

1. *Executive Summary*

1.1 INTRODUCTION

This Draft Environmental Impact Report (DEIR) addresses the environmental effects associated with the implementation of the proposed Spring Trails Specific Plan. The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public document designed to provide the public and local and state governmental agency decision makers with an analysis of potential environmental consequences to support informed decision making. This document focuses on those impacts determined to be potentially significant as discussed in the Initial Study completed for this project (see Appendix A1).

This DEIR has been prepared pursuant to the requirements of CEQA, and the City of San Bernardino's CEQA procedures. The City of San Bernardino, as the lead agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable City technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR was obtained from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (aesthetics, agricultural resources, air quality, biological resources, cultural resources, geological resources, global climate change, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems).



1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project, as well as anticipated future discretionary actions and approvals. The six main objectives of this document as established by CEQA are listed below:

- 1) To disclose to decision makers and the public the significant environmental effects of proposed activities.
- 2) To identify ways to avoid or reduce environmental damage.
- 3) To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- 4) To disclose to the public reasons for agency approval of projects with significant environmental effects.
- 5) To foster interagency coordination in the review of projects.
- 6) To enhance public participation in the planning process.

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An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines and provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts.

An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and must adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.2.1 EIR Format

This DEIR has been formatted as described below.

Section 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Section 2. Introduction: Describes the purpose of this EIR, background on the project, the Notice of Preparation, the use of incorporation by reference, and Final EIR certification.

Section 3. Project Description: A detailed description of the project, the objectives of the proposed project, the project area and location, approvals anticipated to be included as part of the project, the necessary environmental clearances for the project, and the intended uses of this EIR.

Section 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective. The environmental setting provides baseline physical conditions from which the lead agency determines the significance of environmental impacts resulting from the proposed project.

Section 5. Environmental Analysis: Provides, for each environmental parameter analyzed, a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance of the adverse impacts of the project after mitigation is incorporated and the potential cumulative impacts associated with the proposed project and other existing, approved, and proposed development in the area.

Section 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Section 7. Alternatives to the Proposed Project: Describes the impacts of the alternatives to the proposed project, including the No Project Alternative, and a Reduced Intensity Alternative.

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Section 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this EIR.

Section 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Section 10. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

Section 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR for the proposed project.

Section 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed project.

Section 13. Bibliography: A bibliography of the technical reports and other documentation used in the preparation of this EIR for the proposed project.

Appendices. The appendices for this document (presented in PDF format on a CD attached to the front cover) contain the following supporting documents:

- Appendix A: Initial Study
- Appendix B: Comments on the IS/NOP and Scoping Meeting Notes
- Appendix C: Air Quality Modeling Results
- Appendices D1–D17: Biological Resources Appendices
- Appendix E: Archaeological and Paleontological Resources Assessment
- Appendices F1–F2: Geotechnical Report and Seismic Design Parameters
- Appendix G: Spring Trails Fire Protection Plan
- Appendices H1–H2: Fuel Modification Plan (Sheets 1 and 2)
- Appendix I1–I2: Hydrologic and Water Quality Report and Preliminary WQMP
- Appendix J: Noise Monitoring Results
- Appendix K: Traffic Impact Analysis
- Appendix L: Sewer Capacity Study



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1.2.2 Type and Purpose of This DEIR

This DEIR has been prepared as a “Project EIR” as defined by state CEQA Guidelines (Section 15161, California Code of Regulations, Title 14, Division 6, Chapter 3). This type of EIR examines the environmental impacts of a specific development project and should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.

1.3 PROJECT LOCATION

Spring Trails is within the unincorporated San Bernardino County on the northern edge of the City of San Bernardino. It is in the foothills of the San Bernardino Mountains. The site is approximately 1.5 miles east of the unincorporated community of Devore and the junction of Interstate 215 (I-215) and I-15. Spring Trails is bounded by the San Bernardino National Forest on three sides and Verdemon on the southern side. It is approximately one-third mile northwest of the intersection of Meyers Road and Little League Drive. Primary access is from a new roadway extending from Little League Drive and a secondary roadway via a new road extending south and connecting to the frontage road along I-215. Freeway access is from the Palm Avenue interchange and the Glen Helen Parkway/Devore Road interchange.

1.4 PROJECT SUMMARY

The Spring Trails Specific Plan proposes development of 307 single-family lots within a 352.8-acre site situated within an unincorporated area of the foothills of the San Bernardino Mountains. An additional 26.4 acre area of county land between the project site and the City would be annexed to the City to avoid the creation of a County “island.” Upon approval, the two-phased construction process of the proposed project would begin in 2010 and end in 2013, assuming no changes to future planning decisions and market forces occur.

Project History

The project site has previously been proposed and evaluated for residential development. A Draft EIR was prepared for a previous development application (known as Martin Ranch) for this project site and was publicly circulated December 2002. After receiving comments regarding traffic impacts and project access, the project and Draft EIR were revised and recirculated in 2006. The revised plan and Draft EIR received numerous public comments regarding the primary and secondary access road alignments, traffic on Meyers Road, and impacts on the community of Devore. The project was redesigned as the Spring Trails Specific Plan. Due to the project redesign and changes in environmental conditions, specifically fires on the project site in 2003 and 2007, the City of San Bernardino determined that a new EIR should be prepared and recirculated.

Commenting on the EIR

During the public review period, July 29, 2011, through September 12, 2011, the public, reviewing agencies, and other organizations, are welcome to provide comments on this version of the Draft EIR. Public comments received on the 2002 and 2006 Draft EIRs for the Martin Ranch Specific Plans have been taken into consideration for the development of the proposed Spring Trails Specific Plan, but they will not be included in the Final EIR for this project. Commenters are encouraged to provide new comments during the public review period if they would like them to be considered during the decision-making process for the proposed project.

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Development Plan

The Spring Trails plan accommodates 307 single-family detached units (306 new units and 1 existing residence) set among neighborhoods separated by open space corridors, drainage ways, roadways, and sloped areas. A system of pathways connects the residences with neighborhood parks and natural open spaces. Development is focused onto approximately 241.5 acres, or about 68 percent of the total site, and includes 9 acres of parks and 125.1 acres of internal slopes and fuel modification zones. The remaining 32 percent of Spring Trails (111.3 acres) is preserved as natural open space. The land use summary is found in Table 1-1.

The Spring Trails plan assumes that the Southern California Edison (SCE) overhead electric lines that traverse the western portion of the site will be located underground. In the event that the overhead electric lines cannot be located underground, an alternative plan accommodating the lines above ground is included for analysis in this EIR. The alternative plan is identical to the preferred plan except that it contains 304 single-family detached units (303 new units and 1 existing residence) and the SCE electric lines are located above ground (see Chapter 3, *Project Description*).

**Table 1-1
Land Use Summary**

| <i>Land Use</i> | <i>Acres</i> ^{1, 2} | <i>Maximum Density</i> | <i>Units</i> ³ |
|---------------------------------|------------------------------|------------------------|---------------------------|
| Developed Area | | | |
| Residential | 70.9 | 1 unit per lot | 306 |
| Private Lot (existing) | 2.2 | 1 unit | 1 |
| Parks (public and private) | 9.0 | | |
| Open Space – Controlled | 125.1 | | |
| Utilities | 1.2 | | |
| Roads (onsite) | 33.1 | | |
| Subtotal | 241.5 | | 307 |
| Undeveloped Area | | | |
| Open Space – Natural | 111.3 | | |
| Subtotal Onsite | 352.8 | | 307 |
| Offsite Acres | | | |
| Roads/Grading (offsite) | 23.7 | | |
| Total (On- and Off-site) | 376.5 | | 307 |

Source: Spring Trails Specific Plan.

¹ Variations to account for final roadway alignments and grading may result in a minor shifting of acres.

² Statistics are based upon buildable area depicted on Figure 2.2 of the Specific Plan instead of the legal lot area to give a true picture of the use of the land. See Figure 3-4, *Zoning Map*, for the zoning designations.

³ Lots 30 and 233, as numbered on Tract Map 15576, are undevelopable unless the building pads are reconfigured in a manner that is acceptable to the Fire Chief. If they are not reconfigured accordingly, the total units developed would be 305.

Grading

A total of 193.0 acres would be graded and improved for the onsite development of residential lots, roadways, trails, detention basins, fuel modification zones, and parks. An additional 23.7 acres would be graded and improved for offsite access, including 4.2 acres for the primary access road and 19.5 acres for



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the secondary access road. This totals 216.7 onsite and offsite acres to be graded. The average lot size in Spring Trails is 29,000 square feet (0.67 acres). The largest lots (up to 18.3 acres) are on the northern portion and upper elevations of the site, and the smallest lots (10,801 square feet or 0.25 acre) are on the lower elevations and southern portion of the project. The buildable and nonbuildable areas of each lot are depicted on Figure 3-3, *Development Plan*, and also on Figure 3-4, *Zoning Map*, in Chapter 3, *Project Description*. The buildable and nonbuildable areas of each lot for the alternative plan with overhead electric lines are depicted in Chapter 3 in Figure 3-3A, *Alternative (Overhead Electric Lines) Development Plan*.

