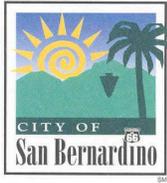


**SECTION 1.0  
EXECUTIVE SUMMARY**

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## 1.0 EXECUTIVE SUMMARY

### 1.1 PROJECT LOCATION

The proposed San Bernardino Merged Area A Merger & Amendments Project (proposed project) is generally located in the southeast portion of the City of San Bernardino east of Interstate 215 (I-215) from 8<sup>th</sup> Street to the Interstate 10 (I-10) interchange, and also along I-10 from the I-215 interchange to Mountain View Avenue. A portion of the Southeast Industrial Park Project Area is located west of the I-215 and the South Valle Project Area is located south of I-10. In addition, a portion of the Tri-City Project Area is located along Del Rosa Drive between Baseline and 6<sup>th</sup> Street (refer to Exhibit 3-1, Regional Location Map, and Exhibit 3-2, Existing Project Areas, in Section 3.0, Project Description).

Merged Area A encompasses the following Project Areas totaling 2,823 acres:

- Central City North
- Southeast Industrial Park
- Tri-City
- South Valle
- Merged Central City Projects (Meadowbrook/Central City, Central City East, Central City South)

### 1.2 PROJECT SUMMARY

#### 1.2.1 PROJECT OVERVIEW

The proposed project is intended to accomplish the following:

- Merge and increase both the total amount of tax increment revenue the Agency may collect and the total amount of bonded indebtedness which can be outstanding at one time within Merged Area A;
- Update and expand the capital improvement projects list for Merged Area A;
- Extend by ten years the effectiveness of the Redevelopment Plans and the time to collect tax increment revenue from the Meadowbrook/Central City and Central City North Project Areas;
- Amend the existing Redevelopment Plans to merge the Meadowbrook/Central City, Central City North, Central City South, Central City East, Southeast Industrial Park, Tri-City, and South Valle Project Areas for financial reasons and as allowed by the California Community Redevelopment Law, Health and Safety Code Section 33000, et seq. (“Redevelopment Law”);
- Adopt a single Merged, Amended, and Restated Redevelopment Plan for the proposed Merged Area A.



The Merged Plan has been prepared by the Agency pursuant to Redevelopment Law, the California Constitution, and all applicable laws and ordinances. It does not present a specific plan for the redevelopment, rehabilitation, and revitalization of any area within Merged Area A; instead, it establishes a process and framework for implementation.

## **MERGERS AND AMENDMENTS**

In accordance with the *California Community Redevelopment Law* (“CRL”) (*Health and Safety Code* Section 33000 et seq.), the Redevelopment Agency of the City of San Bernardino (“Agency”) is proposing various redevelopment plan amendments and the merger of seven of the Agency’s Project Areas (“Project Areas”). The seven Project Areas under consideration include Central City North, Southeast Industrial Park, Tri-City, South Valle, Meadowbrook/Central City, Central City East, and Central City South, collectively referred to as “Merged Area A” and individually referred to as “Project Area.” As part of the Merger and Amendments, the Agency is proposing to adopt a single Merged, Amended, and Restated Redevelopment Plan for Merged Area A (“Merged Plan”).

### **Amendment to Increase the Tax Increment and Bonded Debt Limitation**

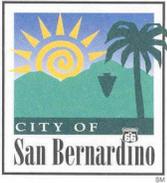
CRL Section 33354.6(a) sets forth that when a redevelopment agency proposes a redevelopment plan amendment to increase the limitation on the number of dollars to be allocated to the Project Area, or the amount of bonded debt that can be outstanding at any one time, the agency shall follow the same procedure, and the legislative body is subject to the same restrictions, as when adopting a new redevelopment plan.

Furthermore, CRL Section 33354.6(b) specifies that when an agency proposes such amendments, it shall describe and identify the following in the amendment documents: the remaining blight within the Project Area; the portions, if any, that are no longer blighted; the projects that are required to be completed to eradicate the remaining blight; and the relationship between the costs of those projects and the amount of increase in the limitation on the number of dollars to be allocated to the agency. “The ordinance adopting such an amendment must contain findings that both (1) significant blight remains within the Project Area and (2) the blight cannot be eliminated without the establishment of additional debt and the increase in the limitation on the number of dollars to be allocated to the redevelopment agency.”

