proposed development.
- Include proper infrastructure planning to incorporate emergency service access. This includes access roads and helicopter landing zones. Any new roads or secondary fire evacuation routes will need to be located off of National Forest System lands. These access roads can not only effectively serve as ingress points for suppression forces to extinguish fire starts, but also can double as a firebreak or anchor point from which to burn out vegetation during suppression operations.
- Reservoirs, within the development, should be available for helicopter dipping for wildfire activity in the foothills.

#### Access, recreation, open space, and trespass

We encourage open space elements for recreation and open space opportunities within new developments. Recreation opportunities, including hiking and equestrian trails, are to be provided for within the boundary of the development and not proposed on National Forest Lands. We have concerns with unauthorized off-highway vehicles, creation of unauthorized trails, and components of the proposed development that restrict public access to the National Forest. Work with the National Forest to establish legal, binding right-of-way to avoid conflicts over access, both in terms of the new development creating access problems for the Forest, and pre-existing National Forest access points creating problems for new developments.



A particular issue that has become more important in recent years and is becoming a growing concern is trespass. The extreme urban interface on this forest requires definition and protection. Trespassing has consumed many acres of public land and must not continue. We request that this proposal include defined boundaries and other aesthetic barriers that will:

- Clearly define the forest boundary to the casual observer and educate homeowners on the appropriate use of the National Forest.
- Impede the insurgence of any type of illegal occupation by future homeowners.
- Reduce the conflicts between humans and wildlife entering developed areas.

Preventing future trespasses will ensure that public lands are not lost to illegal activity and we thank you for your cooperation in this effort.

#### *Wildlife, botanical, and cultural*

Impacts that may result from development include habitat loss and modification, stream de-watering, noise disturbance, light disturbance, increased fire starts, non-native species introductions, and the impacts of pets. Of highest concern for wildlife is conservation of riparian areas, coastal sage scrub communities, and landscape linkages. An additional widespread threat is the rapid spread of nonnative species into native habitats.

There is a need to maintain an inter-connected network of undeveloped areas or landscape linkages, which retain specific habitats and allow for maintenance of biodiversity and wildlife movement across the landscape. National Forest lands are a core element of this natural open space network and will play an increasingly important role as additional habitat fragmentation occurs on surrounding private lands. The SBNF strives to collaborate with local government, developers, and other entities to complement adjacent federal and non-federal land use zones by providing for landscape linkages.

Invasive nonnative species are animal and plant species with an extraordinary capacity for multiplication and spread at the expense of native species. These species can cause environmental harm by significantly changing ecosystem composition, structure, and function. They are known to prey upon, consume, harm, or displace native species. Installation of new reservoirs, which are often associated with new developments, has a high potential to facilitate the spread of invasive animals. Bullfrogs, African clawed frogs, and other nonnative animal species can seriously impact closely adjacent National Forest wildlife populations. Invasive plant species such as tamarisk, arrundo, and other ornamental plants used on adjacent private lands can provide sources of infestation to the SBNF. We recommend the following measures:

- Minimize impacts to rare habitats, federal and state listed species, other at-risk-species, and other wildlife (such as deer) by incorporating mitigations in the planning process. Specifically, a 2007 “Least Bell’s Vireo and Southwestern Willow Flycatcher Focused Survey Report – Martin Ranch” report identified migrant willow flycatchers and an occupied least Bell’s vireo territory. These species are riparian-obligate species whose habitat is declining in southern California. In addition, the importance of the area as mule deer fawning habitat was identified in the report.
- Reduce net loss of important habitats. Strive towards preserving the integrity of the entire ecosystem without focusing on property lines.
- Clearly address direct, indirect, and cumulative impacts to wildlife and botanical resources in the area and nearby National Forest lands.
- We encourage protection of habitat linkages to allow wildlife movement. Cable Canyon is the only remaining natural bottom bridge under I-215 south of Devore that likely allows wildlife

movement. In addition, retention of an undisturbed buffer in less steep areas around the development will allow large mammals to access the Cable Canyon linkage.

- We encourage minimizing nighttime lighting adjacent to National Forest lands by shielding or directing light away from National Forest and away from open space reserves.
- We request that a plan for long-term management and removal of nonnative invasive plants and animals be made and funded by the project proponent.
- Consider use of native plants within open areas and other areas of the development.

### Cultural

- We request, upon completion of proposed cultural resource surveys, a copy of past and currently proposed cultural survey reports relevant to the Spring Trails Draft EIR.

### Water, water sources, and vegetation

- No new water development proposals on National Forest lands will be authorized. The development of water resources to support the development will have to be off of National Forest.
- We encourage incorporating gray water systems for irrigation of vegetation.
- We encourage use of native, xeric landscaping to decrease water use and discourage potential invasions of invasive plants or trees onto the National Forest.

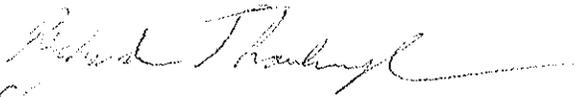
### Flood and erosion control

Recurrent flooding and debris flow events are predictable as a part of natural fire and flood sequences. The likelihood and severity of flooding events increases when upland watersheds are burned by periodic wildfire. Floods and debris flows, although they may originate on National Forest, are uncontrollable by the National Forest.

- National Forest land will not be available for flood or erosion control measures (i.e. basins, diversions, gravel sources, etc.) They should be located and constructed within the proposed development boundaries.
- New development next to National Forest need to be set back at least 100 feet from National Forest System lands boundaries such that any excavation and or earth work does not cause "back cutting" type erosion; nor should sediment and erosion created as the by-product of constructing the new development impact the National Forest.

Please continue to keep me advised as this project develops. If you have any questions please contact Jason Collier at: 909-382-2869.

Sincerely,

  
Col. GABE GARCIA  
Front Country District Ranger



**San Bernardino Valley Audubon Society**  
P. O. Box 10973, San Bernardino, California 92423-0973

December 13, 2009

Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North D Street  
San Bernardino CA 92418

Re: Spring Trails Notice of Preparation

Dear Ms. Rahhal,

We, the San Bernardino Valley Audubon Society (SBVAS) wish to take this opportunity to respond to the Notice of Preparation for the planned Spring Trails development. We will make more extensive and specific comments on the Draft EIR when it is released. SBVAS has followed the evolution of this project since it was first proposed as Martin Ranch, and commented extensively on the DEIR for that project with concerns about biological resources and other subjects including the traffic and access issues cited in the introduction to the current NOP for Spring Trails.

Many of our earlier concerns still exist. The NOP indicates potential significance in most categories, and we will be looking closely at all potential impacts, including the following:  
Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hazards, Hydrology, Land Use Planning, Public Services, Transportation/Traffic, and Utilities and Service Systems.

While our specific concerns will be delineated with our comments to the DEIR, it should be noted at this time that SBVAS opposes this project. Further foothill development in this area is detrimental to the environment and places residents at significant risk to wildfire, flood and seismic events. Further development in our local wildlands/urban interface is irresponsible, unnecessary and damaging. We will be paying close attention to emergency evacuation and emergency response plans, wildfire, flood, seismic and mudslide impact analysis, as well as the biological resource analysis of this unique and biologically rich area.

SBVAS has concerns over the lack of information available on the access route across the Cable Creek floodplain that could meet up with the Devore Road 215/15 interchange. The NOP is vague as to whether this route is even going to be used. Given that the project was withdrawn in its earlier Martin Ranch incarnation specifically due to ingress and egress deficiencies, it would seem prudent to have finalized where these routes will be placed. SBVAS will be paying close attention to potential impacts to access routes, including biological resources, hazards and hydrology issues.

Dave Woodward  
Conservation Committee  
San Bernardino Valley Audubon Society  
22430 Pico Street, Grand Terrace CA 92313  
davegoodward@earthlink.net



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

November 30, 2009

Ms. Terri Rahhal, City Planner  
City of San Bernardino  
Development Services Department  
300 North "D" Street  
San Bernardino, Ca 92418

RECEIVED  
DEC 07 2009

CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

Dear Ms. Rahhal:

## **Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Spring Trails Specific Plan**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean Adobe PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: [www.urbemis.com](http://www.urbemis.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM<sub>2.5</sub> emissions from construction and operational activities and processes. In connection with developing PM<sub>2.5</sub> calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM<sub>2.5</sub> emissions and compare the results to the recommended PM<sub>2.5</sub> significance thresholds. Guidance for calculating PM<sub>2.5</sub> emissions and PM<sub>2.5</sub> significance thresholds can be found at the following internet address: [http://www.aqmd.gov/ceqa/handbook/PM2\\_5/PM2\\_5.html](http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html).

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: [http://www.aqmd.gov/ceqa/handbook/mobile\\_toxic/mobile\\_toxic.html](http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html). An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

#### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: [www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html) Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

#### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Daniel Garcia, Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Susan Nakamura  
Planning Manager  
Planning, Rule Development and Area Sources

SN:DG:AK  
SBC091125-06AK  
Control Number

SAN BERNARDINO MUNICIPAL WATER DEPARTMENT

STANDARD REQUIREMENTS

DRC/ERC Case: SPRING TRAILS SPECIFIC PLAN (SP) NO. 09-01; GENERAL PLAN AMENDMENT (GPA) NO. 02-09; CONDITIONAL

APN NUMBER: 348-071-05, 06, 07, 09, 10; 348-101-05; 348-111-03, 04, 07, 08, 30 & 50
EPN NUMBER: 2001-505 DATE COMPILED: 11/19/2009
REVIEW OF PLANS: COMPILED BY: Brunson, Ted

OWNER: Same as above
DEVELOPER: Montecito Equities, Ltd.
TYPE OF PROJECT: A specific plan for 309 sfrs, 107.8 ac of open space, hiking trails, roadways and 3 detention basins on 350.6-ac, to be annexed into the City. Primary access through Verdemonst Dr. extension; Secondary access proposed from the west to I-215 frontage Rd.
NUMBER OF UNITS: 309
LOCATION: 350.6-acre project site formerly known as the Martin Ranch

WATER DEPARTMENT ENGINEERING:

CONTACT: Gage, Greg PHONE NUMBER: (909) 384-5386 FAX NUMBER: (909) 384-5532

Note: All Water Services are Subject to the Rules Regulations of the Water Department

- Size of Main Adjacent the Project
Approximate Water Pressure Elevation of Water Storage: 1880 Hydrant Flow @ 20psi:
Type, Size, Location and Distance to Nearest Fire Hydrant
Water Supply Study Required Pressure Regulator Required on Customer Side of the Meter
Offsite Water Facilities Required Water Main Reimbursement Due
Area Not Served by San Bernardino Municipal Water Department
Network Hydraulic Analysis Required per Uniform Design Standards

Comments: \* - DETAILED WATER INFRASTRUCTURE REQUIREMENTS WILL OUTLINED IN THE FORTHCOMING WATER DISTRIBUTION ANALYSIS.