Access Roads and Circulation

Primary access to Spring Trails would be provided by a new road extending from the southeastern corner of the site and connecting to Little League Drive. Secondary access is planned via a new road extending from the southwestern corner of the site to the frontage road along I-215. Except for emergency access, the intersection of the secondary access road with Meyers Road is designed with barriers to prevent vehicular access onto Meyers Road. Within Spring Trails, circulation is provided by a loop road and a series of cul-de-sacs. All onsite roadways would be two-way travel with one lane in each direction and with varying treatments for parkways, sidewalks, and parking.

1.5 SUMMARY OF PROJECT ALTERNATIVES

The following four alternatives have been determined to represent a reasonable range of alternatives that have the potential to feasibly attain most of the basic objectives of the project but may avoid or substantially lessen any of the significant effects of the project. These alternatives are analyzed in detail in Section 7, *Alternatives to the Proposed Project*.

- No Project/No Development Alternative
- No Project/Existing County General Plan Alternative
- Alternative Site Plan
- Reduced Daily Grading Alternative

1.5.1 No-Project/No Development Alternative

The No Project/No Development Alternative would preserve the existing physical conditions of the project site. It assumes there would be no development of any type nor would development occur under existing land use designation parameters.

This alternative would preserve the site for open space and would preclude the development of the site under the City or County General Plan land use designations. The low-density residential development and Spring Trails Specific Trails would not be implemented and supporting infrastructure (i.e. roads and utility infrastructure) would not be built.

Environmental impacts relative to the proposed project would not occur under the no-project/no development alternative because there would be no development of any type nor would development occur under existing land use designation parameters. Significant and unavoidable construction-related air quality and noise impacts and operational greenhouse gas emission impacts relative to the proposed project would also not occur under the no-project/no development alternative.

1.5.2 No Project/Existing County General Plan Alternative

Under the No Project/Existing County General Plan Alternative, the project site would not be annexed to the City of San Bernardino and it would be developed in accordance with the land use designations and related overlay constraints included in the County of San Bernardino General Plan and Zoning Ordinance. The general plan (2007) designates the southern portion of the project site (approximately 190.6 acres) as Residential Estate (RL-5), with a minimum lot size of five acres, and the northern portion (approximately 160 acres) as private unincorporated land in the San Bernardino National Forest (see Figure 4-6, *Existing Land Use Designations*). This alternative assumes that primary access would be provided from the existing Meyers Road, and secondary or emergency access could be provided by Martin Ranch Road (see Figure 4-4, *Existing Site View 2*).

This alternative would reduce environmental impacts relative to the proposed project and would reduce significant and unavoidable construction-related air quality and operational greenhouse gas emission impacts of the proposed project to less than significant levels.

1.5.3 Alternative Site Plan

The Alternative Site Plan takes an approach to reduce significant and unavoidable air quality, noise, and greenhouse gas impacts to prepare a concept that would reduce the size of the area graded and the corresponding volume of earthwork. Based on the opportunity to reduce the development footprint, another objective of this alternative was to minimize other environmental impacts to the extent possible. The development concept was prepared to avoid constraint areas to the extent possible. This conceptual site design would have a total onsite development footprint of 137.6 acres (123.8 graded acres and 13.8 acres of ungraded fuel modification area), a reduction of 43 percent from the proposed project's onsite development area of 241.5. Assuming the same development density as the proposed project (1.27 du/ac), this alternative would yield 175 single-family homes. The yield in residential units for this alternative is 175.

The Alternative Site Plan would reduce but not eliminate the short-term air quality and noise impacts. It would have similar greenhouse gas emission impacts since the proposed project would emit a substantial amount of greenhouse gases and would be inconsistent with the transportation strategies of reducing vehicle miles traveled (VMT).

1.5.4 Reduced Daily Grading Alternative

The Reduced Daily Grading Alternative was defined and evaluated for its potential to reduce air quality impacts. The air quality impacts of the proposed project pertain to the emission of NO_x from construction activities at a local and regional level. The primary source of NO_x emissions is vehicle emissions, particularly heavy construction equipment. This alternative assumes that both the number of acres graded per day and the number of construction vehicles onsite per day would be reduced by 75 percent. This would make the grading phase approximately four times as long as for the project as proposed (12 months rather than 3 months).

The Reduced Daily Grading Alternative would substantially reduce construction-related air quality impacts. Daily NO_x emissions would be reduced from 740 to 181 pounds per day, but would still exceed the significance threshold of 100 lbs/day (see Table 7-5). Impacts to noise and traffic during construction would be worsened by this project alternative because of the extended construction period.



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1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to the following:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the mitigation measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.7 AREAS OF CONTROVERSY

In accordance with Section 15123(b)(2) of the CEQA Guidelines, the DEIR is to identify areas of controversy known to the lead agency, including issues raised by agencies and the public. Based on the public and agency response to previous plans of development for this site, the specific areas of controversy of this project involve the issues about traffic congestion in the surrounding community, the project's impact on the biologically sensitive habitat of the area, and the site's susceptibility to wildland fires because of its proximity to the San Bernardino National Forest.

A public scoping meeting was held to discuss these and other concerns related to the proposed project. This meeting was held on Monday, December 14, 2009, at the Economic Development Agency, 201 North E Street, Third Floor, in San Bernardino. A complete summary of the notes from the scoping meeting can be found on Table 2-1.

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-2 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. Unless noted the conclusions presented in Table 1-2 are applicable to both the preferred development plan (307 units) and the overhead electric line alternative plan (304 units). The level of significance after imposition of the mitigation measures is also presented.

**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|---|--|--|---|
| 5.1 AESTHETICS | | | |
| 5.1-1: The proposed Spring Trails project would alter the visual appearance of the City of San Bernardino. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.1-2: The proposed project would not alter scenic resources within a state scenic highway. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.1-3: The proposed project would generate additional light and glare. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.2 AIR QUALITY | | | |
| 5.2-1: The proposed project would conflict with or obstruct Implementation of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan because construction-related air pollutant emissions would exceed the SCAQMD regional and local emission thresholds. | Potentially Significant | Mitigation measures applied for short-term construction activities of the project would lessen impacts associated with Impact 5.2-1. | Significant and Unavoidable – Project and Cumulative Impact |
| 5.2-2: Construction activities associated with the proposed project would generate short-term emissions that exceed South Coast Air Quality Management District’s regional significance thresholds for NO _x , PM ₁₀ , and PM _{2.5} and would significantly contribute to the nonattainment designations of the South Coast Air Basin for ozone and particulate matter (PM ₁₀ and PM _{2.5}). | Potentially Significant | <p>Fugitive Dust Mitigation Measures</p> <p>2-1</p> <p>Ongoing during grading and construction, the construction contractor shall implement the following measures in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District Rule 403 to further reduce PM₁₀ and PM_{2.5} emissions. To assure compliance, the City shall verify that these measures have been implemented during normal construction site inspections:</p> <ul style="list-style-type: none"> • During all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering as quickly as possible. This would achieve a minimum control efficiency for PM₁₀ of 5 percent. | Significant and Unavoidable – Project and Cumulative Impact |

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**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|-----------------------------|--|---|---|
| | | <ul style="list-style-type: none"> • During all construction activities, the construction contractor shall sweep streets with Rule 1186-compliant, PM₁₀-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. • During active debris removal and grading, the construction contractor shall suspend grading operations when wind speeds exceed 25 miles per hour. This would achieve an emissions control efficiency of 98 percent for PM₁₀ under worst-case wind conditions. • During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other suitable means. This would achieve a control efficiency for PM₁₀ of 91 percent. • During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day. This would achieve an emissions reduction control efficiency for PM₁₀ of 61 percent. • During active debris removal, the construction contractor shall apply water to disturbed soils at the end of each day. This would achieve an emissions control efficiency for PM₁₀ of 10 percent. • During all construction activities, the construction contractor shall limit onsite vehicle speeds on unpaved roads to no more than 15 miles per hour. This would achieve a control efficiency for PM₁₀ of 57 percent. • The construction contractor shall apply chemical soil stabilizers to reduce wind erosion. This would achieve a control efficiency of up to 80 percent. <p>2-2 During all grading activities, the daily area disturbed shall be limited to a maximum of 35 acres.</p> | |