The Agency is proposing single cumulative limits for both the tax increment limitation and the bonded indebtedness limitation for Merged Area A.

### **Amendment to Add Public Improvement Projects to Merged Plan**

Under CRL Section 33354.6, the legislative body may amend a redevelopment plan to add significant capital improvement projects as determined by the redevelopment agency. To add such capital improvement projects, an agency must follow the same procedures as adopting a new redevelopment plan. The Agency is both amending the capital project lists for the individual Project Areas into one merged list, as well as adding new capital projects for Merged Area A.



### **Amendment to Extend the Effectiveness and Term to Receive Tax Increment by 10 Years**

The Agency wishes to pursue the extension of the effectiveness of the Central City North and Meadowbrook/Central City Project Areas. These Project Areas will reach their effectiveness time limit in the near future. Once the effectiveness limit is reached, implementation activities (except for inclusionary housing) within the Project Areas must cease and funds can only be spent on administering debt associated with the Project Areas. Therefore, the Agency wishes to pursue the 10-year amendment to extend the effectiveness and time period to receive tax increment for these two Project Areas. This amendment will further the Agency's ability to financially support needed redevelopment projects and programs in Merged Area A.

The City's existing Housing Element (adopted July 2003) is currently being updated. A draft of the updated Housing Element has been submitted to the Department of Housing and Community Development (HCD) for their mandatory review for compliance with State law. Following HCD review and any updates to the draft Housing Element, the City will hold public hearings to adopt the Housing Element.

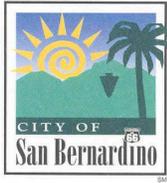
As such, the 10-year amendments as previously identified for the Central City North and Meadowbrook/Central City Project Areas will not be undertaken at this time, but would be subject to a subsequent amendment after the Housing Element is adopted by the City and certified by HCD.

Pursuant to *CRL* Section 33333.10, the Mayor and Common Council must make findings that significant blight remains in the two Project Areas that cannot be eliminated without extending the effectiveness of the redevelopment plan and the time limit to receive tax increment. The 10-year amendment would require the Agency to follow the same procedure required to adopt a new redevelopment project, and adhere to the additional requirements prescribed by the *CRL* to complete this particular type of amendment. Significant blight does not have to be prevalent throughout the two Project Areas, though tax increment may only be spent in areas where blighting conditions are identified or where non-blighted parcels are deemed necessary and essential. This requirement for spending tax increment generated in the Project Area in this restricted manner commences only after the original effectiveness limit has expired.

An important outcome of the 10-year amendment is the requirement that, commencing the first fiscal year after the amendment is adopted, the Project Areas must deposit a total of 30% (a 10% increase) of the tax increment revenue received (from the Project Areas) into the Agency's Low and Moderate Income Housing Fund ("Housing Fund"). The requirement limiting where funds may be spent after the 10-year amendment does not include expenditures from the Housing Fund.

Additionally, the *CRL* contains a list of other requirements that must be met for the Agency to extend the effectiveness and tax increment time limitations for the Central City North and Meadowbrook/Central City Project Areas. The Mayor and Common Council must not only make the required findings of blight noted above, but prior to the Mayor and Common Council's consideration of the amendment ordinance, the Agency must adopt a resolution that makes the following findings:

- The community has an adopted housing element certified by the Department of Housing and Community Development;



- The Agency has not been in major violation of the State Controller’s annual reporting for the past three fiscal years; and
- The Agency has written a request to and received a response from the State Department of Housing and Community Development stating that the Agency does not have an excess surplus in its Housing Fund.

### **Project Area Merger**

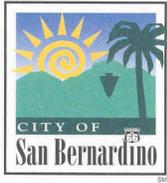
*CRL* Section 33485 states that “Mergers of project areas are desirable as a matter of public policy if they result in substantial benefit to the public and if they contribute to the revitalization of blighted areas through the increased economic vitality of those areas and through increased and improved housing opportunities in or near such areas.” Furthermore, *CRL* Section 33486 states that project areas may be merged, without regard to contiguity of the areas, by the amendment of each affected redevelopment plan as provided in *CRL* Section 33450. Before adopting the ordinance amending each affected redevelopment plan, the Mayor and Common Council must find, based on substantial evidence, that both of the following conditions exist:

1. Significant blight remains within one of the project areas being merged.
2. This blight cannot be eliminated without merging the project areas and the receipt of property taxes.