WATER QUALITY CONTROL

CONTACT: Arrieta, Con PHONE NUMBER: (909) 384-5325 FAX NUMBER: (909) 384-5928

- R.P.P. Backflow Device Required at Service Connection for Domestic Service
Double Check Backflow Device Required at Service Connection for Fire and Irrigation
Backflow Device to be Inspected before Water Service can be Activated
No Backflow Device is required at this time

SEWER CAPACITY INFORMATION

CONTACT: Thomsen, Neil PHONE NUMBER: (909) 384-5093 FAX NUMBER: (909) 384-5592

Note: Proof of Payment Must be Submitted to the Building Safety Department Prior to Issuance of the Building Permit

- Sewer Capacity Fee Applicable at this time
Sewer Capacity Fee must be paid to the Water Department for 0 Gallons Per Day: Equivalent Dwelling Units: 0
Subject to Recalculation of Fee prior to the Issuance of Building Permit
Breakdown Of Estimated Gallons Per Day

COPY TO: Customer; Planning; Engineering

SPRING TRAILS SPECIFIC PLAN  
 EIR SCOPING MEETING  
 DECEMBER 14, 2009, 3:00 pm  
 SIGN-IN SHEET

NAME	ORGANIZATION/TITLE (if applies)	MAILING ADDRESS	PHONE	EMAIL
SAM MARTINEZ	LAFLO - ANALYST	215 N. D. ST., SUITE 204	383-9900	smartinez@lafco.sbcourty.gov
Donna May		19750 Meyers rd.	909-9159443	
Larry Heasley	Planning Commission	5477 Jazmine St.	909 880 2355	larry.heasley@verizon.net
Frank Mitchell	President	P/O Box 9837	909-855-5770	frankmitchell@verizon.net
Dave Goodland	SOCAS	22430 Pine St Grand Terrace	909-789-2417	davegoodland@grandterrace.net
Ray Evans		1603 MAESTRO PARKS	909 973 1606	
Blake Barton		1590 Martin Ranch Rd.	(909) 641-1620	Tadpole2367@verizon.net
LYNETTE KAPLAN	RESIDENT	3793 W. MEYERS ST.	909 880-8765	melanokaplan@earthlink.net
Marlene Evans	Resident	7454 W. Meyers Rd	909-887-3651	MEUANS3131@AOL.COM
Patrick Kurbly	Resident	P.O. Box 9065, SB 92427	909-887-4899	tkkurbly@msn.com
LAUREL BELLEN	RESIDENT	1701 MARTIN LANCH Ln	909-473-7876	
MICHAEL KELLEY	RESIDENT	1701 MARTIN RANCH RD	(661) 225-7132	mikelley24@yahoo.com
Victoria Moton	USA Global	3000 Bristol St. Costamesa	(714) 969-9440	vmotona41@yahoo.com
Tim McEvil	PBS&J	150 E. Hospital / Suite 5B	909-890-5851	timjmc@psbc.com
Luke Evans	PBS&J	650 E. Hospital Suite 5B	909-890-5951	LUKEEVANS@PSBC.COM
		450 92708		



Phone: 909-887-8500  
Fax : 909-887-4100

1689 Kendall Dr # C  
San Bernardino, CA 92407

**COPY PLUS**  
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# Fax Cover Sheet

To: TERRI RAHHAL

From: ARLEAN C. POTTER

Fax: (909) 384 5080

Pages: 2

Phone: (909) 384 5057  
ext 3330

Date: 1-7-2010

(909) 880 336

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

Comments:

*Thank you for your interest in this matter*

Arlene C. Potter  
 3783 W. Meyers Rd  
 SB 92407 (909) 8803326

City Planner  
 SB 92418

Jeri Rakhal

Addressing the Spring Falls (SP) No 09-01

The concerns addressed in the San  
 December 31, 2002 are still unaddressed.

Meyers Road is a "HAZARD" from  
 its narrow ingress/egress to its  
 paved end. The intersection of W. Meyers  
 and Little League is a disaster.

Yes the developers have proposed other access  
 However in the past (20) twenty years they have  
 not secured land for any of these proposals.

Oh! I forgot to mention

North Verdemon School  
 located SE corner of Meyers Road / Little League  
 If this project is allowed to go  
 forward without completing the proposed  
 primary and secondary access,  
 Meyers Road will carry the burden.

The school will also be in grave danger.

Fire Hazard: It was difficult to get my horse trail past the fire truck in 07 at Meyer Little League Water: The above fire truck was pumping to increase the PSI to save water in the hydrant above my home. With only 19 PSI a Berkeley pump and two pressure tanks make it possible to live here.

Electricity: With 60-120 MPH winds up there our power goes off frequently. I was informed by an Edison operator that I should install a generator.

Flood: Meyer Cajon, east side of the proposed project, has a bridge that requires maintenance after each heavy rain. Dirt has to be removed from the street surface of Meyer Road. I have used my 4x4's across this area safely.

Lot Size: One Acre west of Little League This is what we were informed at several meetings. What happened?

John J. Sincich



## Thurman\_Me

---

**From:** Rahhal\_Te  
**Sent:** Wednesday, January 06, 2010 9:34 AM  
**To:** Spring Trails Project  
**Subject:** FW: Spring Trails Project

**From:** Buck Mau [mailto:bm92407@dslextreme.com]  
**Sent:** Tuesday, January 05, 2010 10:58 PM  
**To:** Rahhal\_Te  
**Subject:** Spring Trails Project

From: Buck and Cathie Mau  
2109 Meyers Rd.  
Devore Heights, Ca. 92407

We have some Majors concerns on this project. We moved out of the City, to the County, where we could have peace and quite. Now you want to take our property into the City.

We can't see an advantage to this. We are on a water well, can you guarantee that our well will not be Violated?

Property Taxes in the City are higher. Edison City Taxes are higher. I'm sure there are other City Taxes that I haven't even thought of.

You are allowing 3.1 dwelling per acre. Why can't you only allow 1 dwelling per acre? That's more in line with the area and the quality of the area. Our property value will suffer.

The Project Infrastructure says the secondary access road would only allow emergency access to Meyers Rd. Will there be a gate to ensure this?

If you allow that many homes in that small of area it will be a disaster, with fires and earthquakes. Are the people that purchase these homes going to be made aware of the dangers.

My Husband and I are on a fixed income, we know the added cost to us will be a financial burden.

With the housing glut, why is this a good time to build? This might be a good thing for the City and the Builder but not for the area. You need quality homes not quantity.

WE VOTE NO ON THIS PROJECT.

Buck and Cathie Mau  
(909)-880-8058

COMMENT CARD  
EIR Scoping Meeting - Spring Trails Specific Plan

December 14, 2009

Name: Larry Heasley

Comments:

Traffic flow patterns as they impact community of Downey and especially Sailors in Fair @ Palms/Kendall. Condition of Little League and changing issues below project on Magnolia and Belmont.

Water storage size for fire protection. Hydro studies inadequate - mitigation for down team area. Emergency Access.

Please refer to Verdemont Specific Infrastructure Master Plan

Please give this card to a staff member tonight or send via mail or fax to:

Ms. Terri Rahhal  
CITY OF SAN BERNARDINO - Development Services Department  
300 North "D" Street, 3rd Floor  
San Bernardino, CA 92418  
Fax: (909) 384-5080

COMMENT CARD  
EIR Scoping Meeting - Spring Trails Specific Plan  
December 14, 2009

Name: Frank Mitchell

Comments: DRAFTIC - DRAINAGE to illegals creek  
Historic site inside perimeter of Project is now known!  
Secondary Route located too close to the vintage PR  
Secondary Primary & Secondary RTES completed before  
initial grading  
Remove issues  
sewer routes  
collector serving for TRASH & Snow vehicles  
100 yr Flood plain to increase creek function to cable creek  
50' streets with

Please give this card to a staff member tonight or send via mail or fax to:  
Specific Infrastructure in washer Plan!  
Ms. Terri Rahhal

CITY OF SAN BERNARDINO - Development Services Department  
300 North "D" Street, 3rd Floor  
San Bernardino, CA 92418  
Fax: (909) 384-5080

**Thurman\_Me**

**From:** Gayle McDaniel [gayle141@prodigy.net]  
**Posted At:** Saturday, December 26, 2009 1:01 PM  
**Conversation:** attn: Terri Rahhal, City Planner  
**Posted To:** Spring Trails Project  
**Subject:** attn: Terri Rahhal, City Planner

Dear Terri,

As a member of the Meyer family, I would like to introduce myself. My father was Lawrence Everett Meyer, son of Otto Meyer, grandson of Henry Meyer, and great grandson of Julius Meyer. I have fond childhood memories of spending time in the Verdemont vineyards of my ancestors. Our family members often helped my father to maintain the vineyards, clearing weeds, pruning vines, nurturing cuttings into new vines, etc. Family picnics, fishing, hiking were the memories we cherish now. I remember the family hike we made to the gravesites of Meyer ancestors with my grandmother Vera (Meyer) Cassen, father, sister and cousins at a young age.

The preservation of these gravesites would be important to the history of this area. I sincerely hope the utmost care will be taken to locate, and identify any burial sites. As a family with deep history in the Verdemont area, we would certainly hope this area could be preserved, if at all possible. We are thankful for the involvement of enormous time and technical expertise of local residents and historians to pinpoint this special place of burial of our ancestors and help us preserve the Meyer history.

Thank you very much,  
Gayle (Meyer) McDaniel  
1207 Louise St.  
Santa Ana, CA 92703

**Thurman\_Me**

---

**From:** Kevin Mitchell [kevin@tektimesystems.com]  
**Posted At:** Friday, January 08, 2010 8:49 AM  
**Conversation:** Spring Trails Initial Study/Scoping  
**Posted To:** Spring Trails Project  
**Subject:** Spring Trails Initial Study/Scoping

Hello Terri,

I wanted to take the opportunity to voice my concerns regarding the Spring Trails. I agree with all points made by my brother, Hank Mitchell, in his earlier email he sent.