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**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|---|--|---|--|
| | | <p>Exhaust Emissions Mitigation Measures 2-3</p> <p>Ongoing during grading, and construction, the construction contractor shall implement the following measures to further reduce construction exhaust emissions of NO_x. To assure compliance, the City shall verify that these measures have been implemented during normal construction site inspections:</p> <ul style="list-style-type: none"> • The Project Applicant shall specify in the construction bid that construction contractors are required to use construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits for equipment over 50 horsepower. A list of construction equipment, by type and model year, shall be maintained by the construction contractor on-site. • The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions. • The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes. | |
| 5.2-3: Long-term operation of the project would not generate air pollutant emissions that exceed SCAQMD's regional significance thresholds. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.2-4: Construction activities associated with grading operations could expose offsite sensitive receptors to substantial pollutant concentrations of PM ₁₀ and could expose the existing onsite receptor to substantial pollutant concentrations of both PM ₁₀ and PM _{2.5} . | Potentially Significant | Mitigation Measures 2-1 through 2-3 would reduce air pollutant emissions associated with the project and would therefore also reduce the concentration of air pollutants at nearby sensitive land uses. | Significant and Unavoidable (Project) / Less Than Significant (Cumulative) |

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**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|---|--|--|---|
| 5.2-5: Long-term operation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.3 BIOLOGICAL RESOURCES | | | |
| 5.3-1: Development of the proposed project would involve the loss or modification of approximately 265.2 acres of natural habitat and the wildlife species. These activities could potentially impact special status plants and animal species. Impacts could occur to critical habitat designated by the US Fish and Wildlife Service. Indirect impacts to sensitive plant and animal habitats could also occur. | Potentially Significant | 3-1 Prior to the issuance of grading permits, preconstruction surveys within the proposed impact areas for Plummer's mariposa lily shall be conducted in the appropriate blooming period by a qualified biologist. The appropriate blooming period is defined as occurring within the months of April, May, and June, or as indicated by positive verification of blooming at a documented reference location. Surveys must only be conducted during a year of at least average precipitation, as determined by official precipitation records. The surveys should positively identify and quantify all individuals on or in the immediate vicinity of the proposed impact areas. Any individuals confirmed within the project impact area shall be considered for possible salvage and relocation into suitable receptor sites located onsite within preserved areas, if feasible. Any individuals confirmed in the immediate vicinity of a proposed impact area shall be flagged and appropriately fenced off from construction zones to prevent inadvertent impacts. Individuals confirmed within areas proposed for preservation onsite shall be properly recorded and avoided during any revegetation or other efforts anticipated in the long term during project operation. All observations shall be accurately reported to the California Natural Diversity Database, the California Native Plant Survey, the Consortium of California Herbarium, and/or other herbarium or sensitive species databases as determined by the qualified biologist. This measure shall be implemented to the satisfaction of the Community Development Director. | Less Than Significant |
| | | 3-2 To mitigate for impacts to unoccupied critical habitat of the federally endangered San Bernardino kangaroo rat, the project applicant shall acquire offsite permanent mitigation lands of like habitat quality as determined by the | |

**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|-----------------------------|--|--|---|
| | | <p>US Fish and Wildlife Service (USFWS) during the Section 7 consultation process. Mitigation lands must be acquired prior to the issuance of grading permits, and shall incorporate appropriate long-term management provisions such as deed restrictions, endowments, and/or other management mechanisms to provide for the long-term conservation of the habitat. Potential properties include, but are not limited to, those managed by San Bernardino County Special Districts located in the Glen Helen, Rialto, and Rancho Cucamonga areas. Mitigation lands shall be acquired at a replacement ratio of 1:1 (one acre replaced for every one acre impacted). This measure does not preclude the imposition of additional mitigation requirements that may be initiated by the USFWS during the Section 7 consultation process. This measure shall be implemented to the satisfaction of the Community Development Director.</p> <p>3-3 To mitigate for potential impacts to hydrological processes and subsequent degradation of habitat for the federally endangered San Bernardino kangaroo rat and other sensitive species, all roadway crossings or other improvements proposed within critical habitat for the species shall be designed in such a manner as to not substantially alter the natural flow regimes through impacted sensitive habitat areas. These designs shall include, but shall not necessarily be limited to, the installation of appropriate culverts and stream crossings that allow for natural flow and uninhibited downstream hydrological processes. Design of these improvements shall be undertaken in consultation with the US Fish and Wildlife Service and other responsible agencies. This measure shall be implemented to the satisfaction of the Community Development Director prior to the issuance of grading permits.</p> <p>3-4 Any hiking and equestrian trails or other facilities developed within Cable Creek or other riparian areas on the site shall be designed to comply with provisions in the General Plan. These requirements shall include, but not necessarily be limited to: 1) no ground disturbance may take place within 50 feet of the</p> | |

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**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|-----------------------------|--|---|---|
| | | <p>ordinary high-water mark of the associated stream channel; 2) erosion, sedimentation, and runoff from the proposed improvements must be minimized by the implementation of appropriate best management practices, the installation of appropriate runoff diversions, and/or the planting of native vegetation; 3) Vegetation removal will be minimized to the maximum extent possible; and 4) appropriate signage shall be installed in at least five locations alongside these facilities to educate users as to the importance of riparian ecosystems, the species that rely upon them, and the importance of avoiding unnecessary impacts and disturbance. This measure shall be implemented to the satisfaction of the Community Development Director. [This measure also provides mitigation for Impact 5.3-4 as related to impacts to wildlife corridors. See Mitigation Measure 3-9]</p> <p>3-5</p> <p>The applicant shall prepare a signage and a buyer awareness program to be implemented to inform homeowners of the proximity to sensitive wildlife areas. The purpose of this program shall be to (1) prevent wildlife from being attracted to the housing development and (2) prevent household pets from preying on and harassing the local sensitive species. Materials and literature provided to the residents shall address the implications and dangers of living adjacent to natural open space areas. To prevent wildlife from being attracted to the project site, the materials shall provide information on homeowner's benefits and responsibilities associated with living close to natural wildlife habitats. Specific responsibilities of homeowners shall be described in these materials and be included in the Homeowners Association (HOA) Covenants, Codes, & Restrictions (CC&R). These measures shall include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> • The storage and disposal of ALL food or refuse that is edible by or attractive to wildlife shall be placed in Wildlife-Resistant Refuse Enclosures and Containers. These containers shall meet applicable standards of testing by the Living With Wildlife Foundation and be bear | |

**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|-----------------------------|--|---|---|
| | | <p>resistant for 60 minutes so long as they are able to meet the City of San Bernardino's Refuse and Recycling Division's restrictions for pick-up and onsite sizing. Examples of Wildlife-Resistant Refuse Enclosures and Containers are provided by the Living with Wildlife Foundation (http://www.lwwf.org/).</p> <ul style="list-style-type: none"> ○ The project applicant shall coordinate with the City of San Bernardino Refuse and Recycling Division to ensure all refuse facilities conform to their sizing and pick-up requirements. All refuse containers shall be designed to be consistent with the City of San Bernardino Refuse and Recycling Division restrictions. ● With the exception of birdfeeders, no person shall intentionally feed or knowingly leave or store any refuse, food product, pet food, or other product edible by wildlife on any premises in a manner which would constitute a lure, attraction, or enticement of wildlife on property within the development <ul style="list-style-type: none"> ○ Birdfeeders must be suspended on a cable or other device so as to be inaccessible to bears and other wildlife, and the area below the feeders must be kept free from seed debris. If a wild animal gains access to a birdfeeder, the condition allowing access must be corrected or the birdfeeder removed. ● To limit the amount of time refuse is on the curb, trash should be set out and brought back inside between specified hours on pick-up day (to be detailed in the proposed or future HOA CC&R's). <p>To prevent the disturbance of wildlife (and sensitive species) by domestic pets, the program shall inform residents of the impacts their pets have on local animals. Cat-owners shall be informed of measures to keep their pets within their property boundaries and dog-owners shall keep their dogs on a leash while outside (except within designated dog parks). These</p> | |