### **1.2.2 PROJECT AND PROGRAMS TO ELIMINATE BLIGHT**

While the Agency has been effective in eliminating blight through public facilities and infrastructure improvements, site acquisition and clearance, and new construction and rehabilitation projects, significant blight remains prevalent throughout Merged Area A, as detailed in Section A of the *Preliminary Report*. The Agency will continue to carry out consistent projects and programs in Merged Area A, but seeks to augment its financial capacity to continue to implement a corridor-based approach to the elimination of blight. Rather than focusing on piecemealed projects within individual Project Areas, the Agency’s focus is to address blighting conditions along key corridors in Merged Area A (e.g., Waterman Avenue, Baseline Street, Arrowhead Avenue, Hospitality Lane, Orange Show Road), and invest in the revitalization of the City’s “Downtown Core.” The Downtown Core is generally bound by 6<sup>th</sup> Street to the north, Waterman Avenue to the east, the I-215 Freeway to the west, and Rialto Avenue to the south. It encompasses the southern half of Central City North, almost all of Central City East and Meadowbrook/Central City, and a northern portion of Central City South. The projects and programs are summarized below and detailed in Section 3.6, Project Characteristics.

- Downtown Core Vision/Action Plan
- Projects and Programs
  - Public Facilities and Infrastructure Improvements
  - Environmental Conservation
  - Environmental Remediation and Brownfields Revitalization
  - Land Use Planning to Guide Redevelopment
  - Public Transit
  - Infill Development Projects and Affordable Housing
  - Economic Development Potential



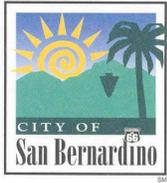
### 1.2.3 PROJECT AREA DEVELOPMENT POTENTIAL

As part of the redevelopment process, it is anticipated that additional development will occur within this part of the City. Existing development within the Project Area includes commercial (hospitality, general and regional commercial, auto-oriented commercial, and service commercial uses), industrial (distribution, manufacturing, warehousing), school/civic/institutional, residential (single- and multi-family), and public facilities uses. In addition, a significant portion of the Project Area is undeveloped (approximately 460 acres), including vacant developable land and areas along the Santa Ana River reserved for flood control purposes. Of the approximately 460 acres identified as vacant, it is estimated that approximately 265 acres of land is considered developable due to lack of constraints (i.e., designated as open space, located within a 100-year floodplain, undevelopable due to a physical condition).

Redevelopment of these properties, excluding those areas that have development constraints, is anticipated to occur, which would increase demand for public services and utility connections/services within this part of the City. At this time, all development will remain consistent with the existing General Plan land use and Zoning designations within the Project Area. Therefore, the proposed project will be consistent with the City's General Plan goals and policies upon implementation. Table 1-1, Redevelopment Potential Within Project Area, identifies the amount of potential commercial, industrial, and residential development that could occur subsequent to the adoption of the proposed project. This development potential was calculated in two ways: 1) vacant land and 2) specific redevelopment projects.

**Table 1-1  
Redevelopment Potential Within Project Area**

| Development Potential   | Commercial     |            |            | Industrial | Residential | Notes                                  |
|---|----------------|------------|------------|------------|-------------|--|
|   | Retail/General | Office     | Lodging    |            |             |  |
| <b>Vacant Land Analysis</b>   |                |            |            |            |             |  |
| Vacant Land Analysis <sup>1</sup>   | 2,309,894 SF   | 909,780 SF |            | 518,916 SF | 788 DU      |  |
| <b>Identified Redevelopment Projects</b>                                  |                |            |            |            |             |  |
| Carousel Mall Redevelopment Project                                       | 377,000 SF     | 800,000 SF | 300,000 SF |            | 750 DU      |  |
| Heritage Square   | 30,000 SF      |            |            |            |             |  |
| Redevelopment of Former Military Facilities at 3 <sup>rd</sup> & Waterman | 90,000 SF      |            |            |            |             |  |
| Seccombe Lake Village   | 50,000 SF      |            |            |            | 125 DU      |  |
| Arrowhead Credit Union Headquarters Campus                                | 25,000 SF      | 190,000 SF |            |            |             | Accommodate 1,000+ employees (225 new) |