Myself, and my neighbors, all built in the Verdemon area because it is zoned for 1 acre and larger lots. We absolutely do not agree with smaller lots being sold and built on in the area. Twice, we have signed requests to be notified of any pending matters regarding our properties and the surrounding area. This is not being done and we are not being given the right and opportunity to submit comments or concerns regarding our neighborhoods.

Sincerely,

Kevin Mitchell

Attachment

## SPRING TRAILS INITIAL STUDY SCOPING RESPONSE BY:

Hank Mitchell  
[dnhmitchell@Verizon.net](mailto:dnhmitchell@Verizon.net)  
909-885-8770

12-18-09

### **Items of concern or need to Improve beyond current engineering or infrastructural capabilities, due to substantial impacts by Spring Trails design.**

Project location is in a pre zoned area of RE-1 and can not be rezoned before the city accepts or annexes said properties , and only after that time, should any consideration of this project go on!

Due to the entanglement of variance requests , zoning changes, and overwhelming impacts on the existing infrastructure ( not mitigated in this document), this project proposal is too broad to make a singular decision on all points. It should there fore be broken down into 3 phases:

#### **1 - Annexation**

**2- Re-zoning and a specific master infrastruture improvements planned and initiated before consideration of any developement.**

**3- proposed projects can then be considered as to their working within the master planned community and infrastructure.**

**SEE PROPOSED "VERDEMONT SPECIFIC INFRASTRUCTURE MASTER PLAN" OF SEPTEMBER 2008, PRESENTED BY LARRY HEASLEY AND HANK MITCHELL FOR FURTHER REFERENCES.**

### **AREAS OF GREAT CONCERN:**

#### **# 1 = SECTION 5, ITEM D, CULTURAL RESOURCES:**

*A= Within the perimeter of this project, is a well discussed, and noted in the Meyer Family Lore, the historical gravesite or Julius Meyer.*

*The family gravesite location of Julius Meyer and 1( maybe 2) other occupants has been located, by 2 years of research: oral statements by 2 Great Granddaughters of Julius Meyer, and a written statement of the wife of a Great Grandson of Julius Meyer, Photos taken around 1929, and personal revelation of a Great Great Grandson who visited the site at the age of 15 and is approximately 64 years old today. The current generations of Julius Meyer offspring are much aware of the location and are very intent on monitoring this issue.*

**THE SITE NOW HAS A GPS LOCATION OF MOST PROBABILITY, BASED ON THE INFORMATION GATHERED AND VERIFIED BY OUR RESEARCH.** *It is not our goal to use this to hold up the project, but to honor and respect in, all legal realms, the Meyer family of long ago and those who are living today; and: the history of such stature for the Verdemont area never to be lost but recognized forever for the Julius Meyer family's contribution to not only Verdemont, but to the SanBernardino valley as well.*

*The Julius Meyer family history begins in 1883, and has a marvelous story up to present, as presented in books written by such notables as Nick Cataldo, and John w. Robinson. An entergage of 4 ( 2 research technicians, a research analyst and Technical advisor), did the research and findings to make this location now positively known to the records of history of Verdemont. They will present their findings accordingly.*

**#2 = SECONDARY AND PRIMARY ACCESSES** must be completed before any grading can be done or exported, so as not to impact ( destroying) Little League or Palm avenues with heavy equipment traversing back and forth and the transporting of 283,000 cubic yard of soil.

**# 3 = SECONDARY ACCESS SHOWN IN THIS INITIAL STUDY IS TOO CLOSE TO LITTLE LEAGUE DR.,** there by causing a loop affect on Little league drive and a traffic congestion and thus overwhelming the existing basic infrastructure street and overpass.

a- Secondary access should exit to Devore or the new Devore over pass/ on-ramp. Do not loop back to Little League dr.. Looping would also cause severe emergency vehicle impediment during a disaster, requiring resident evacuation and importing of large numbers of emergency vehicles and crews, to handle the disaster event.

**B- THIS MUST BE A CONSIDERATION FOR ALL FUTURE BUILD OUT AND HOW THE SUM TOTAL OF THE POSSIBLE BUILD OUT WILL BE IMPACTING THE EXISTING INFRASTRUCTURE.**

**#4 = ALL ACCESS ROADS SHOULD BE** of 3 lane / with center turn lane with variable directional flow for emergencies; or 4 lanes, with 12 foot shoulder minimums.

#### **#5 DRAINAGE**

**A= no use of Meyers Canyon or Meyers Creek for impervious run off; can be allowed, as there is no maintained channel beyond Belmont ave ., and due to poor design, the culverts get smaller as Meyers Creek descends the foothills. This condition is opposite to proper engineering and 100 / 500 year flood planning and not best method available.**

1= This will result in substantial flooding on private lands bordering the non- channel flood plain from Belmont ave., thru to Cable Creek, and overwhelm the existing culverts at Meyers Road and Belmont Ave. as noted in the 2003/2004 flooding issues on these locations stated.

2= There is a potential for legal action towards all parties involved in developing the lands above Meyer Road and those parties approving said projects to add "non-pervious" flow to the existing infrastructure of Meyers Creek.. **The City Attorney is in possession of those documents.**

**B= All drainage up grades must be in place before this project is to release any effluent / run off from it's perimeter.**

#### **#6 ZONING**

A= This project cannot be rezoned with out the city engineering and planning departments, creating a master plan for land use and infrastructure needs for any Zone changes.

**B= VARIANCES, HERE IN, REQUESTED BY SPRING TRAILS, OF THE CURRENT ZONING IN THIS AREA, ARE DISRESPECTFUL TO EXISTING , LONG TERM, AND LONG PLANNED LAND USE BY EXISTING RESIDENTS; WHO HAVE ESTABLISHED A LIFE STYLE TO THE CURRENT ZONING AND THESE VARIANCES WOULD THERE FORE DISRUPT A FULL COMMUNITY OF RESIDENTS; HAVING BUILT UPON THIS MESA / ALLUVIAL PLAIN, AND HAVING DESIGNED AND BUILT THOSE HOMES AND ARE RESIDING IN SMALL 1 TO 5 ACRE," RANCHETTES", AND CONSTRUCTING THEM TO THE CURRENT AND PAST ZONES REQUIREMENTS.**

**C= PLEASE REFER TO STATEMENT SIGNED ONTO BY SPRING TRAILS APPLICANT , JOE BONDIMAN IN THE "1986 VERDEMONT AREA PLAN":**

**D= THE USE OF AVERAGING PARCELS/ HOMES/ LOTS, PER ACRE, IS A FALSE ZONING METHOD AND WILL CHANGE THE FACE OF THE MESA TO “LO-MO” TRACT HOMES AND NOT THE RURAL HIGH END , HIGH VALUE RANCHETTES AND HORSE RANCHES, AND OPEN LANDSCAPE CURRENTLY IN USE TODAY. THIS WILL SIGNIFICANTLY REDUCE PROPERTY VALUES OF THE CURRENT RESIDENTS AND DISRUPT THEIR RURAL LIFESTYLE EXPONENTIALLY.**

**#7 AIR QUALITY**

A = I hope that fireplaces are restricted from wood or trash burning, due to AQMD limitations.

1= Wood burning stoves and fireplaces have been abused and trash has been burned in such. Fireplace smoke tends to drift down hill along the terrain on cold nights and high humidity, carrying smoke and smell to residents down slope.

**#8 = HMOD**

A = This whole project should be HMOD, not just the lower half.

**#9 CULDESACS MUST BE:** large enough for emergency vehicles and trash haulers as well, to turn around with in, so as not to have to back out into main roads intersecting the cul-de-sacs.

**#10 HAZARDS AND HAZARDOUS MATERIALS**

A= Extreme concern for current residents on wells and the contamination there of: by chemicals utilized by development and eventual residents, due to the unique location of the SanAndreas Fault line, which will retain contaminant flow from rain run off from non pervious features, and normal deep irrigation by said developer and future residents.

B = It has been noted that some wells immediately below and neighboring this project and above the SanAndreas fault line, are very shallow and susceptible to such contamination from such a large development.

**C= HYDROLOGY. SECTIONS C,D,E,I**

1= Must be mitigated to the 500 year flood plain and all the affected infrastructure needed below this project to mitigate out the potential for Human and property losses down stream of this project.

2= All improvements must be in place, before any run off from this project begins, to protect properties and persons below or down stream of this project.

a= culvert re-sizing of Meyers road and Belmont ave.

b= Complete Channeling of Meyers Creek to Cable Creek

3= Some legal ramifications on these issues. See SanBernardino city Attorney for documents re: possible future litigation.

**#11 = LAND USE**

A= Secondary access, will in fact divide and reroute existing roadways for neighbors to commute to or with one another.

B= Will change from rural “ranchette” to high density tract homes, changing the long time , established life style of the area, for which current residents purchased and built upon for their futures.

C= Will increase traffic and traffic noise exponentially, and due to nature of soil and rock formations and conditions , ground vibrations will be increased exponentially, to a degree of disturbing the peace that now exists on the quiet evening and night time mesa.

D= Large parcels and/or very low density housing (current conditions), are a strong defense to irritating ground and airborne noises.

**#12 = POPULATION section xii part c**

A= will not displace, but the project's new routes, must not cut off access to several existing homes as shown in the “NEIGHBOR HOOD PARK SECTION” , blocking off Wendy Ranch Road Easement!

**#13 =TRANSPORTATION/ TRAFFIC**

A= **AGAIN, NO LOOPING ONTO LITTLE LEAGUE AS A SECONDARY ACCESS AS PREVIOUSLY DISCUSSED.**

B= Parking on substandard sized cul-de-sacs for high fire hazard areas is problematic.

**#14= NEW WATER SOURCES must be in place, so as not to draw from the 2500 foot tank at Magnolia, thus lowering water pressure to all of Verdemon't's existing residents.**

**A= ASSURANCE AND A GUARANTEE FROM SBMWD, THAT VOLUME AND PRESSURE WILL REMAIN AT 90 PSI TO RESIDENTS PRIOR TO METERS AND REGULATORS OF EXISTING RESIDENTS AS OF 12-2009;**

**B= WITH ALL HYDRANTS OPEN ( FIRE DEPARTMENT REQUIREMENTS) MAINTAINING 40 PSI, WHILE THEY ARE OPEN ( FIRE DEPARTMENT REQUIREMENTS).**

**#15 WILD LIFE MIGRATIONS/ FEEDING HABITS**

A=Deer =feed all across the alluvial / mesa plain, favoring the higher brush and moist ground, fruit trees, fresh water sources. They will feed in backyards and domestic areas with food to their liking.