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| | | <p>measures would also serve to lessen the likelihood of domestic pets being preyed upon by wild predators.</p> <p>The buyer awareness materials will be included in a sales disclosure statement and in the Homeowners Association (HOA) CC&R's. A copy of the buyer awareness materials shall be approved by the Community Development Director and available to residents upon request.</p> | |
| <p>5.3-2: Development of the proposed project would result in impacts to six riparian plant communities totaling 26.4 acres. Also, 168.4 acres of Riversidean sage scrub, a sensitive nonriparian plant community, would be impacted. Portions of the site within USFWS-designated critical habitat for San Bernardino Kangaroo Rat would be impacted.</p> | <p>Potentially Significant: Impacts to Riversidean sage scrub (168.4 acres) and sensitive riparian plant communities (26.4 acres) and impacts related to noxious weeds and invasive plant species.</p> <p>Less Than Significant: Impacts to riparian communities.</p> | <p>3-6 To mitigate impacts to 168.4 acres of Riversidean sage scrub (RSS) and 26.4 acres of riparian plant communities, the project applicant shall do one of the following, or a combination thereof, prior to the issuance of grading permits: 1) acquire offsite permanent mitigation lands of like habitat as determined by the California Department of Fish and Game (CDFG); and/or 2) pay appropriate in-lieu fees to an appropriate permanent mitigation land bank as determined by CDFG. Mitigation lands must be acquired prior to the issuance of grading permits, and shall incorporate appropriate long-term management provisions such as deed restrictions, endowments, and/or other management mechanisms to provide for the long term conservation of the habitat. Potential properties include, but are not limited to, those managed by San Bernardino County Special Districts located in the Glen Helen, Rialto, and Rancho Cucamonga areas. Mitigation lands for riparian habitat shall be acquired at a replacement ratio of 1:1 (one acre replaced for every one acre impacted). Mitigation lands for RSS shall be acquired at a replacement ration of 1:3 (one acre replaced for every three acres impacted). This measure shall be implemented to the satisfaction of the Community Development Director.</p> <p>3-7 All real property sold within the development shall contain within the real estate contract appropriate Covenants, Codes, and Restrictions (CC&Rs) to require only the use of approved plants on any and all parcels within the development. Approved plants are defined as those listed in the Fire Protection Plan (Firesafe Planning Solutions, 2008) and incorporated into the Spring Trails Specific Plan. All plants classified as "invasive" or "noxious" by the U.S. Department of</p> | Less Than Significant |

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| | | <p>Agriculture Natural Resource Conservation Service (NRCS) shall be specifically prohibited from use in any part of the development, unless specifically authorized within the Fire Protection Plan or the Specific Plan. Enforcement shall be instituted through the project's Homeowner's Association (HOA) and specific enforcement measures shall be provided within the HOA's charter. Enforcement measures may include, but not necessarily be limited to, the imposition of fines, liens, property-owner reimbursed removal of unauthorized plants, and/or other mechanisms. This measure must be implemented prior to the sale of the first residential lot and shall be implemented to the satisfaction of the Community Development Director.</p> <p>3-8 Prior to the issuance of grading permits, the developer or his designee shall submit to the City a noxious weed control plan prepared by a qualified specialist that shall be implemented during construction of the project. The plan shall contain specific measures to be adopted to lessen or eliminate the inadvertent introduction of noxious weeds onto the site or surrounding areas. At a minimum, the plan shall incorporate each of the following requirements: 1) all construction equipment used on the site shall be thoroughly washed prior to transport to the project site; 2) cleaning and washing of equipment includes washing and/or steam cleaning of tires, undercarriages, frames, and other parts of the equipment where mud, dirt, and other debris could be located; 3) offsite cleaning areas shall be clearly identified; and 4) straw bales and other erosion control products shall be certified as "weed free". The plan shall be reviewed by a qualified third party with expertise in the field of noxious weed control. Other control measures may be added by that specialist as deemed appropriate. Following approval of the plan, the plan shall be implemented throughout the construction phase of the project and overseen by a qualified specialist at monthly intervals. During monitoring, the specialist shall have the authority to require corrective measures to assure the success of the plan. This measure shall be implemented to the satisfaction of the Community</p> | |

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| | | Development Director. | |
| 5.3-3: The proposed project would impact approximately 10.6 acres of US Army Corps of Engineers and Regional Water Quality Control Board jurisdictional areas, and 13.3 acres of California Department of Fish and Game jurisdictional areas. Approximately 6.2 acres of the identified jurisdictional areas are in a seasonal wetland. | Less Than Significant | Mitigation Measures 3-3, 3-6 and 3-11 would reduce the project's impacts to jurisdictional areas and riparian habitats. | Less Than Significant |
| 5.3-4: The proposed project would affect wildlife movement and wildlife nursery sites. Raptor foraging habitat and nesting birds would not be affected. | Potentially Significant: Impacts related to nesting birds and impacts to wildlife corridors. Less Than Significant: Impacts to raptor foraging. | 3-9 Implementation of Mitigation Measure 3-4 to mitigate potential impacts to sensitive species in Cable Creek shall also be applied to Impact 5.3-4. 3-10 With regard to the protection of nesting birds, one of the following must occur: 1) Construction should occur outside of the avian nesting season (approximately February 15 through August 31); or 2) If construction must occur during the nesting season, then a preconstruction nesting bird survey of the site shall be conducted by a qualified biologist no more than 14 days prior to construction activities. If active nests are found onsite, then they must be avoided by an appropriate buffer until any young birds have fledged and the nest has completed its cycle, as determined by a qualified biologist. If construction occurs outside of the avian nesting period, then construction may commence without further impediment, commensurate with other regulatory and mitigation requirements. This measure shall be implemented to the satisfaction of the Community Development Director. 3-11 Two known wildlife corridors are present on the project site and may be impacted by the proposed project unless mitigation is incorporated: 1) the unnamed tributary of Cable Creek that flows in an east-to-west direction in the northern third of the project site (referred to here as the Northern Corridor); and | Less Than Significant |

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| | | <p>2) the outwash of Cable Creek adjacent to the Interstate 215 freeway that is proposed to be crossed by the secondary access road (referred to here as the Southern Corridor). For these corridors, the following must occur:</p> <p>Northern Corridor: 1) Native vegetation within this corridor must be restored, enhanced and maintained to the maximum extent allowed by the Fire Protection Plan; 2) riparian vegetation that provides high-quality foraging opportunities, cover, and other habitat values shall be the preferred vegetation type in this area, unless specifically prohibited by the Fire Protection Plan; 3) this area shall be the preferred location for the planting of replacement native trees as outlined in the tree replacement requirements of Mitigation Measure 3-11, unless specifically prohibited by the Fire Protection Plan; 4) the corridor shall be maintained free of fences, walls, or other obstructions; 5) any lighting associated with the project in this area, including street lights and residential lights, shall be of the minimum output required and shall be down-shielded to prevent excessive light bleed into adjacent areas; 6) any road crossings, bridges, culverts, etc., shall be constructed with soft bottoms with an openness ratio of at least 0.9 (openness ratio=height x width/length); and 7) additional recommendations as outlined in the report entitled "A Linkage Design for the San Gabriel-San Bernardino Connection" (South Coast Missing Linkages Project 2004) may be incorporated as feasible and appropriate.</p> <p>Southern Corridor: 1) Any bridge, culvert, or other road crossing structure shall be designed in such a manner as to allow for the maintenance of natural flow through the structure and downstream of the structure, as conditioned by the US Fish and Wildlife Service during the Section 7 permitting process; 2) any road crossings, bridges, culverts, etc. shall be constructed with soft bottoms with an openness ratio of at least 0.9 (openness ratio=height x width/length); and 3) additional recommendations as outlined in the report entitled "A Linkage Design for the San Gabriel-San Bernardino Connection" (South Coast Missing Linkages Project, 2004) may be incorporated as feasible</p> | |

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| | | <p>and appropriate.</p> <p>These measures shall be incorporated into site development plans and must be reviewed and approved prior to the issuance of grading permits. This measure does not preclude the requirement of additional mitigation that may be initiated by the US Fish and Wildlife Service, the US Army Corps of Engineers, the Regional Water Quality Control Board, or the California Department of Fish and Game during the regulatory permitting process. This measure shall be implemented to the satisfaction of the Community Development Director.</p> <p>3-12 To avoid potential direct impacts to mule deer birthing and initial nursing, initial grubbing and vegetation clearing may not occur during mule deer fawning season. For purposes of this project, the mule deer fawning season is defined as March 15 through August 31. This measure shall be implemented to the satisfaction of the Community Development Director.</p> | |
| <p>5.3-5: The proposed project would be required to comply with the City of San Bernardino Tree Ordinance and be consistent with applicable policies of the City of San Bernardino General Plan.</p> | <p>Potentially Significant: Impacts related to tree resources.</p> <p>Less Than Significant: Impacts to USFWS designated critical habitat.</p> | <p>3-13 Significant tree resources that are removed from the site during project development shall be replaced at a 1:1 ratio or at the exchange ratios specific below. Significant tree resources are defined as any native or nonnative ornamental tree—excluding species of the <i>Eucalyptus</i> genus—that is healthy, structurally sound, and is over 20 feet in height. For California black walnut (<i>Juglans californica</i> var. <i>californica</i>), all specimens of the species shall be regarded as significant, regardless of size or height. Prior to the issuance of grading permits, a certified arborist shall conduct an inventory of all significant trees within the development footprint. This inventory shall be used to determine the number and types of significant trees that will be impacted and the subsequent replacement quantities. The number of replacement trees shall be, at a minimum, 220 trees. Should the aforementioned inventory determine that a greater number of significant trees will be impacted, then that quantity shall be used in determining replacement quantities. For purposes of</p> | <p>Less Than Significant</p> |