**Table 1-1 (continued)**  
**Redevelopment Potential Within Project Area**

| Development Potential   | Commercial          |                     |                   | Industrial        | Residential     | Notes |
|---|---------------------|---------------------|-------------------|-------------------|-----------------|-------|
|   | Retail/General      | Office              | Lodging           |                   |                 |       |
| Theater District Implementation   | 25,000 SF           |                     |                   |                   |                 |       |
| Intermodal Station and Transit-Oriented Development   | 75,000 SF           | 500,000 SF          |                   |                   | 170 DU          |       |
| <b>TOTAL</b>  | <b>2,981,894 SF</b> | <b>2,399,780 SF</b> | <b>300,000 SF</b> | <b>518,916 SF</b> | <b>1,833 DU</b> |       |
| Notes:<br>1. Includes development potential for commercial retail and office uses along or near Hospitality Lane within the Tri-City and Southeast Industrial Park Project Areas.<br>SF = square feet; DU = dwelling unit |                     |                     |                   |                   |                 |       |

### Vacant Land Analysis

Based on the vacant parcels identified in the *Preliminary Report* prepared by RSG (January 2010), RBF identified the vacant parcels that were considered undevelopable due to a physical (located within a floodplain) or regulatory (zoned for open space) constraint. Once all vacant developable parcels were identified, RBF confirmed the identified General Plan land use and zoning designations for these parcels with City Staff, which provided a basis to assess the development potential within each property. This analysis determined the following development potentials could be developed on the 265 acres of vacant land within the Project Area:

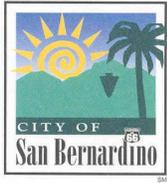
- Approximately 3.22 million square feet of commercial and office uses<sup>1</sup>
- Over 500,000 square feet of industrial uses
- 788 multi-family residential units

A detailed table identifying the development potential for each of the seven redevelopment areas within the Project Area is provided in Appendix G, Vacant Land Development Potential.

### Identified Near-Term Redevelopment Projects

Based on current discussions with potential developers and property owners within the Project Area, preparation/recent adoption of plans/projects within the Project Area, and the Agency's goals/plans for eliminating blight and expanding jobs/housing opportunities throughout this part of the City, Economic Development Agency (EDA) staff has identified several redevelopment projects likely to develop within the foreseeable future. These projects are listed in *Table 3-5, Identified Near-Term Redevelopment Projects*, in Section 3.0. In addition to the redevelopment

<sup>1</sup> Includes development potential for commercial retail and office uses along or near Hospitality Lane within the Tri-City and Southeast Industrial Park Project Areas.



of the vacant parcels within the Project Area, the development potential of identified redevelopment projects within the Project Area is:

- 667,000 square feet of retail/general commercial use
- 1.49 million square feet of commercial office use
- 300,000 square feet of commercial lodging uses
- 355 multi-family residential units

As indicated in *Table 3-5*, some of the projects are associated with larger projects that are currently being designed, planned, and/ or constructed within the Project Area or vicinity.

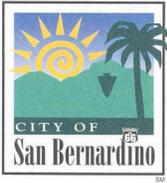
In total, the redevelopment potential within the Project Area is:

- 5,681,674 square feet of commercial (retail, general, office, lodging) uses
- 518,916 square feet of industrial uses
- 1,833 multi-family residential units

### 1.3 PROJECT OBJECTIVES

Implementation of the proposed Merged, Amended, and Restated Redevelopment Plan for Merged Area A is intended to achieve the following goals:

- Eliminate and prevent the spread of conditions of blight, including but not limited to: underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, parking deficiencies, and other economic deficiencies, in order to create a more favorable environment for commercial, industrial, office, residential, and recreational development.
- Encourage the cooperation and participation of residents, businesses, public agencies, and community organizations in the economic revitalization of Merged Area A.
- Promote the economic development of Merged Area A by providing an attractive, well-serviced, well protected environment for residents and visitors.
- Develop property within a coordinated land use pattern of residential, commercial, industrial, recreational, and public facilities in Merged Area A consistent with the goals, policies, objectives, standards, guidelines, and requirements, as set forth in the City's adopted General Plan and Zoning Code.
- Implement design and use standards to assure high aesthetic and environmental quality, and provide unity and integrity to development within Merged Area A.
- Eliminate environmental deficiencies and inadequate public improvements, including but not limited to inadequate street improvements and off-site parking, inadequate utility systems, and inadequate public services and facilities.



- Develop efficient and safe circulation improvements for vehicles and pedestrians.
- Implement beautification activities to improve the visual image of the City as well as reinforce existing assets and expand the potential of Merged Area A to encourage private investment.
- Encourage, promote, and assist in the development and expansion of local commerce and needed commercial and industrial facilities, including providing assistance to finance facilities or capital improvements on property used for industrial or manufacturing purposes to increase local employment and improve the economic climate within Merged Area A.
- Remove impediments to land disposition and development through improved infrastructure and public facilities, and the acquisition and assemblage of property into usable sites for commercial, industrial, recreational, and public facility development.
- Increase, improve, and preserve housing affordable to very low, low, and moderate income households, as well as promote homeownership, consistent with the goals and objectives of the community.
- Encourage the restoration and reuse of older, historic structures which add to the City's character and sense of community identity.

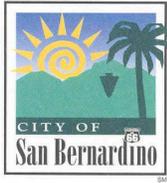
## 1.4 SUMMARY OF PROJECT ALTERNATIVES

### 1.4.1 ALTERNATIVES REJECTED FROM FURTHER CONSIDERATION

In accordance with *CEQA Guidelines* Section 15126.6, an EIR should identify any alternatives that were considered by the Lead Agency but were rejected as infeasible during the scoping process and briefly explain the Lead Agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives; (ii) infeasibility; or (iii) inability to avoid significant environmental effects. The following are alternatives the Agency has rejected, and will not be analyzed further in this EIR.

Elimination of 10-Year Extension. This Alternative would involve the elimination of the 10-year extensions proposed for the Central City North and Meadowbrook/Central City Project Areas, while keeping all other components proposed. This Alternative was deemed infeasible due to the negative impacts that could occur to these two areas by reducing the amount of tax increment that can be collected and used to repay debt and fund blight eliminating programs and projects. For this reason, this Alternative was rejected as a feasible alternative for further consideration.

Elimination of Tax Increment Increase. This Alternative would eliminate the proposed increase in tax increment limits that can be collected within the Project Area, while keeping all other components as proposed. Currently, each Project Area has a separate limit on how much tax increment can be collected. As proposed, the project would increase the tax increment limit to



\$2.5 billion for the entire area. This Alternative was deemed infeasible due to the negative impacts that could occur as a result of limiting the amount of tax increment within the Project Area. Under the current tax increment limits, the Agency would be limited on the amount of funding that it could collect. Currently, all of the tax increment limits for the Project Areas (except Tri-City) are based on 1.75 times the annual maximum debt service. In the case of the Tri-City area, the limit is fixed at \$60 million. Without an increase and consolidation of the tax increment limits, the Agency would be required to track each Project Area and be limited by the limits currently in place. This could potentially hinder the amount of money that can be collected by the Agency and used to repay debt and fund blight eliminating programs/projects. For this reason, this Alternative was rejected as a feasible alternative for further consideration.

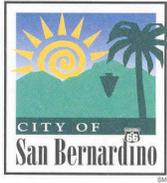
Eliminate Increase in Bonded Debt Limits. This Alternative would not include the bonded debt limit increase proposed by the project. Currently, the aggregate bonded debt limit for the Project Area is \$237 million. Under the proposed project, this limit would be increased by \$90 million to \$327 million. Without this increase, the Agency would not be able to effectively leverage their funds and assets to accomplish the Project Area goals outlined above. For this reason, this Alternative was rejected as a feasible alternative for further consideration.