B= Coyote ( but you can keep them up there and that will be ok with us down here!)

**C= BEAR AND MOUNTAIN LION AND BOBCAT, DO EXIST IN THE LOWER CANYONS AND DO COME DOWN TO FEED, SO KEEP THE PET STOCK WELL INVENTORIED AND PLEASE TELL EACH NEW HOME OWNER, "DON'T FEED THE WILD LIFE"!!!!**

**D= THE ONLY MIGRATING WILD LIFE I AM ACCUSTOMED TO IS THE TARANTULA IN SEPTEMBER OR AROUND THE FALL,** usually from west to east. Numbers are very small and not protected so you are ok there.

The lowly Black Widow spawns their offspring about the same time causing quite a show in the skies from one edifice to another.

Thank you for your letting us share our concerns.

**PLEASE FEEL FREE TO CONTACT US ON #1 , CULTURAL RESOURCES.  
THIS IS VERY IMPORTANT TO US AND THE MEYER FAMILY.**

Hank Mitchell

[dnhmittell@verizon.net](mailto:dnhmittell@verizon.net)

P/O Box 9837

SanBernardino, Ca. 92427-0837

**Thurman\_Me**

**From:** mikelley24@yahoo.com  
**Posted At:** Saturday, November 28, 2009 6:19 PM  
**Conversation:** Spring Trails Specific Plan (SP) No.09-01  
**Posted To:** Spring Trails Project  
**Subject:** Spring Trails Specific Plan (SP) No.09-01

Terri Rahhal, City Planner

Dear Terri,

My husband and I have reviewed the Spring Trails Specific Plan. Although we have not yet spoken to our neighbors, I wanted to let you know how we feel about it.

Our home is located at 1701 Martin Ranch Rd (in the county of San Bernardino), NOT IN THE CITY OR THE CITY'S SPHERE OF INFLUENCE.

In looking over this plan, we notice that the secondary road proposed cuts right through our property and seems to cut through directly over our well which is our source of water.

We have been through this before and we are outraged that this has come up again.

We do not understand how anyone could make a proposal to develop a road over private property that is not within the development project and not even in the same jurisdiction as the project. I am sure that if someone proposed a road through your backyard you would object to it.

There are many more issues that we will be discussing with our neighbors before the meeting on December 14.

In the meantime, We invite to come to our property at any time and see for yourself what we are talking about.

Sincerely,

Mike and Lauri Kelley  
1701 Martin Ranch Rd  
Devore, CA 92407  
(661) 225-7132

01/14/2010



**Thurman\_Me**

**From:** mikelley24@yahoo.com  
**Posted At:** Thursday, December 17, 2009 6:07 PM  
**Conversation:** Spring Trails Specific Plan  
**Posted To:** Spring Trails Project  
**Subject:** Spring Trails Specific Plan

Terri Rahall, City Planner

Dear Terri,

RE: Public scoping meeting for the Spring Trails Specific Plan held on 14 December 2009, at the Economic Development Agency, 201 North "E" Street, 3rd Floor, San Bernardino, CA.

After attending this meeting and re-reading the Initial Study for Spring Trails Specific Plan, We submit the following comments.

First, we wish to make it very clear that the proposed secondary access road requires the acquisition of a portion of our property on Martin Ranch Rd. This property is unincorporated San Bernardino County, outside of the City of San Bernardino Sphere of influence.

Although the plan seems to indicate that this access alternative has been studied by the project applicant, NO RIGHTS TO THIS LAND HAVE BEEN ACQUIRED by the project applicant, or anyone else.

Next, Environmental Checklist, page 22, 2.4-2 "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."

Throughout the entire Environmental Analysis section beginning on page 31, We find that impacts to off-site locations are not addressed at all or just skimmed over. We would like to see off-site impacts of this proposed project discussed completely for each and every topic discussed in the Environmental Impact Report.

For all the items that present a potentially significant impact, as discussed at the meeting, we are very concerned about how they will affect the existing off-site property owners. We will reserve our comments, until we see how the project applicant proposes to mitigate these items in the EIR.

A few items that indicate "No Impact", that we believe should be addressed in the EIR are:

01/14/2010

Section VII. Hazards and hazardous materials.

Would the project: 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 implementations 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.

Although the project itself is not within one quarter mile of an existing school. The proposed primary access road is above North Verdemont School at the corner of Little League Dr and Meyers Rd. Won't all the traffic from this project, during and after construction go right by the school as they exit onto Little League Dr?

This should be discussed in the EIR.

Section IX. Land Use and Planning. Would the project: 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. 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.

THIS IS WRONG AND SHOULD BE ADDRESSED IN THE EIR. NOT ONE MENTION OF THE AREA TO THE WEST/SOUTHWEST.

As stated earlier, this is an example of an item that clearly disregards the off-site impacts of this proposed project. Although small, the existing community on Martin Ranch Road does exist. The project applicant has proposed a road through this community which will completely separate us. We believe that this should be addressed in the EIR.

Again, We invite you to our property to see for yourself what this project is proposing.

Sincerely,

Mike and Lauri Kelley  
1701 Martin Ranch Rd  
San Bernardino, CA 92407  
(909) 271-2730

3793 W. Meyers Road  
San Bernardino, CA 92407  
December 28, 2009

Ms. Terri Rahhal  
City Planner  
Development Services Department  
300 North "D" Street  
San Bernardino, CA 92418

RE: 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)

Dear Ms. Rahhal:

In response to the proposed Spring Trails Specific Plan Scoping Meeting for the EIR, I would like to submit the following for inclusion in the study.

**1. Water**

- a. Water infra-structure has never been addressed at any DERC meetings and as currently built is substandard for even the existing houses
- b. Water pressure at the closest home to the development is at 19 psi and is insufficient for domestic or fire needs. Fire trucks need 20 psi at 1000 gallons per minute.
- c. Water volume is below 600 gal per minute at the closest home with psi of 16-19 and insufficient to run domestic or fire equipment.
- d. Run-off from the development will contaminate all the wells located below the project with household chemicals, pesticides and waste products. Many current wells are at 50 ft. Runoff from storms could cause flooding, causing deaths as occurred in 2003.

**2. Fire**

- a. Previous EIR studies on this tract failed to mitigate 125 mph winds
  1. How does one mitigate high winds?
- b. Evacuation
  1. With the rapid movement of fires in this area (citing the previous 5 fires in the last 37 years) two evacuation routes will not handle the traffic for this many homes and will risk life and property.
- c. Fire protection-As has been shown in the last 37 years, this area cannot be defended. There is NO MITIGATION that will stop the fires.
  1. If fires occur during high traffic times, engines will not be able to access the development.
  2. If fires occur during power outage, as happens in high winds, there will be no water, hence no fire protection. Sprinkler systems do not work if there is no power.
- d. Greenbelts will become fire fodder. Native vegetation burns hotter and

faster than fire zone planting. (See UC Riverside Fire Zone Planting Guides)

1. The city can't even maintain parks, how will they maintain greenbelts? State law requires a 100 foot fire clearance of vegetation around homes. Who will be responsible for this?? At whose cost??? Who will make sure homes are planted with fire zone vegetation? Code? Fire? I think not.
2. The city can't even keep up with standard code inspection, how will they inspect overgrown and brown greenbelts? Currently over half the parcels on Meyers Road have vehicles illegally parked on non-developed surfaces creating fire hazards.
3. The city cannot even balance the budget, how will they be able to finance watering the greenbelts?
4. All previous greenbelts on construction since 2003 that butt up to the hillsides are NOT MAINTAINED. They have created a fire hazard and have NOT been inspected.
5. Since last year's fires, Forestry has taken the stand that they are NOT responsible for defending homes that encroach into the National Forests. Who will be responsible? The reduced 3 man crews that the city has??

### 3. **Traffic**

- a. There are no current traffic studies.
- b. All studies must include ALL new development since 2003. in addition to all new university traffic and the 900 unit University Hills Project that has been approved.
- c. The study must also take into account peak traffic times for Cal State commuter traffic mornings and evenings. In addition it must include all new traffic from the new junior high on Belmont.
- d. The University Hills Project will add a minimum of 8600 cars per day.
- e. The intersection of Little League and Meyers Road will add an additional 3000 cars per day, as the children of residents will be traveling to and from San Bernardino City Schools.
- f. Meyers Road must have a cul-de-sac after 3793 W. Meyers.
- g. All grading, water, and construction traffic MUST NOT COME UP Meyers Road.
- h. Increased traffic at the intersection of Meyers and Little League and Belmont and Little League will increase the SCAQMD significance thresholds in a school area, at the Western Little League, the Blast Soccer and soon the Verdumont Community Center. This will expose sensitive receptors to substantial pollutant concentrations.

- i. The developer DOES NOT OWN or HAVE AN EASEMENT on the secondary access.
- j. Verdemont connecting road has NOT been built.
- k. The Frontage Road does not connect to Devore.
- l. How will traffic be handled when the 215/15 Interchange is worked on in the next few years? All traffic will come off on Palm. Palm and University exits are already over taxed.
- m. How will the city keep residents of Spring Trails from turning left onto Meyers Road and using that as primary access?

#### 4. Wind

- a. Study must address effects and mitigations of wind and fire.
- b. Study must address effects and mitigation of wind and grading.
- c. Study must address effects and mitigation of wind and erosion.
- d. Study must state how developer will cover stock piled dirt with respect to wind.
- e. Study must address how developer will keep grading watered, as to prevent any dirt blowing off site.

#### 5. Zoning

- a. Hold to 1 house per parcel as county mandates. This is a county parcel.
- b. If not on county standard hold to 1 house per acre as city's previous standard for the area. High density cannot be defended in a fire. Previous local and mountain fires have supported this fact as late as 2007.
- c. **No "lot size averaging"** should be permitted. **One house on one actual full acre lot.** Not 309 houses, roads, parks, etc on 73 acres.
- d. The preliminary study's comparison with Palm, Olive and Walnut is not valid as the terrain is in no way the same with respect to slope and vulnerability to fire

#### 6. Grading

- a. 14,500 truckloads of dirt must not be taken down local residential streets!!!!
- b. Developer must provide repair and repaving of all streets used during construction. Recent junior high construction destroyed local streets. They have never been repaired.
- c. Stock-piled dirt must be covered in rain and wind.
- d. Water trucks must **NOT** fill on Meyers and Little League. Water pressure and volume are already substandard and 4-6 months of grading with a 2-3 year build out will leave residents without water.