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| | | <p>replacement ratios, the following exchange ratios shall be used: 1) one 36-inch box tree is equivalent to one replacement tree; 2) five 15-gallon trees are equivalent to one replacement tree; 3) 10 five-gallon trees are equivalent to one replacement tree; and 4) 15 one-gallon trees are equivalent to one replacement tree.</p> <p>During the development of the project, the project applicant shall incorporate the recommendations as set forth in the project arborist report (Integrated Urban Forestry 1998). A certified arborist shall be retained at the developer's expense to oversee the implementation of these requirements and to specify other requirements as deemed appropriate. The measures to be followed include, but are not limited to, specified protocols for the following: 1) the removal of nonnative trees from the site; 2) the removal and transplantation, when feasible, of structurally sound and healthy native trees to other areas of the project site; 3) the installation of tree protection barriers on all trees to be preserved that are within the reach of vehicles and equipment; 4) tree protection training of construction personnel by a certified arborist; 5) irrigation of trees where the natural water supply is interrupted or diminished or where protected trees may require additional water to endure construction-induced stresses; 6) subsequent replacement of any trees that are damaged or have not survived transplantation and relocation; and 7) implementation of the tree replacement plan, as outlined in the first paragraph of this measure. This measure shall be implemented to the satisfaction of the Community Development Director.</p> <p>3-14 Prior to the commencement of ground-disturbing activities, the developer shall retain the services of qualified specialists, approved by the City, to oversee the long-term effectiveness of the biological resources mitigation required in this EIR. When appropriate, the services of these specialists may be combined so long as the person(s) so employed possess the requisite training and skills necessary to effectively carry out their duties to professional standards. Those</p> | |

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| | | <p>specialists shall conduct reviews of the project site for a minimum of five years, as measured from the day of beginning of initial ground disturbance. Reviews shall be conducted, as applicable, on a monthly basis for the first year following initiation, on a quarterly basis during the second and third years, and on an annual basis during the fourth and fifth years. The intensity of monitoring may be increased or the monitoring period extended if the City or relevant Responsible Agency (i.e., CDFG, USFWS, RWQCB, etc.) determines that conditions on the ground warrant such action. The qualified specialists to be retained and the nature of their duties are as follows:</p> <p>Biologist: a qualified biologist shall monitor the effectiveness of Mitigation Measures 3-1, 3-2, 3-4, 3-6, 3-10, 3-11, 3-12, and 3-14.</p> <p>Noxious/Invasive Plant Control Specialist: a person who is qualified in the field of noxious plant management and control shall monitor the effectiveness of Mitigation Measures 3-7 and 3-8.</p> <p>Arborist: a certified arborist shall monitor the effectiveness of Mitigation Measure 3-13.</p> <p>Hydrologist/Stormwater Control Specialist: a qualified hydrologist and/or stormwater control specialist shall monitor the effectiveness of Mitigation Measures 3-3, 3-4, and 3-6.</p> <p>Following each monitoring session, these specialists shall file brief reports with the Community Development Director concerning the effectiveness of the prescribed mitigation. The specialist shall identify and call out any corrective actions required to assure that the purposes of the mitigation are being effectively pursued. The developer shall comply with any corrective measures so prescribed. Monitoring may cease if the qualified specialist determines that the terms of the mitigation have been satisfactorily implemented and that further monitoring is no longer required. This measure shall be implemented to</p> | |

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| | | the satisfaction of the Community Development Director. | |
| 5.4 CULTURAL RESOURCES | | | |
| 5.4-1: Development of the project would not impact any historic resources. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.4-2: Development of the project would impact archaeological resources | Potentially Significant | <p>4-1 Preconstruction archaeological testing by a qualified archaeologist is required to evaluate the significance of historic Cable Canyon Ranch. A qualified archaeologist must be present for grubbing, de-vegetation, and demolition of the spring, remnant stone structure, and fence to protect resources that may be revealed by these activities. Subsequent to vegetation removal but before construction, the archaeologist will perform controlled mechanical excavation inside and outside the house area to locate features present below the ground surface. Once located, the archaeologist should develop a formal treatment plan (plan of work including research questions to be answered and containing an agreement with an accredited repository). Excavation of subsurface features can include additional mechanical excavation or hand excavation as warranted by the features. Discovery of features and recovery of archaeological materials will require extensive sampling, documentation, laboratory work, identification, analysis, and interpretation. The final report should include formal evaluation and significance assessment of each feature and the project catalog and be filed with the City, the San Bernardino Archaeological Information Center, and the repository (San Bernardino County Museum recommended). The site records should also be updated.</p> <p>4-2 If testing determines that the Cable Canyon Ranch complex meets significance criteria, then preconstruction archaeological data recovery excavations by a qualified archaeologist is required to mitigate the adverse impacts of construction on historic Cable Canyon Ranch. The archaeologist should develop a formal data recovery plan (plan of work including research questions to be answered and containing an agreement with an accredited repository).</p> | Less Than Significant |

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| | | <p>Excavation of subsurface features can include additional mechanical excavation or hand excavation as warranted by the features. Discovery of features and recovery of archaeological materials will require extensive sampling, documentation, laboratory work, identification, analysis, and interpretation. The final report should include the project catalog and be filed with the City, the San Bernardino Archaeological Information Center, and the repository (San Bernardino County Museum recommended). The site records should also be updated.</p> <p>4-3 Construction grading in and around the Cable Canyon Ranch complex must be monitored by a qualified archaeologist to ensure that any subsurface features or refuse deposits that were not located during previous phases of archaeological work are found and evaluated. The City should refuse to issue a final occupancy permit until all mitigation is demonstrated to have been performed, including curation of the project documents and artifacts.</p> | |
| 5.4-3: The proposed project could destroy paleontological resources or a unique geologic feature. | Potentially Significant | 4-4 Cultural resources sensitivity training is required for all earth-moving personnel. This training will review the types of archaeological and paleontological resources that might be found, along with laws for the protection of resources. In the event of an unanticipated discovery, all work must halt within a 30-foot radius of the find. Work may not continue until the find has been evaluated by a qualified archaeologist or paleontologist, depending on the nature of the discovery. All discoveries require scientific samples and documentation, including a final report. | Less Than Significant |

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| 5.4-4: Grading activities could potentially disturb human remains. | Potentially Significant | <p>4-5</p> <p>The applicant shall implement one of the mitigation measures outlined below to address anomalies found at the presumed location of the Meyers Family Cemetery. The applicant shall consult with the Meyers family descendents in the selection of the appropriate mitigation options for the Meyers Family Cemetery in conjunction with the proposed development. It shall be a high priority to implement an option that most closely meets the desires of the family to the extent feasible under the final approved development and grading plans.</p> <p>In the event the final development and grading permits do not require grading or other disturbance of the anomaly sites, one of the following mitigation measures shall be implemented:</p> <ol style="list-style-type: none"> 1. The burial site anomalies/remains shall remain undisturbed. This can be accomplished either by complete avoidance of the project area or alternatively by “capping” the site. Capping the site would involve scraping existing vegetation and providing up to two feet of compacted fill material over the site. No activity under this option shall excavate lower than one foot below grade to remove existing vegetation or soil. Replacement vegetation may be placed for future open space such as a park. Plans to cap the site shall be prepared and reviewed/approved by a certified archaeologist prior to the disturbance of the cemetery site surface. In addition, a covenant in the deed shall restrict any future excavation within 25 feet of the anomalies. 2. The applicant shall coordinate with the Meyers family to facilitate excavation of the anomalies to determine if they represent coffins and, if so, to coordinate reburial at a private or public cemetery to be determined by the family. Under this option, preconstruction archaeological testing by a qualified archaeologist is required. The archaeological testing must consist of mechanical excavation of overburden and hand excavation near the anomalies to determine if they represent coffins. The excavation shall | Less Than Significant |

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| | | <p>occur under the supervision of a certified archaeologist and a Meyers family representative. If the anomalies are demonstrated not to contain coffins, no further work will be required. If coffins are present, the family shall determine the desired deposition. This may include transfer of the undisturbed coffins for reburial or option 3 below. The applicant shall be responsible for the transport of relocating the remains for the family. If desired by the family, the applicant shall also be responsible for funding a family memorial plaque near to the original burial site.</p> <p>In the event the site is not avoided as part of the final development and grading permits, and testing demonstrates that coffins are, in fact, present, the applicant shall implement option 2 or option 3 below:</p> <p>A qualified archaeologist shall develop a formal treatment plan (plan of work including research questions to be answered). The excavation team shall include a qualified osteologist. Excavation may include mechanical excavation of overburden and hand excavation of human skeletal materials. The treatment plan should include an agreement with the Meyers family as to the disposition of any human skeletal remains. A final report shall include formal evaluation and the project catalog and be filed with the City and the San Bernardino Archaeological Information Center. The site record should also be updated.</p> <p>4-6 If human remains are discovered at any time, the applicant shall follow guidelines addressed in California Health and Safety Code Section 7050.5. This requires that work in the vicinity must halt and the county coroner must be notified immediately. If the remains are determined to be Native American, the coroner will contact the Native American Heritage Commission. All discoveries require verification and documentation, including a final report.</p> | |