Alternative Financing. This Alternative would include the use of other funding sources besides tax increment financing and bonds to achieve the Project Area goals. These funding sources may include Federal funds through agencies like the Environmental Protection Agency (EPA), US Department of Housing and Urban Development (HUD), or Federal Highway Administration (FHWA), or State agencies such as California EPA, Caltrans, or California Department of Housing and Community Development (HCD). In addition, other funding sources may be obtained from the Southern California Association of Governments, non-profit groups, and/or other regional or local agencies that focus on redevelopment activities. Although these sources are available, they are not considered reliable; award of funds from many of these sources would involve a competitive award process, as the Agency would have to submit an application for funds along with all other agencies that apply. Since these sources are not guaranteed and most of the funds would be earmarked for specific purposes, it is envisioned that their use as alternative financing would not achieve the identified goals for the Project Area. For this reason, this Alternative was rejected as a feasible alternative for further consideration.

## 1.4.2 ALTERNATIVES ANALYZED

The analysis focuses on alternatives capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. The following alternatives have been identified:

- No Project Alternative. Under this Alternative, the proposed project would not be adopted or proceed. This Alternative serves as the “No Project” Alternative in accordance with *CEQA Guidelines* Section 15126.6(e).
- No Merger of the Redevelopment Project Areas Alternative. Under this Alternative, the Agency would undertake the actions of increasing tax increment and bonded debt limits, where feasible, and initiate 10-year extensions in the Central City North and Meadowbrook/Central City Project Areas; however, the seven Project Areas would not be merged into one Project Area.



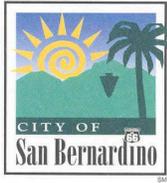
### 1.4.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

*CEQA Guidelines* Section 15126.6 indicates that if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

The context of an environmentally superior alternative for this EIR is based on the consideration of several factors, including the proposed project's objectives, as described in Section 3.5, Project Goals, and earlier in this Section, and the alternative's ability to fulfill the goals with minimal impacts to the surrounding environment.

The No Project Alternative is not considered environmentally superior to the Proposed Project. Under this Alternative, no new actions would be taken by the Agency to eliminate blighted conditions and stimulate private investment in the Project Areas. Existing adverse environmental conditions, such as, but not limited to, deteriorated and dilapidated structures, brownfields and other contaminated or potentially contaminated sites, and non-conforming, both legal and illegal, properties that do not meet current development standards or health and safety standards in the uniform codes, in all likelihood would continue to remain in their existing state and will not be corrected or rehabilitated by private owners or investors without the economic development tools of redevelopment. Although some development activity could occur within the Project Areas, the extent of rehabilitation and development would be limited due to the lack of needed infrastructure and public improvements that would occur without the proposed project. Further, the No Project Alternative would reduce the Agency's ability to attain the goals established for the Project Area and would limit its ability to fully implement the goals and policies identified in the *General Plan* when compared to the proposed project.

Under the No Merger of the Redevelopment Project Areas Alternative, adequate funding of blight eliminating project/programs would not be available for the entire Project Area. It is anticipated that under this Alternative some of the individual Project Areas would be able to implement projects and programs to address blight; however, there would still be areas that would not due to funding limitations or current/expected shortfalls in revenues. Although some improvements may occur, the extent of the improvements would be limited and piecemeal. Additionally, this Alternative would not allow for a significant increase in the amount of tax increment that could be collected within the Project Areas, nor would it involve an increase in the limit of bonded debt, which would also affect the Agency's ability to achieve the project goals. Without the additional financing and funding mechanisms associated with the proposed project, the Project Area is anticipated to continue to experience both physical and economic blight. Therefore, the No Merger of the Redevelopment Project Areas Alternative would not be considered environmentally superior when compared to the proposed project. Further, this Alternative would affect the Agency's ability to attain the goals established for the Project Area and would limit its ability to fully implement the goals and policies of the *General Plan* when compared to the proposed project.