7. **Parking**

- a. Parking is inadequate in the cul-de-sacs. On street parking should not be permitted as it will impair and prohibit easy access to fire and emergency vehicles. Upper Meyers with the narrow road had difficulty with fire access in the 2007 fire.

8. **Reservoirs/detention basins/sewer lines**

- a. All detention, reservoirs and sewers must be designed to withstand an 8.5 earthquake.
- b. Detention basins are NOT parks. If designated as “parks” they are not safe for children in the event of rain. Who will maintain these? Who will clean debris, abate weeds, provide vector control with respect to water borne creatures???
- These will become off road speed tracks!!!  
No! No! No!!  
Developer must not be allowed to receive reduction on park fees for “Required” detention basins. These are NOT parks and will not be equipped or maintained as such.
- c. What is the backup plan if these basins fail??? Ground squirrel and gophers will undermine the earthen dams. Wind will erode them.

9. **Environmental Factors**

- a. This area is currently part of the reduced S.B. K-rat habitat. It is home to the endangered Swainson’s Hawk, and serves as an “Active” corridor for wildlife from the National Forest to the stream bed.
- b. This area is National Forest. What will be done to protect the animals from the people? Will we just shoot anything that strays into a backyard? Currently residents live in harmony with cougars, bobcats, bear, deer, owls, raccoons, and coyotes.
- c. Residents MUST be required to sign a covenant that they will do no “off-roading” or ATV riding on surrounding forestry land, private parcels or stream beds. How will the city enforce this????? They are currently unable to do this.
- d. There is a known family burial site located on this property. It is the burial site for the Meyers family.
- e. With the many homes that have burned on this site over the past 37 years it is imperative that the site is tested for asbestos.

Thank you for accepting my comments and concerns. I look forward to the final EIR and their mitigations plans for the many, many concerns on this project.

Sincerely,

A handwritten signature in cursive script that reads "Lynette McLean Kaplan".

Lynette McLean Kaplan  
3793 W. Meyers Road  
San Bernardino, CA 92407  
909 880-8765

## Thurman\_Me

**From:** Rahhal\_Te  
**Sent:** Sunday, December 27, 2009 4:09 PM  
**To:** Spring Trails Project  
**Subject:** FW: Spring Trails Specific Plan

**From:** andrew lyman [mailto:lymanfundingsolutions@verizon.net]  
**Sent:** Wednesday, December 23, 2009 11:32 PM  
**To:** Spring Trails Project; Rahhal\_Te  
**Cc:** Hank Mitchell; Tricia Kirtley; Eddie and Marlene Evans  
**Subject:** Spring Trails Specific Plan

12-23-09

RE: Spring Trails Project (formerly known as Martin Ranch)

To: The City of San Bernardino ATTN: Terri Rahhal  
399 N. "D" St.  
San Bernardino CA 92408

Dear Mrs. Rahhal

I have read the documents written by Marlene Evans, Troy and Patricia Kirtley, and Hank Mitchell. I share the same concerns with all of these folks and I believe they have all done a fantastic job in demonstrating our legitimate concerns as the project currently exists. Without restating all the information already contained in each document written by the people mentioned above, below are some of my main concerns:

### Safety

- Ingress and Egress are of concern as it seems that the current method will create evacuation issues in the case of fire or earthquake.
- What about excess traffic in front of the already overly congested Verdemont Elementary?
- How can adequate water pressure be assured in the event of a wind/fire induced power outage?

### Zoning

- Lots should be at minimum 1 net acre (not including roads, sidewalks, parks etc... i.e. not 1 acre gross lots) and homes should be upper scale. As the city of San Bernardino continually tries to attract businesses, business owners and professionals to the area, I think they should live here rather than Upland, Claremont, and Rancho Cucamonga etc... If this project must go through, I feel strongly that run of the mill track homes would be a dis-service to the city as this is the last available area to place homes of this nature.

### Environmental

- Wells- All of us on Martin Ranch Rd. and most of the folks on Meyers Rd. have spent thousands of dollars to have water wells that provide consistent CLEAN drinking water. This project can potentially impact the underground water quality. In addition, if this project is approved, I am assuming water would be piped to the new homes rather than well water which would deplete our

underground water source. Please verify that would be the case.

- I would also like to be assured, for those of us who have wells; we do not want to be forced to go on city water.
- Sewer/Septic - I would like to be assured that no septic tanks/leach lines or cesspools will be used in this new development for the reasons stated above. 300 new homes would cause an enormous amount of groundwater pollution if they were not on a sewer system. However, for those of us who are already on septic tanks (few homes) we do not want to be forced onto sewer.
- Wildlife impact - Destruction of Habitat
- Military Gunnery Range - How do you know there are no dangerous explosives underground? (Much of this project is located on the former WWII military base, in those days rather than to properly dispose of explosives, mortars, bombs etc... they often buried the items)
- Meyers Cemetery- Has this been evaluated? (this is also located within the project boundary)

Thank you for your understanding

Sincerely,

Andy and Laura Lyman  
1660 Cable Lane (cross street Martin Ranch Rd)  
San Bernardino, CA 92407

Attached is the same content as email but in Word format for easier reading.

12-23-09

RE: Spring Trails Project (formerly known as Martin Ranch)

To: The City of San Bernardino ATTN: Terri Rahhal  
399 N. "D" St.  
San Bernardino CA 92408

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- Meyers Cemetery- Has this been evaluated? (this is also located within the project boundary)

Thank you for your understanding

Sincerely,

Andy and Laura Lyman  
1660 Cable Lane (cross street Martin Ranch Rd)  
San Bernardino, CA 92407

**Thurman\_Me**

**From:** Rahhal\_Te  
**Sent:** Sunday, December 27, 2009 4:31 PM  
**To:** Spring Trails Project  
**Subject:** FW: spring trails

**From:** SANDY ARNER [mailto:sarne2229@msn.com]  
**Sent:** Wednesday, December 23, 2009 9:08 AM  
**To:** Rahhal\_Te  
**Subject:** spring trails

Terri;

Here are my concerns with this project. And again, no one can us Martin Ranch Road for any reason.

If you need any explanation you can call me at (909)560-0878

Thanks You and Happy Holidays;

Marlene Evans  
Hard copy to follow by mail

December 21, 2009  
City of San Bernardino  
300 D.St.  
San Bernardino, Ca. 92418

RE: Spring Trail Project

Dear Terri Rahhal;

This letter is to voice my concerns that I have on the project listed above.

1. Wells in the area:
  - a. How will the city make the developer assure all home owners in the area that there well's will not be contaminated?
  - b. That while construction is in progress and I'm sure there will be some over excavating, our well's will not be interrupted or contaminated.
  - c. That the home owners in the area with well does will not have to hook up to city water. That there well's are still in operating condition and not contaminated.
  
2. High Fire and Wind Area:
  - a. Where is the evacuation route in case of a fire? This can not be Martin Ranch Road. Not only is it a private road it will only withstand the property owners that are there now NO more.
  - b. What is going to supply power to the homes when the power goes out for there fire sprinklers?
  - c. Where there's fire there's wind. There should be a find in place that when the developer isn't available for dust control that he is find. We all know that that will happen unless there is a penalty.
  - d. What happens to the state mandate that requires a 100 foot clearance from homes?
  - e. Someone needs to assure the home owners that are there know that the greenbelt will be maintained for the same length of time that the CC& R's are in place or 30 years which ever is greater. The guarantee should include homes from Little League and Meyers Road clear to the top of Martin Ranch Road.
  - f. Forestry will no longer defend homes in the National Forest only protect life who will take that responsibility?
  - g. Who will insure that all sweepy and weepy rules are conformed with? Will the city assure the neighbors that they will check this 2 times a week while the project is under construction?

3. Traffic:

- a. This traffic study needs to include the all units built from 2003 forward.
- b. This needs to include the University Hills 900 units @3.5 persons
- c. Since this area being proposed is in the Verdemont, Palm and Ceasar Chavez School district most of the traffic will use Little League Drive in front of the school. This area was miss calculated and under estimated when the school North Verdemont was built. This street can not be realigned or moved. How is the city going to address this major problem? Just to say that they can not use this road is not an option since today they are told not to park in the street and they do anyway. In a fire is the city willing to take responsibility when people are stuck and can't get out because of a major traffic jam?
- d. Since no one can use Martin Ranch Road how will the traffic access the project?
- e. Since Meyers Road is not wide enough for construction traffic where will the access come from?
- f. How is the city going to assure Martin Ranch Road residents that there will not be anyone using there road. Simply a break-a-way gate will not work. Also, you say a electric gate how will that work in emergency when the power goes out, which is frequent in the wind and who will pay the power bill and upkeep?

4. Zoning:

- a. Hold this project to 1 acre lots that is mandated by the county today.
- b. No size averaging since this allows higher density because in reality 309 houses on 300 acres, BUT where is the roads, park, detention basins, water reservoirs etc. go?

5. Grading:

- a. Where is the 14,500 truckload of dirt going? If this is transported in the wind and only covered it will be a mess. The city needs to monitor the loads being moved so that each load is watered down.
- b. How is the city going to assure the home owners that no rocks will encroach there property from the construction?
- c. How will the city assure that no garbage or debris will be left lying around? This trash in the wind will be everywhere.
- d. Where is the project getting its construction water? If the city allows the contractor to take it from Meyers Road, will the city take responsibility in case of a fire and we don't have adequate water or water pressure?

6. Parking:
  - a. The site parking plan shows parking in cul-de-sacs, how will fire trucks and emergency vehicles turn around?
  - b. How will you stop people from using Meyers Road?
  - c. Will you stop the existing home owners on Meyers Road from parking in the street?
  - d. During construction where will the construction workers park?
  
7. Sewer Lines:
  - a. What material will the developer be required to use for there sewer lines?
  - b. Will the city guarantee the property owners that exist today that the sewer line will not contaminate there water?
  - c. Incase of an earthquake what will be required to protect the sewer lines?
  
8. Reservoirs and Detention basins:
  - a. As previous designed valves to shut down in case of an emergency, how will they work with no power? (Earthquake, wind or fire etc.)
  - b. Some of there drawings show detention basins as parks. Is this so there is no park fee? Kids can't play in detention basins, why don't these dangerous areas have to be fenced?
  - c. Who is responsible for the vector control and weed abatement around these areas?
  