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| 5.4-5: The project would not be developed in a sensitive archaeological area, as identified in the City's General Plan. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant Impact |
| 5.5 GEOLOGY AND SOILS | | | |
| 5.5-1: The project would involve grading on about 216.7 acres of land, with roughly 3.1 million cubic yards of cut and 2.8 million cubic yards of fill. Project earth movement would not result in substantial adverse erosion or dust impacts. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.5-2: The project could expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault. | Potentially Significant | 5-1 Prior to recordation of final maps, additional fault studies shall be conducted to the satisfaction of the geotechnical consultant of record on the project and the City Engineer. These studies shall include: 1. Trenching across Splay E to locate the splay and gauge its activity in order to determine the required width of setbacks from the splay. 2. A trench across Splay A in the western part of the site to confirm the location of the splay in that part of the site and to aid in determining the width of required setbacks from the splay. 3. A trench between Splays A and B in the central part of the site. If the geotechnical consultant recommends expanded or modified setbacks from faults based on the findings of such additional studies, then the project will be required to comply with such setbacks, and any lots that would not be developable according to the development standards of the Specific Plan will be eliminated prior to recordation of TTM 15576 or the associated phase of TTM 15576. | Less Than Significant |

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| 5.5-3: The project could expose people or structures to potential substantial adverse effects from strong ground shaking. | Potentially Significant | <p>5-2 Prior to recordation of final maps, a detailed design-level geotechnical investigation report shall be prepared and submitted with engineering grading plans to further evaluate liquefaction, seismic settlement, lateral spreading, subsidence, collapsible soils, corrosive soils, slope stability including earthquake-induced landslides, and other geotechnical constraints and provide site-specific recommendations to address such conditions, if determined necessary. The geotechnical reports shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. The project would be required to comply with any recommendations that are made in the report of such investigation.</p> <p>5-3 For each phase of the project, at the completion of grading and before project construction begins, final geotechnical testing for corrosive soils and expansive soils shall be conducted. A final geotechnical report for the relevant phase shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. Such report shall contain recommendations to address corrosive soils and expansive soils, as determined necessary. The project would be required to comply with any recommendations that are made in the report of such investigation.</p> | Less Than Significant |
| 5.5-4: Although people or structures could be exposed to potential adverse effects from seismic-related ground failure such as liquefaction and settlement, these hazards are low because the project site is not in a moderate or high liquefaction hazard zone identified in the City of San Bernardino General Plan. | Potentially Significant | Mitigation measures for Impact 5.3-3 would also be applied for this impact. | Less Than Significant |

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| 5.5-5: The project site is not subject to substantial hazards from landslides, mudslides, or subsidence. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.5-6: The expansion potential of site soils is low to very low, and project development would not create substantial hazards arising from expansive soils. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.5-7: Project development would modify part of the San Andreas fault, a unique geological feature. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.5-8: Project grading and construction would be conducted so as not to result in substantial amounts of unstable soils. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.5-9: Part of the project would be developed within a Hillside Management Overlay Zoning District. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.6 HAZARDS AND HAZARDOUS MATERIALS | | | |
| 5.6-1: Project construction and operation would involve the transport, use, and/or disposal of hazardous materials. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.6-2: Project development would not interfere with an emergency response or evacuation plan. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

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| 5.6-3: The project site is in a very high fire hazard zone and could expose structures and/or residents to fire danger. Two lots (Lots 30 and 233) would not have sufficient space for fuel modification. | Potentially Significant | 6-1 | The Fire Protection Plan shall be approved by the City of San Bernardino Fire Department prior to commencement of grading. The Fire Marshal shall have the authority to modify, increase, or reduce the necessary size and location of any of the recommended Fire Management Zones and setbacks, based on a lot-by-lot inspection at time of grading. A minimum of 170 feet of fuel modification plus enhanced structural treatments listed in the Fire Protection Plan are needed to provide a safe buffer between the wildland and the structures. | Less Than Significant |
| | | 6-2 | Prior to introduction of combustible materials on any lot, the developer or builder shall clear all flammable vegetation, including weeds to four inches in height or below (leave enough vegetation to allow for erosion control). All cut and dead vegetation shall be removed from the site. The builder shall maintain each site in this condition until the homeowner takes responsibility and installs irrigation and fire-resistive landscaping as approved by the Homeowners Association. All landscaping must be in compliance with the guidelines in the approved Fire Protection Plan. All manufactured slopes, internal common areas, and open spaces shall comply with the criteria set forth in the Fire Protection Plan and shall not have any vegetation of the type prohibited in this plan (undesirable plant list). | |
| | | 6-3 | The Homeowners Association shall assure that all fuel modification on private lots is in accordance with the requirements in the plan. | |
| | | 6-4 | An annual inspection of the property for compliance with the approved plan shall be done by the Homeowners Association with a written letter of compliance sent to the San Bernardino Fire Department. Every five years, an approved Wildland Fire Protection consultant funded by the HOA shall inspect the site and a report shall be submitted to the San Bernardino Fire Department. | |
| | | <i>Onsite Roadway Vegetation</i> | | |
| 6-5 | Vegetation shall be modified and/or cleared, either by the Landscape Maintenance District or the Homeowners Association on each side of any | | | |

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**Table 1-2
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| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|-----------------------------|--|--|---|
| | | <p>onsite road in accordance with the approved Fire Protection Plan.</p> <p><i>Southern California Edison Easement</i></p> <p>6-6 If the project is built with the Southern California Edison 115 kV transmission lines remaining aboveground, all flammable vegetation within the SCE overhead electric line easement shall be removed, on an ongoing basis, except for that needed for erosion control and soil stability.</p> <p><i>Lots 30 and 233</i></p> <p>6-7 Development of Lots 30 and 233 shall only occur when the following conditions are met. No development shall occur without the review and approval of the San Bernardino Fire Chief.</p> <ul style="list-style-type: none"> • The onsite fuel modification shall consist of irrigated “Zone A” and “Zone B” that will remain within the Spring Trails property. An irrigated “Zone A” shall be a non-combustible setback zone within the pad area between the residential structure and the wildland urban interface area, traditionally the furthest portion of the pad. “Zone B” shall be a landscaped irrigated zone beyond “Zone A” and terminating at the project boundary, with non-combustible construction which will act as a “heat-sink” from an impending wild fire. “Zone C” shall extend offsite as fuel modification. “Zone C” will be a temporary off-site fuel modification until the adjoining property is, or will be, developed. If this is the scenario an easement will be required for maintenance of the “Zone C”. If the adjoining property is developed prior to the development of the Spring Trails project, then the off-site fuel modification will not be required for Lots 30 and 233. The total fuel modification distance for lots 30 and 233 will be a minimum of 170 feet. • For Lot 30, Zone A shall have a minimum/maximum distance of 20 feet, Zone B shall have a minimum distance of 88 feet and a maximum distance of 113 feet, and Zone C shall have a minimum distance of 37 | |

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|---|--|--|---|
| | | <p>feet and a maximum distance of 62 feet (a total of 15,469 square feet).</p> <ul style="list-style-type: none"> For lot 233, Zone A shall have a minimum/maximum distance of 20 feet, Zone B shall have a minimum distance of 68 feet and a maximum distance of 112 feet in width, and Zone C shall have a minimum distance of 43 feet and a maximum distance of 80 feet (a total of approximately 20,706 square feet). | |
| 5.6-4: Expose persons or property to significant risk, injury, or death involving high winds. | Potentially Significant | <p>6-8</p> <p>The development of Spring Trails shall follow development guidelines outlined in the San Bernardino General Plan for high wind areas (Policies 10.10.1 through 10.10.8). The building plans must be approved by the building official.</p> <ul style="list-style-type: none"> Policy 10.10.1: Ensure that buildings are constructed and sited to withstand wind hazards. Policy 10.10.2: Require that development in the High Wind Hazard Area, as designated in Figure S-8 [of the San Bernardino General Plan], be designed and constructed to withstand extreme wind velocities. Policy 10.10.3: Periodically review the structural design requirements for wind in the Building Code to reflect wind conditions and property damage experienced as well as advances to current construction technology. Policy 10.10.4: Require that structures be sited to prevent adverse funneling of wind onsite and on adjacent properties. Policy 10.10.5: Require that multi-story residential, commercial, and industrial buildings be designed to prevent wind tunnel effects around their base and in passageways. Policy 10.10.6: Construct public infrastructure (lighting poles, street lights, bridges, etc.) to withstand extreme wind velocities in High Wind Hazard areas. Policy 10.10.7: Maintain police, fire, medical, and other pertinent programs to respond to wind-caused emergencies. Policy 10.10.8: Initiate a review of the wind hazard potential as it applies | Less Than Significant |