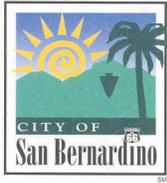


**Conclusion**

As discussed above, the primary goal of the proposed project is to promote and facilitate the revitalization, rehabilitation, and redevelopment of the Project Area, through the implementation of a comprehensive series of programs and projects that would eliminate blight, increase development/redevelopment in the area, and improve/expand needed infrastructure to support existing and future uses. Both Alternatives fall short of achieving the goals established for the Project Area and the goals and policies of the *General Plan*. As noted, impacts associated with the proposed project would be less than significant with the exception of construction- and operational-related air quality impacts and cumulative greenhouse gas emissions. However, the amount of development anticipated within the Project Area is based upon the land uses and buildout assumptions in the *General Plan*; therefore, impacts to air quality under the No Project Alternatives and No Merger of the Redevelopment Project Areas Alternative would be similar to the proposed project, and would not reduce or eliminate a significant impact associated with the proposed project.

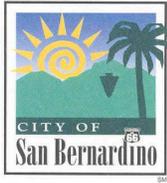
## 1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

| Impact   | Level of Significance Before Mitigation | Mitigation Measures   | Level of Significance After Mitigation |
|--|---|---|--|
| <b>LAND USE</b>  |   |   |  |
| <b>City of San Bernardino General Plan</b>   |   |   |  |
| The proposed project could conflict with the City of San Bernardino General Plan.  | Less Than Significant Impact.           | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                        |
| <b>City of San Bernardino Development Code</b>   |   |   |  |
| The proposed project could conflict with the City of San Bernardino Development Code.  | Less Than Significant Impact.           | No mitigation measures are required.  | Not Applicable.                        |
| <b>Airport Influence Area</b>  |   |   |  |
| Development associated with implementation of the proposed project could occur within the airport influence area as adopted by the San Bernardino International Airport Authority. | Less Than Significant Impact.           | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                        |
| <b>Cumulative Impacts</b>  |   |   |  |
| Implementation of the proposed project combined with other related cumulative projects could result in cumulatively considerable land use and planning impacts.                    | Less Than Significant Impact.           | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                        |
| <b>POPULATION, EMPLOYMENT, AND HOUSING</b>   |   |   |  |
| <b>Population Growth</b>   |   |   |  |
| Implementation of the proposed project could increase the residential population by 6,122 persons within the Project Area.   | Less Than Significant Impact.           | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                        |
| <b>Employment Growth</b>   |   |   |  |
| Implementation of the proposed project could result in the addition of 6,200,590 square feet   | Less Than Significant Impact.           | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                        |



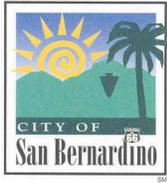
**San Bernardino Merged Area A – Merger and Amendments  
Program Environmental Impact Report**

| <b>Impact</b>   | <b>Level of Significance Before Mitigation</b> | <b>Mitigation Measures</b>  | <b>Level of Significance After Mitigation</b> |
|---|--|---|---|
| of non-residential development and 16,601 jobs within the Project Area.   |  |   |   |
| <b>Housing</b>  |  |   |   |
| Implementation of the proposed project could result in the addition of 1,833 dwelling units within the Project Area.  | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |
| Implementation of the proposed project could result in the removal of existing housing and displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.                          | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts related to housing, population, and employment growth.   | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |
| <b>AESTHETICS</b>   |  |   |   |
| <b>Short-Term Visual Character</b>  |  |   |   |
| Grading and construction activities associated with development as a result of implementing the proposed project could temporarily degrade the existing visual character or quality of the development sites and their surroundings | Potentially Significant Impact.                | <p>AES-1 Construction materials and equipment staging areas shall be located away from residential or other sensitive uses and, when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of the construction site. Staging locations shall be indicated on Final Development Plans and Grading Plans.</p> <p>AES-2 All construction-related lighting shall include shielding in order to direct lighting down and away from residential or other sensitive uses and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City for review concurrent with Grading Permit application.</p> | Less Than Significant Impact.                 |