9. Environmental issues:
  - a. Isn't this corridor for National Forest creatures to the river bed in the National Forest?
  - b. What will happen with the fish that have come accustom to the Cable Creek water?
  - c. What happens to the deer in the area? If you would like to see I have 9 deer that roam this entire area along with the mountain lions, bobcats, bears and coyotes. There are swainson's hawks and K-rats what happens to all them. This area is full of all kinds of wild life that is why we all live in this area. If we didn't enjoy the atmosphere and our surroundings we would move back to the city. Leave us alone.....

Respectfully Submitted;

---

Marlene Evans

Ms. Terri Rahhal, City Planner  
Development Services Dept.  
300 North "E" Street\San Bernardino, CA 92418

Ms. Rahhal,

We are writing to you as concerned citizens regarding the Martin Ranch Master Planned Development, which is rearing it's ugly head again.

Many, if not most, of the sections are outdated. Many things have changed since the last attempt. All of which create worse and more negative scenarios: Regarding fish and game, the old conservation plan is being used.

Where is the new traffic study?

What is the latest word from the water department?

Some of them precede the disastrous fire two years ago and are consequently in need of additional review, particularly with regards to fire danger. We might add that planting and maintaining a green belt around the development as the developers propose is fine on paper but prohibitive in terms of water usage alone. Having the "Homeowners Association" police the planting and maintenance is ludicrous. The city, itself, can't even inspect and police the developments already in place in the area!

Parks and open land? Hardly! How does this plan out on those steep slopes? By the way, we're very interested and concerned about the National Forest boundaries.

What's with this primary and secondary egress proposal? This looks worse as far as erosion, grading issues, winds, fires and so on. None of this is acceptable.

Traffic studies done by the developers are suspiciously low. Residents of the area will suffer traffic delays, congestion and degradation of rural quality of life issues for seven (!) years of project development because the present infrastructure is inadequate already.

The city has already called into question the developers assumptions regarding water usage and availability. Who pays for the additional pumping facilities required to bring water to the development? Putting reservoirs in the hills next to active fault lines is not a reasonable solution. Rupture of these reservoirs would endanger all the residents in the area. Contamination of the existing water table is inevitable with the scale of construction and the number of the homes. Many of us are on wells with no access to city water. What happens to us in this case? I don't think that the city is prepared to deal with lawsuit issues over who was/is responsible for ruining the water table. It's one negative scenario after another.

With regards to code enforcement, we can only say that we believe that the city should treat the developer the same way that they treat the other residents in the area. One and a half to two years ago the issue of the Rodriguez home on Meyers Road came before the City Council. At that time it was stated by the city that it didn't matter whether your

acreage was 1 acre or twenty: code said ONE HOUSE PER PARCEL. To allow this development means changing the law, not just for the developer, but for all the other people in the area who want to put more than one home on their land. The report is claiming 78 acres of higher density. What does the Audubon Society and the current residents have to say about this?

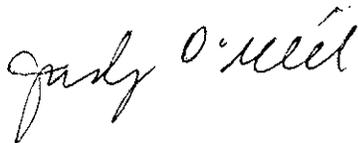
If this monstrosity happens, the plan shows limited parking per residence. These folks are going to be parking extra cars and off-road vehicles in the cul-de-sacs. How are the fire trucks going to get in when the fires start blazing? There have been five fires in the last 37 years in that area.

Is money and influence going to prevail once again? Someone in the city needs to stand up for the rural homeowner who, increasingly, is being ignored. If the city approves this project we think it entirely likely that a class-action lawsuit will follow. Those of us in the Verdemon area of San Bernardino are concerned that we will be marginalized by large developers who have access to city officials. It is already happening with developments approved for this area. If this project is approved, how long will it take them to petition the city to allow a density increase just like the one the city approved for the project west of the Pet Cemetery?

We think people buying in that area would have to know the truth about the hazards and dangers awaiting them. If we knew, we'd never buy there.

We hope that the Planning Department and the City Council will act to deny this project approval. The citizens of Verdemon, Devore and northwest San Bernardino will be watching with interest.

Respectfully,



Stephen O'Neill  
Judy O'Neill  
Jennifer O'Neill

7465 Martin Ranch Rd  
Verdemon, CA  
92407

909-880-3475

December 22, 2009

City of San Bernardino  
399 N. "D" St.  
San Bernardino, CA 92408



CITY OF SAN BERNARDINO  
DEVELOPMENT SERVICES  
DEPARTMENT

Re: Spring Trail Project

Dear Ms. Rahall,

We are writing this letter to express our concerns regarding the above mentioned project as there are some items that we feel will have a huge impact on our already established small community of Martin Ranch Road residents. Following are the items we feel are of the most concern.

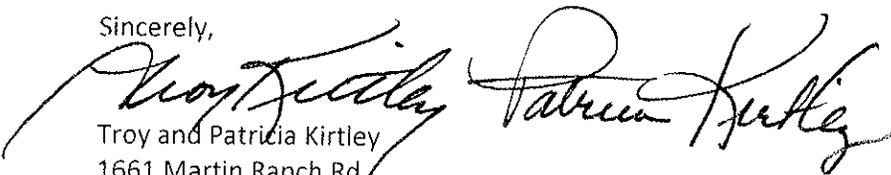
- Wells
  - All of the current residents are on wells for their water supply. How are we going to be guaranteed that our wells are not going to be contaminated either during construction or following construction when there will be 309 single family homes built beginning just a short distance north of our well. It seems that if you cover such a great area with asphalt and houses, the only percolation for our wells would come from the grass areas around the houses which would be fertilized, thus contaminating our wells and depleting the supply. We do not wish to lose the use of our well and be forced to connect to city water.
  
- High Fire and Wind Area
  - Where is the excavation route in case of a fire? This cannot be Martin Ranch Rd. Not only is it a private road, it will only withstand the property owners that are there now, no additional vehicles.
  - How will the fire sprinklers in the new homes receive their power in case of an electrical outage during a fire?
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Thank you for addressing all of the above issues regarding the Spring Trails Specific Plan, formerly known as the Martin Ranch Master Planned Development.

Sincerely,

  
 Troy and Patricia Kirtley  
 1661 Martin Ranch Rd.  
 APN 0348-111-41-0000

  
 James V. Quiroz  
 1681 Martin Ranch Rd.  
 APN 0348-111-40-0000

Encl.

July 28, 2006

Local Agency Formation Commission  
175 W. 5<sup>th</sup> Street 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

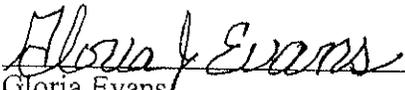


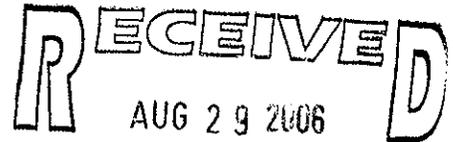
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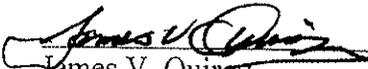
Gloria Evans – APN 0348-111-28-0000  
3403 Martin Ranch Rd., San Bernardino, CA 92407

  
Gloria Evans

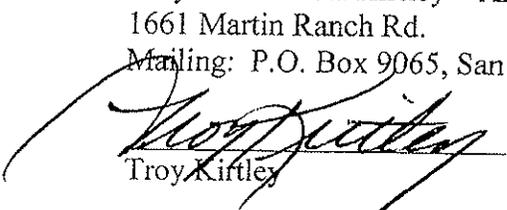


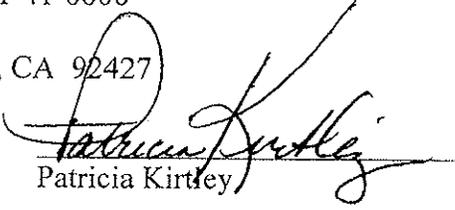
CITY OF SAN BERNARDINO  
COMMUNITY SERVICES  
DEPARTMENT

James V. Quiroz – APN 0348-111-40-0000  
1681 Martin Ranch Rd.  
Mailing: 25521 Amanda St., San Bernardino, CA 92404

  
James V. Quiroz

Troy and Patricia Kirtley – APN 0348-111-41-0000  
1661 Martin Ranch Rd.  
Mailing: P.O. Box 9065, San Bernardino, CA 92427

  
Troy Kirtley

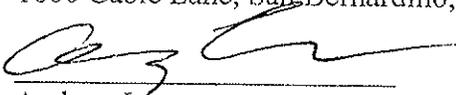
  
Patricia Kirtley

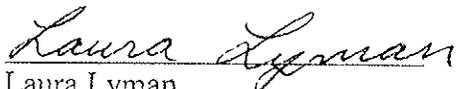
Blake Barton and Marlene Barton – APN 0348-101-49-6000  
1590 Martin Ranch Rd., San Bernardino, CA 92407

  
Blake Barton

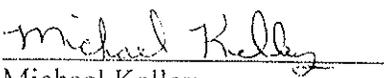
  
Marlene Barton

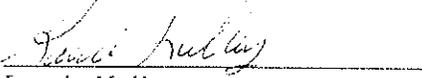
Andrew and Laura Lyman – APN 0348-101-48-0000  
1660 Cable Lane, San Bernardino, CA 92407

  
Andrew Lyman

  
Laura Lyman

Michael and Laurie Kelley – APN 0348-111-27-0000  
1701 Martin Ranch Rd.  
Mailing: 44341 Westridge Dr., Lancaster, CA 93536

  
Michael Kelley

  
Laurie Kelley

City of SAN Bernardino, Lilbuck Corp., Montecito Egurtes

July 28, 2006

Mr. and Mrs. Joseph Bonadiman  
Joseph E. Bonadiman & Assoc., Inc.  
234 N. Arrowhead Ave.  
San Bernardino, CA 92408

RECEIVED  
AUG 28 2006



Dear Mr. and Mrs. Bonadiman:

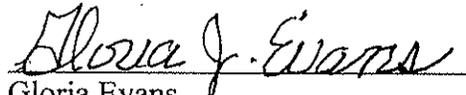
Because of the Martin Ranch Project EIR statement; stating "Martin Ranch access is Martin Ranch Road" it has caused us to remind you that Martin Ranch Rd. is a PRIVATE ROAD.

We are the Property owners who have an exclusive easement for these 4 parcels ONLY. From 1978 to this date you have been reminded that we only give you permission to use our road and as long as you share in the maintenance cost. We also gave Andy Lyman the same benefit and he has been doing his share in the maintenance on the road.