**Table 1-2
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| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|--|--|---|---|
| | | to various parts of the City and, if merited, tailor the design standards accordingly. | |
| | | 6-9 Implementation of Mitigation Measure 2-1 (Section 5-2, <i>Air Quality</i>) would reduce construction-related wind-blown dust impacts. | |
| 5.6-5: If the project is built with the Southern California Edison 115 kV transmission lines remaining above ground the lines would potentially expose construction workers, and residents to hazards of electric shock and/or electric and magnetic fields. | Potentially Significant | 6-10 If the project is built with the Southern California Edison 115 kV transmission lines remaining aboveground, the development plans shall be drawn to accommodate SCE safety measures including: <ul style="list-style-type: none"> • Operators of construction equipment with overhead lift capability, cranes, backhoes, and similar equipment shall abide by state safety clearances and undergo SCE-approved safety training, as needed, before operating the equipment onsite. • Near residences, a safety strip meeting SCE standards shall be required beside the SCE right-of-way. • Easements shall be employed as needed to prevent damage to the towers, shield residents from harm, and guarantee SCE maintenance access.. | Less Than Significant |
| 5.7 HYDROLOGY AND WATER QUALITY | | | |
| 5.7-1: Development pursuant to the proposed project would increase the amount of impervious surfaces on the site and would therefore increase surface water flows into drainage systems within the watershed. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.7-2: Development pursuant to the proposed project would increase the amount of impervious surfaces on the site. Project development would not substantially | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

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| Environmental Impact | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|--|---------------------------------------|---|
| reduce groundwater recharge compared to existing conditions. | | | |
| 5.7-3: The project site is not within a 100-year flood hazard area. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.7-4: During the construction phase of the proposed project, there is the potential for short-term unquantifiable increases in pollutant concentrations from the site. After project development, the quality of storm runoff (sediment, nutrients, metals, pesticides, pathogens, and hydrocarbons) may be altered. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.7-5: The site would not be subject to inundation by seiche or dam failure. Development of three reservoirs onsite as part of the project would not create substantial flooding hazards due to seiches. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.7-6: Project development would not place habitable structures or roadways in the paths of debris flows expected to occur in a 100-year storm. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

**Table 1-2
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| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|--|--|---|---|
| 5.8 LAND USE AND PLANNING | | | |
| 5.8-1: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.8-2: The proposed project would conflict with the adopted United States Fish and Wildlife Service San Bernardino Kangaroo Rat Critical Habitat. | Potentially Significant | 8-1 The mitigation measure 5.3-2, described in Section 5.3 of this EIR, shall be followed during the Section 7 consultation process prior to the issuance of grading permits. | Less Than Significant |
| 5.8-3: Development would occur in the Hillside Management Overlay District. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.8-4: Development would occur within Foothill Fire Zones A and B or C, as identified in the City's General Plan. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.9 MINERAL RESOURCES | | | |
| 5.9-1: Substantial mineral resources would not be made unavailable for extraction by implementation of the proposed project. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.10 NOISE | | | |
| 5.10-1: Project-related traffic would not substantially increase ambient noise levels in the vicinity of noise-sensitive receptors at buildout year 2013. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.10-2: Building facades would not be exposed to exterior noise levels exceeding 65 DBA CNEL and therefore interior noise levels would not exceed 45 dBA CNEL. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

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**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| Environmental Impact | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|--|--|--|
| 5.10-3: Project implementation would result in long-term operation-related noise that would not exceed local standards. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.10-4: The project would not create groundborne vibration and groundborne noise. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.10-5: Project-related construction activities would result in temporary noise increases at the existing onsite and surrounding noise-sensitive receptors due to the length of the construction period, approximately three years. | Potentially Significant | <p>10-1 The construction contractor shall properly maintain and tune all construction equipment to minimize noise emissions.</p> <p>10-2 The construction contractor shall fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.</p> <p>10-3 The construction contractor shall locate all stationary noise sources (e.g., generators, compressors, staging areas) as far from off-site residential receptor locations as is feasible.</p> <p>10-4 Construction activities, including haul trucks and deliveries, shall be limited between 7:00 AM to 7:00 PM Monday through Saturdays, except on federal holidays.</p> <p>10-5 The project applicant shall post a sign, clearly visible on-site, with a contact name and telephone number of the project applicant's authorized representative to respond in the event of a noise complaint.</p> <p>10-6 The construction contractor shall install temporary sound blankets at least six feet in height along the boundaries of the on-site residence.</p> | Significant and Unavoidable – Project Impact / Less Than Significant – Cumulative Impact |

**Table 1-2
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|--|--|--|---|
| 5.11 POPULATION AND HOUSING | | | |
| 5.11-1: Based on an average household size of 3.34, 307 units located on the project site would introduce approximately 1,025 new residents to the city of San Bernardino. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.12 PUBLIC SERVICES | | | |
| FIRE PROTECTION AND EMERGENCY SERVICES | | | |
| 5.12-1: The proposed project would introduce 307 residences and about 1,025 residents into a very high fire hazard severity zone in the San Bernardino City Fire Department service area, thereby increasing the requirement for fire protection facilities and personnel. | Potentially Significant | 12-1 Prior to issuance of building permits, the developer shall participate on a fair-share basis in funding the continued operation and maintenance of the Verdemont Fire Station. A one-time fair-share contribution equivalent to the Community Facilities District Number 1033 "in-lieu fee" established by Resolution Number 2004-107 of the Mayor and Common Council would mitigate the long-term impact of the project on emergency services of the Fire Department. As an alternative, an irrevocable agreement to annex the project site to Community Facilities District Number 1033 would satisfy this obligation. | Less Than Significant |
| POLICE PROTECTION | | | |
| 5.12-2: The proposed project would introduce new structures and residents into the San Bernardino Police Department's service boundaries, thereby increasing the requirement for police protection and personnel. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

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| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|---|--|---------------------------------------|---|
| SCHOOL SERVICES | | | |
| 5.12-3: The proposed project would generate roughly 102 new elementary school students, 52 new middle school students, and 60 new high school students in the San Bernardino City Unified School District service area. Students generated by the project would increase enrollment at North Verdemon Elementary School, Cesar Chavez Middle School, and Cajon High School. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| LIBRARY SERVICES | | | |
| 5.12-4: The proposed project would add roughly 1,025 residents to the project site, increasing the service needs for the Dorothy Inghram Branch Library. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.13 RECREATION | | | |
| 5.13-1: The proposed project would include up to 307 residential dwelling units to the San Bernardino area, resulting in a subsequent increase in use of existing recreational facilities and a possible demand for additional facility development. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

**Table 1-2
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|---|--|---|---|
| 5.14 TRANSPORTATION/TRAFFIC | | | |
| 5.14-1: The proposed project would generate 3,149 average daily trips, 247 morning peak hour, and 333 evening peak hour trips to the project area, thereby contributing to existing and future unacceptable levels of service at the Palm Avenue/I-215 ramps intersections and at the Palm Avenue/Kendall Drive intersection. | Potentially Significant | <p>14-1 If at the time combustible materials are placed on the project site the Palm Avenue/Kendall Drive intersection has not been improved, the project shall be responsible for funding and constructing the dual westbound left turn lane intersection improvements at Palm Avenue/ Kendall Drive. All improvements to this intersection must be completed to the satisfaction of the Director of Public Works/Civil Engineering prior to issuance of occupancy permits.</p> <p>14-2 The easterly (primary) project access road between Little League Drive and the project site shall be constructed and paved to meet the City of San Bernardino Fire Department's minimum standards prior to placement of combustible materials on the project site. The access road shall be designed and constructed to meet the City of San Bernardino Public Works/Engineering Division's design standards prior to issuance of occupancy permits. Concurrently, the segment of Little League Drive north of Meyers Road shall be improved to Public Works Department design standards.</p> <p>14-3 The westerly (secondary) project access road shall be constructed and paved to meet the City of San Bernardino Fire Department's minimum standards prior to placement of combustible materials on the project site. The access road shall be designed and constructed to meet the City of San Bernardino Public Works/Engineering Division's design standards prior to the issuance of occupancy permits.</p> <p>14-4 Prior to the issuance of grading permits, the project applicant shall prepare a construction traffic plan that shall be approved by the City of San Bernardino Public Works/Engineering Division. The construction traffic plan shall</p> <ul style="list-style-type: none"> Prohibit project construction traffic from using the Kendall Drive/Palm Avenue intersection during the morning peak hour (7:00 AM and 9:00 AM) and the evening peak hour (4:00 PM and 6:00 PM) | Less Than Significant |