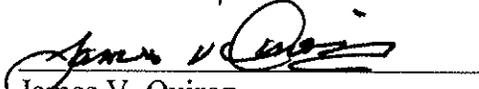
So, it is very clear to you, we like our community the way it is and have no intentions of giving up our rights in Martin Ranch Road. Therefore, please do not relate to anyone that the access to the Martin Ranch Project is on Martin Ranch Rd., because it is NOT. Wendy Ranch Road is the access to the Martin Ranch.

Sincerely,

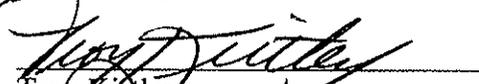
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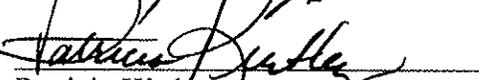
  
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1681 Martin Ranch Rd.

  
James V. Quiroz

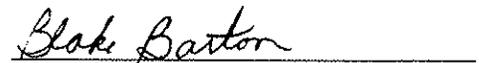
Troy and Patricia Kirtley – APN 0348-111-41-0000  
Samuel Kirtley  
1661 Martin Ranch Rd., San Bernardino, CA 92407

  
Troy Kirtley

  
Patricia Kirtley

  
Samuel Kirtley

Blake Barton and Marlene Barton – APN 0348-101-49  
1590 Martin Ranch Rd., San Bernardino, CA 92407

  
Blake Barton

  
Marlene Barton

Michael and Laurie Kelley – APN 0348-111-27-0000  
1701 Martin Ranch Rd.

  
Michael Kelley

  
Laurie Kelley

cc: City of San Bernardino  
Montecito Equities  
Lilburn Corp.

Law Offices of

*Murray and Ames*

370 West 6th Street, Suite 110  
San Bernardino, California 92401



Area Code 714  
Telephone 888-6757

Charles E. Murray  
S. Donald Ames  
Michael D. Hanson

January 9, 1980

Mr. Joseph C. Bonadiman  
1265 Kendall Drive  
San Bernardino, California 92407

Dear Mr. Bonadiman:

I am sorry for the long delay in replying to your letter of November 29th concerning the Kirtley/Evans property.

My clients indicated that they were approached concerning sharing costs for roadway, but it is not my understanding that you had a concluded agreement with them.

In any case, they are amiable to sharing the costs of this roadway if they have an assurance that it is in fact a private road for their benefit.

However, certain factors have led them to believe that you, your father or someone else as a successor in interest may claim a right to utilize this roadway to serve other adjacent property, either on Lot A of the Myers Subdivision map, or some other adjacent property.

The basic reason for my previous letter to you was to clarify this aspect of it, since my clients understandably do not want to pay the costs of a road which is to be used by other people other than themselves.

Your letter dismissed this aspect of my correspondence with a statement, in reference to your father, that "... he does not presently have any control over the matter to which you refer."

If this is in fact the case, I would at least appreciate some disclosure from you concerning who, if anyone, does have control over this matter to which I was referring. At such time as the matter is clarified and my clients have been assured that

Joseph C. Bonadiman  
January 9, 1980  
Page 2

the roadway in question is a private easement exclusively for their benefit, or at least not for the benefit of any other property beyond the boundaries of the original Lot A of the Myers Subdivision, they will pay the sums demanded and reach an understanding concerning any claimed encroachment.

Again, my apologies for the delay, but I would appreciate a response in this matter at your convenience.

Very truly yours,

CHARLES E. MURRAY

CEM/PMC



JOSEPH E. BONADIMAN & ASSOCIATES, INC.  
PLANNING · ARCHITECTURE · ENGINEERING

808 E. MILL STREET • SAN BERNARDINO, CALIFORNIA • MAILING ADDRESS: P.O. BOX 5862 • SAN BERNARDINO, CA 92412 • (714) 886-3806

January 16, 1980

Charles E. Murray  
Murray & Ares  
370 West Sixth St., Suite 110  
San Bernardino, CA 92401

Dear Mr. Murray:

In response to your letter of Jan. 9, 1980, I will try to cover the items mentioned in order.

First, your clients and I discussed sharing the costs of paving the road more than once, and in fact, they paid the first portion of the shared cost, amounting to approximately \$500 per person. Mr. Evans was the one who originally showed great concern about having the road paved because he said he felt the cost would not be as great as the wear and tear on his vehicle, so I consider him to be primarily responsible for initiating the road work. It is true our only agreement was oral; however, if you discuss this matter with Mr. Evans, he will undoubtedly recall his involvement in the project.

The only reason I took over the responsibility of having the paving done was that the owners of Matich Corporation are personal and business friends and I was able to have them pave the road at a most reasonable cost.

According to your letter, your clients want a statement to the effect that "it (the road) is in fact a private road for their benefit." This is true and is so recorded on a Parcel Map on file with the county recorder. The interests of others in the road is also shown on that same Parcel Map, and I am sure both Mr. Kirtley and Mr. Evans are aware of this.

My father has no further interest in any land in the vicinity of the road in question. I own approximately 25 per cent of about 200 acres to the north of the road. At present, the property is in litigation with the possibility of a quiet title action pending. Obtaining clear title to this piece of property is at least five years away.

Your statement that "since my clients understandably do not want to pay the cost of a road which is to be used by others than themselves," can only be answered by again referring to the Parcel Map. Also, others have paid for their share of the road. Depending on the stretches involved, at least nine to 12 persons are involved.

RECEIVED  
JAN 21 1980

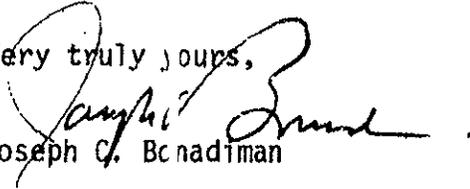
Mr. Evans' driveway was paved at the same time as the road and for the same per square foot cost. Mr. Evans has paid this amount. I estimate Mr. Evans saved at least \$450, for if he had had to have a private contractor pave his driveway alone, it would have cost him double the amount he did pay. Mr. Kirtley has already paid \$900 of the approximate \$1,100 share of the cost of the road and I'm sure he will pay the remainder.

The question of others using the road beyond the limits of Lot A, I believe, has been answered in various ways throughout this letter; however, to again restate my understanding of the matter, judging from the Parcel Map, the property to the north would seem to have access rights over the road. However, any possible development of the property, for the reasons previously explained, will be several years away, so your clients will have beneficiary use of the road for that length of time before any others outside of Lot A could have access rights to the road. If...and when...the property to the north is available for development, it will have to be subdivided because of its size. Subdivided property needs dedicated access to provide legal ingress and egress. If at that time your clients wish to dedicate the road to the City of San Bernardino for public use, that will be their prerogative. However, I would doubt this, judging by their current feelings.

Mr. Evans further controls public use of the road in that if a road were to be developed using the Martin Ranch Road right-of-way, it would be necessary to have larger radius curves where Martin Ranch Road abuts the southern most part of Mr. Evans' property. This would require additional dedication by Mr. Evans and I feel he does not want to do this.

The circumstances governing this whole affair are somewhat complicated. Being an engineer, I am certainly not the best of letter writers. Therefore, if all this is not clear to you, please contact me either by phone or in person and we can discuss it further.

Very truly yours,

  
Joseph C. Benadiman

JCB:ms

**Thurman\_Me**

**From:** Rahhal\_Te  
**Sent:** Sunday, December 27, 2009 4:29 PM  
**To:** Spring Trails Project  
**Subject:** FW: Spring Trails Specific Plan

**From:** Tricia Kirtley [mailto:tntkirtley@msn.com]  
**Sent:** Wednesday, December 23, 2009 2:03 PM  
**To:** Rahhal\_Te; Spring Trails Project  
**Subject:** Spring Trails Specific Plan

Terri,  
Attached is a letter expressing some concerns that we share with our neighbor, Marlene Evans, as well as some additional concerns of our own.  
Thank you,  
Troy and Patricia Kirtley  
James Quiroz

December 22, 2009

City of San Bernardino  
399 N. "D" St.  
San Bernardino, CA 92408

Re: Spring Trail Project

Dear Ms. Rahall,

We are writing this letter to express our concerns regarding the above mentioned project as there are some items that we feel will have a huge impact on our already established small community of Martin Ranch Road residents. Following are the items we feel are of the most concern.

- Wells
  - All of the current residents are on wells for their water supply. How are we going to be guaranteed that our wells are not going to be contaminated either during construction or following construction when there will be 309 single family homes built beginning just a short distance north of our well. It seems that if you cover such a great area with asphalt and houses, the only percolation for our wells would come from the grass areas around the houses which would be fertilized, thus contaminating our wells and depleting the supply. We do not wish to lose the use of our well and be forced to connect to city water.
  
- High Fire and Wind Area
  - Where is the excavation route in case of a fire? This cannot be Martin Ranch Rd. Not only is it a private road, it will only withstand the property owners that are there now, no additional vehicles.
  - How will the fire sprinklers in the new homes receive their power in case of an electrical outage during a fire?
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Thank you for addressing all of the above issues regarding the Spring Trails Specific Plan, formerly known as the Martin Ranch Master Planned Development.

Sincerely,



Troy and Patricia Kirtley  
1661 Martin Ranch Rd.  
APN 0348-111-41-0000



James V. Quiroz  
1681 Martin Ranch Rd.  
APN 0348-111-40-0000

Encl.

July 28, 2006

Local Agency Formation Commission  
175 W. 5<sup>th</sup> Street 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

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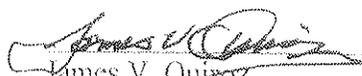
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Gloria Evans

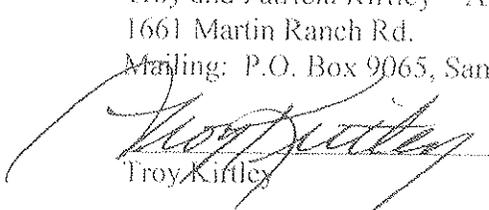
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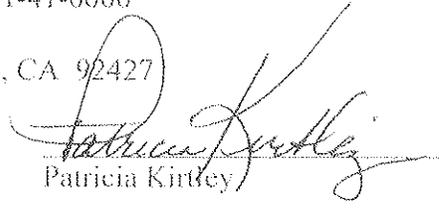
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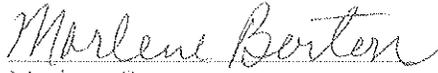
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Patricia Kirtley

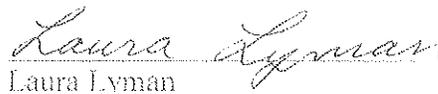
Blake Barton and Marlene Barton -- APN 0348-101-49-6000  
1590 Martin Ranch Rd., San Bernardino, CA 92407

  
Blake Barton

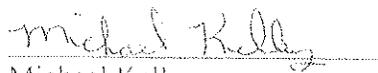
  
Marlene Barton

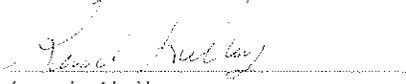
Andrew and Laura Lyman -- APN 0348-101-48-0000  
1660 Cable Lane, San Bernardino, CA 92407

  
Andrew Lyman

  
Laura Lyman

Michael and Laurie Kelley -- APN 0348-111-27-0000  
1701 Martin Ranch Rd.  
Mailing: 44341 Westridge Dr., Lancaster, CA 93536

  
Michael Kelley

  
Laurie Kelley

City of San Bernardino, Lilburn Corp., Montecito Egorties

July 28, 2006

Mr. and Mrs. Joseph Bonadiman  
Joseph E. Bonadiman & Assoc., Inc.  
234 N. Arrowhead Ave.  
San Bernardino, CA 92408

RECEIVED  
AUG 2 5 2006

Dear Mr. and Mrs. Bonadiman:

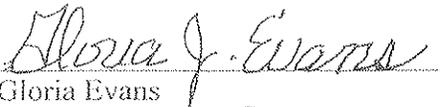
Because of the Martin Ranch Project EIR statement; stating "Martin Ranch access is Martin Ranch Road" it has caused us to remind you that Martin Ranch Rd. is a PRIVATE ROAD.

We are the Property owners who have an exclusive easement for these 4 parcels ONLY. From 1978 to this date you have been reminded that we only give you permission to use our road and as long as you share in the maintenance cost. We also gave Andy Lyman the same benefit and he has been doing his share in the maintenance on the road.

So, it is very clear to you, we like our community the way it is and have no intentions of giving up our rights in Martin Ranch Road. Therefore, please do not relate to anyone that the access to the Martin Ranch Project is on Martin Ranch Rd., because it is NOT. Wendy Ranch Road is the access to the Martin Ranch.

Sincerely,

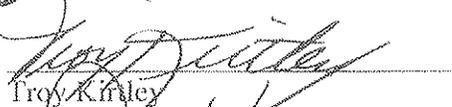
Gloria Evans – APN 0348-111-28-0000  
3403 Martin Ranch Rd., San Bernardino, CA. 92407

  
Gloria Evans

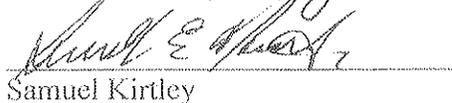
James V. Quiroz – APN 0348-111-40-0000  
1681 Martin Ranch Rd.

  
James V. Quiroz

Troy and Patricia Kirtley – APN 0348-111-41-0000  
Samuel Kirtley  
1661 Martin Ranch Rd., San Bernardino, CA 92407

  
Troy Kirtley

  
Patricia Kirtley

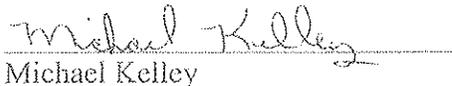
  
Samuel Kirtley

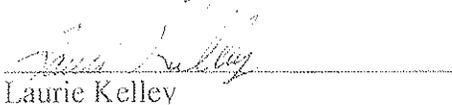
Blake Barton and Marlene Barton – APN 0348-101-49  
1590 Martin Ranch Rd., San Bernardino, CA 92407

  
Blake Barton

  
Marlene Barton

Michael and Laurie Kelley – APN 0348-111-27-0000  
1701 Martin Ranch Rd.

  
Michael Kelley

  
Laurie Kelley

cc: City of San Bernardino  
Montecito Equities  
Lilburn Corp.

Law Offices of

*Murray and Ames*

*Charles E. Murray  
S. Donald Ames  
Michael D. Hanson*

370 West 6th Street, Suite 110  
San Bernardino, California 92401

Area Code 714  
Telephone 888-6757

January 9, 1980

Mr. Joseph C. Bonadiman  
1265 Kendall Drive  
San Bernardino, California 92407

Dear Mr. Bonadiman:

I am sorry for the long delay in replying to your letter of November 29th concerning the Kirtley/Evans property.

My clients indicated that they were approached concerning sharing costs for roadway, but it is not my understanding that you had a concluded agreement with them.

In any case, they are amiable to sharing the costs of this roadway if they have an assurance that it is in fact a private road for their benefit.

However, certain factors have led them to believe that you, your father or someone else as a successor in interest may claim a right to utilize this roadway to serve other adjacent property, either on Lot A of the Myers Subdivision map, or some other adjacent property.

The basic reason for my previous letter to you was to clarify this aspect of it, since my clients understandably do not want to pay the costs of a road which is to be used by other people other than themselves.

Your letter dismissed this aspect of my correspondence with a statement, in reference to your father, that "... he does not presently have any control over the matter to which you refer."

If this is in fact the case, I would at least appreciate some disclosure from you concerning who, if anyone, does have control over this matter to which I was referring. At such time as the matter is clarified and my clients have been assured that





Joseph C. Bonadiman  
January 9, 1980  
Page 2

the roadway in question is a private easement exclusively for their benefit, or at least not for the benefit of any other property beyond the boundaries of the original Lot A of the Myers Subdivision, they will pay the sums demanded and reach an understanding concerning any claimed encroachment.

Again, my apologies for the delay, but I would appreciate a response in this matter at your convenience.

Very truly yours,

CHARLES E. MURRAY

CEM/PMC

JOSEPH E. BONADIMAN & ASSOCIATES, INC.  
PLANNING · ARCHITECTURE · ENGINEERING  
808 E. MILL STREET · SAN BERNARDINO, CALIFORNIA · MAILING ADDRESS: P.O. BOX 5852 · SAN BERNARDINO, CA 92412 · (714) 886-3806

January 16, 1980

Charles E. Murray  
Murray & Anes  
370 West Sixth St., Suite 110  
San Bernardino, CA 92401

Dear Mr. Murray:

In response to your letter of Jan. 9, 1980, I will try to cover the items mentioned in order.

First, your clients and I discussed sharing the costs of paving the road more than once, and in fact, they paid the first portion of the shared cost, amounting to approximately \$500 per person. Mr. Evans was the one who originally showed great concern about having the road paved because he said he felt the cost would not be as great as the wear and tear on his vehicle, so I consider him to be primarily responsible for initiating the road work. It is true our only agreement was oral; however, if you discuss this matter with Mr. Evans, he will undoubtedly recall his involvement in the project.

The only reason I took over the responsibility of having the paving done was that the owners of Matich Corporation are personal and business friends and I was able to have them pave the road at a most reasonable cost.

According to your letter, your clients want a statement to the effect that "it (the road) is in fact a private road for their benefit." This is true and is so recorded on a Parcel Map on file with the county recorder. The interests of others in the road is also shown on that same Parcel Map, and I am sure both Mr. Kirtley and Mr. Evans are aware of this.

My father has no further interest in any land in the vicinity of the road in question. I own approximately 25 per cent of about 200 acres to the north of the road. At present, the property is in litigation with the possibility of a quiet title action pending. Obtaining clear title to this piece of property is at least five years away.

Your statement that "since my clients understandably do not want to pay the cost of a road which is to be used by others than themselves," can only be answered by again referring to the Parcel Map. Also, others have paid for their share of the road. Depending on the stretches involved, at least nine to 12 persons are involved.

A handwritten signature or initials, possibly "J.E. Bonadiman", is written over a rectangular stamp. The stamp contains some illegible text, possibly a date or a reference number.

RECEIVED



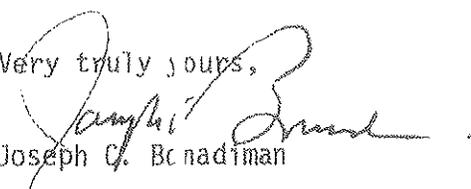
Mr. Evans' driveway was paved at the same time as the road and for the same per square foot cost. Mr. Evans has paid this amount. I estimate Mr. Evans saved at least \$450, for if he had had to have a private contractor pave his driveway alone, it would have cost him double the amount he did pay. Mr. Kirtley has already paid \$900 of the approximate \$1,100 share of the cost of the road and I'm sure he will pay the remainder.

The question of others using the road beyond the limits of Lot A, I believe, has been answered in various ways throughout this letter; however, to again restate my understanding of the matter, judging from the Parcel Map, the property to the north would seem to have access rights over the road. However, any possible development of the property, for the reasons previously explained, will be several years away, so your clients will have beneficiary use of the road for that length of time before any others outside of Lot A could have access rights to the road. If...and when...the property to the north is available for development, it will have to be subdivided because of its size. Subdivided property needs dedicated access to provide legal ingress and egress. If at that time your clients wish to dedicate the road to the City of San Bernardino for public use, that will be their prerogative. However, I would doubt this, judging by their current feelings.

Mr. Evans further controls public use of the road in that if a road were to be developed using the Martin Ranch Road right-of-way, it would be necessary to have larger radius curves where Martin Ranch Road abuts the southern most part of Mr. Evans' property. This would require additional dedication by Mr. Evans and I feel he does not want to do this.

The circumstances governing this whole affair are somewhat complicated. Being an engineer, I am certainly not the best of letter writers. Therefore, if all this is not clear to you, please contact me either by phone or in person and we can discuss it further.

Very truly yours,

  
Joseph C. Benadiman

JCB:ms

**Thurman\_Me**

**From:** Rahhal\_Te  
**Sent:** Tuesday, December 22, 2009 8:48 AM  
**To:** Spring Trails Project  
**Subject:** FW: Spring Trails

**From:** Vicki Meyer [mailto:povicki@sbcglobal.net]  
**Sent:** Monday, December 21, 2009 8:08 PM  
**To:** Rahhal\_Te  
**Subject:** Spring Trails

---

Dear Mr Rahhal,

My name is Vicki Meyer. Julius Meyer was my Great-Great Grandfather. I understand that the Spring Trails Development may unearth the gravesites of Julius and possibly two others. I speak for my entire family when I say how important our family history is to all of us. Many of us have been to those gravesites many times. We are very proud of our family history and we hate to see these graves unearthed. We would be so thankful if there is any way around that happening.

Thank you,

Vicki L. Meyer  
povicki@sbcglobal.net  
6762 Palm ave.  
Riverside, Ca.  
92506