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|---|--|--|---|
| | | <ul style="list-style-type: none"> • Establish truck haul routes on the appropriate transportation facilities. • Provide Traffic Control Plans (for detours and temporary road closures) that meet the minimum Caltrans, City, and County criteria. • Minimize offsite road closures during the peak hours. • Keep all construction-related traffic onsite at all times. | |
| 5.14-2: Project-related trip generation in combination with existing and proposed cumulative development would result in designated road and/or highways exceeding the San Bernardino Association of Governments' Congestion Management Plan service standards. | Potentially Significant | No funding program is currently available for the proposed Caltrans/SANBAG I-215 and I-15 freeway mainline improvements. No additional mitigation measures are available to reduce Impact 5.14-2. | Significant and Unavoidable |
| 5.14-3: Project circulation improvements have been designed to adequately address potentially hazardous conditions (sharp curves, etc.), potential conflicting uses, and emergency access. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.14-4: The proposed project provides access for alternative transportation. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

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|--|--|--|---|
| 5.15 UTILITIES AND SERVICE SYSTEMS | | | |
| 5.15-1: Spring Trails would use 529 acre-feet per year and is included in the 2010 San Bernardino Regional Urban Water Management Plan projections. The project would require the construction of additional water distribution infrastructure, including reservoirs, pump stations, and water mainlines that are not part of a Capital Improvements Plan. | Potentially Significant | 15-1 Occupancy permits may not be issued by the City until Phase II of the Verdernont infrastructure improvements is constructed. The proposed 20-inch transmission line in the 2300 zone shall be constructed in congruency with the extension of Meyers Road. Funding for the 2300-zone reservoir, pump station, and 20-inch transmission line in Meyers Road shall either be funded in full by the project applicant or through the San Bernardino Municipal Water Department's (SBMWD) capital improvements plan. If the Phase II infrastructure is funded by the CIP, the project applicant shall pay the developer impact fee as required by the SBMWD. | Less Than Significant |
| 5.15-2: Development of the project site would require construction of new stormwater drainage systems and facilities that would meet regional water quality control board requirements. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.15-3: The wastewater flow of the proposed project would not exceed the full flow capacities of existing sewer lines or wastewater facilities; however, new onsite pipelines would need to be constructed to serve the project and a potential upgrade would be needed for the existing pipeline at Little League Drive. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.15-4: The proposed project would be adequately served by the Mid-Valley and San Timoteo Sanitary landfills and would comply with AB 939. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |

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|--|--|---|---|
| 5.16 GREENHOUSE GAS EMISSIONS | | | |
| 5.16-1: Project-related greenhouse gas emissions would significantly cumulatively contribute to global climate change impacts in California. | Potentially Significant | Construction | Significant and Unavoidable (transportation/vehicle related) – Cumulative Impact Less Than Significant (area sources, energy use, and waste) |
| | | 16-1 Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that the project uses recycled materials for at least 5 percent of construction materials. Recycled materials may include salvaged, reused, and recycled content materials. Recycled and/or salvaged building materials shall be shown on building plans submitted to the City. | |
| | | 16-2 Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that the project uses 20 percent locally manufactured and produced building materials, which are defined as materials manufactured or produced within 500 miles of the project. | |
| | | 16-3 Prior to the issuance of building permits, applicants for Spring Trails shall prepare a construction waste management plan to reduce construction debris and material by diverting at least 50 percent of the total of all project-related nonhazardous construction and debris from landfills to recycling or reuse operations (based on the C&D requirements of Section 6-3.602 of the City of Ontario Municipal Code). The construction waste management plan shall identify the amount of construction debris by type that would be generated and the maximum weight of each material type that can feasibly be diverted from landfills. | |
| | | 16-4 Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that the project uses insulation with at least 75 percent recycled content, such as cellulose, newspaper, or recycled cotton. | |
| | | 16-5 Applicants for new development proposals in Spring Trails shall require the construction contractor to provide carpooling for workers to and from the work site on days that construction activities require 200 or more workers. These | |

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|-----------------------------|--|--|---|
| | | <p>requirements shall be demonstrated to the Community Development Director prior to the issuance of grading permits and shall be noted on the grading plan cover sheet and discussed at all pregrade meetings.</p> <p>Operation</p> <p><i>Energy Efficiency</i></p> <p>16-6 Prior to the issuance of a building permit, residential development plans shall be required to demonstrate that the overall project exceeds 2008 Building and Energy Efficiency Standards (Title 24) for energy efficiency by 15 percent. Design strategies to meet this standard may include maximizing solar orientation for daylighting and passive heating/cooling, installing appropriate shading devices and landscaping, and utilizing natural ventilation. Other techniques include installing insulation (high R value) and radiant heat barriers, compact fluorescent and/or light emitting diode bulbs, low-e window glazing or double-paned windows, energy-efficient appliances (e.g., Energy Star appliances), cool roofs, and cool pavement.</p> <p>16-7 Applicants shall provide all homeowners with information regarding energy-efficiency rebate programs offered by utility providers and government agencies.</p> <p><i>Water Conservation and Efficiency</i></p> <p>16-8 Applicants for new developments in Spring Trails shall submit evidence to the satisfaction of the Community Development Director that all toilets, urinals, sinks, showers, and other water fixtures installed onsite shall be ultra-low-flow water fixtures that exceed the Uniform Plumbing Code. Examples are: 1.28 average gallons per flush high efficiency toilets, 2 gallon per minute (gpm) efficient bathroom faucets, 2.2 gpm efficient kitchen faucets, and 2.2 gpm efficient shower heads.</p> <p>16-9 Mulch planting beds and apply compost and environmentally friendly fertilizers to promote healthy topsoil, maximize plant growth, and reduce plant</p> | |

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|-----------------------------|--|---|---|
| | | <p>replacement in the Spring Trails community parks and landscaping. This also reduces the need for longer or more frequent irrigation run times.</p> <p><i>Forest Resources</i></p> <p>3-13 Significant tree resources that are removed from the site during project development shall be replaced at a 1:1 ratio or at the exchange ratios specified below. Significant tree resources are defined as any native or nonnative ornamental tree—excluding species of the <i>Eucalyptus</i> genus—that is healthy, structurally sound, and over 20 feet in height. Prior to the issuance of grading permits, a certified arborist shall conduct an inventory of all significant trees within the development footprint. This inventory shall be used to determine the number and types of significant trees that will be impacted and the subsequent replacement quantities. The number of replacement trees shall be, at a minimum, 220 trees. Should the aforementioned inventory determine that a greater number of significant trees will be impacted, then that quantity shall be used in determining replacement quantities. The following exchange ratios shall be used: 1) one 36-inch box tree is equivalent to one replacement tree; 2) five 15-gallon trees are equivalent to one replacement tree; 3) ten 5-gallon trees are equivalent to one replacement tree; and 4) fifteen one-gallon trees are equivalent to one replacement tree.</p> <p>During the development of the project, the project applicant shall incorporate the recommendations as set forth in the project arborist report (Integrated Urban Forestry 1998). A certified arborist shall be retained at the developer's expense to oversee the implementation of these requirements and to specify other requirements as deemed appropriate. The measures to be followed include, but are not limited to, specified protocols for the following: 1) the removal of nonnative trees from the site; 2) the removal and transplantation, when feasible, of structurally sound and healthy native trees to other areas of the project site; 3) the installation of tree protection barriers on all trees to be preserved that are within the reach of vehicles and equipment; 4) tree</p> | |

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|---|--|--|---|
| | | protection training of construction personnel by a certified arborist; 5) irrigation of trees where the natural water supply is interrupted or diminished or where protected trees may require additional water to endure construction-induced stresses; 6) subsequent replacement of any trees that are damaged or have not survived transplantation and relocation; and 7) implementation of the tree replacement plan, as outlined in the first paragraph of this measure. This measure shall be implemented to the satisfaction of the Community Development Director. | |
| 5.16-2: The proposed project would not conflict with the California Air Resources Board's Scoping Plan. | Less Than Significant | No mitigation measures are necessary. | No mitigation measures are necessary. |
| 5.17 FOREST RESOURCES | | | |
| 5.17-1: The proposed project site is not considered forest land, timberland or zoned as timberland production. | Less Than Significant | No mitigation measures are necessary. | Less Than Significant |
| 5.17-2: The proposed project would remove 220 native trees, requiring replacement of trees per the city's tree ordinance. | Potentially Significant | Mitigation Measure 3-13 from Section 5.3, <i>Biological Resources</i> , also applies to impacts to forest resources. | Less Than Significant |

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