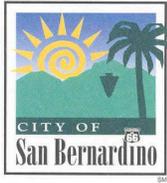
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|---|---|--|--|
| <b>Long-Term Visual Character</b>   |   |  |  |
| <p>Development associated with implementation of the proposed project could degrade the existing visual character or quality of the development sites and their surroundings.</p> | <p>Potentially Significant Impact.</p>  | <p>AES-3 Visual simulations depicting before (existing conditions) and after (with project conditions) representations of the proposed buildings and landscaping shall be required for future development projects, if deemed necessary by the City. The visual simulations are intended to convey an impression of the location, scale, and massing of the buildings to be constructed on a project site and to demonstrate the potential effects of the project. The viewpoint locations for visual simulation shall be determined by the Planning Division.</p> | <p>Less Than Significant Impact.</p>   |
| <b>Light and Glare</b>  |   |  |  |
| <p>Implementation of the proposed project could create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.</p>            | <p>Potentially Significant Impact.</p>  | <p>AES-4 Future development projects shall be designed with lighting installed in locations and orientations that minimize light spillover on adjacent residential or other sensitive uses. All onsite lighting shall utilize directional lighting techniques and low wattage bulbs that direct light downwards and minimize light spillover to adjacent residential or other sensitive uses, without compromising site safety or security. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent offsite uses.</p>           | <p>Less Than Significant Impact.</p>   |
| <b>Cumulative Impacts</b>   |   |  |  |
| <p>Implementation of the proposed project could result in cumulatively considerable impacts related to aesthetics, light and glare, and shade and shadow.</p>                     | <p>Potentially Significant Impact.</p>  | <p>Refer to Mitigation Measures AES-1 through AES-4. No additional mitigation measures are required.</p>   | <p>Less Than Significant Impact.</p>   |



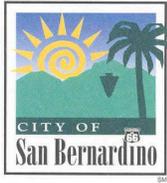
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| Impact   | Level of Significance Before Mitigation | Mitigation Measures  | Level of Significance After Mitigation |
|--|---|--|--|
| <b>TRAFFIC</b>   |   |  |  |
| Implementation of the proposed project could generate trips that could impact levels of service for the existing area roadway system.                            | Potentially Significant Impact          | Implementation of the circulation improvements identified in the General Plan Circulation Element and General Plan EIR are required to ensure that impacts to traffic generation within the Project Area are reduced. No additional mitigation measures are required.  | Significant Unavoidable Impact.        |
| <b>Cumulative Impacts</b>  |   |  |  |
| Implementation of the proposed project could result in cumulatively considerable trips that could impact levels of service for the existing area roadway system. | Potentially Significant Impact.         | Implementation of the circulation improvements identified in the General Plan Circulation Element and General Plan EIR are required to ensure that impacts to traffic generation within the Project Area are reduced. No additional mitigation measures are required.  | Significant Unavoidable Impact.        |
| <b>AIR QUALITY</b>   |   |  |  |
| <b>Short-Term Construction Emissions</b>   |   |  |  |
| Implementation of the proposed project could facilitate the construction of new land uses that could generate dust and equipment emissions.                      | Potentially Significant Impact.         | AQ-1 Prior to the issuance of grading permits, the property owner/developer shall include a note on all grading plans which requires the construction contractor to implement following measures during grading. These measures shall also be discussed at the pregrade conference. <ul style="list-style-type: none"> <li>• Use low emission mobile construction equipment.</li> <li>• Maintain construction equipment engines by keeping them tuned.</li> <li>• Utilize existing power sources (i.e., power poles) when feasible.</li> <li>• Configure construction parking to minimize traffic interference.</li> </ul> | Significant Unavoidable Impact.        |



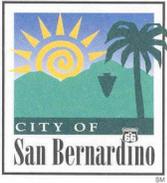
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|---|---|---|--|
|   |   | <ul style="list-style-type: none"> <li>• Minimize obstruction of through-traffic lanes. When feasible, construction should be planned so that lane closures on existing streets are kept to a minimum.</li> <li>• Schedule construction operations affecting traffic for off-peak hours to minimize traffic congestion.</li> <li>• Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).</li> </ul> <p>(Source: General Plan EIR Mitigation Measure GP5.2-2A)</p> <p>AQ-2 The City shall promote the use of low or zero VOC content architectural coatings for construction and maintenance activities.</p> <p>(Source: General Plan EIR Mitigation Measure GP5.2-2B)</p> |  |
| <b>Long-Term Mobile and Stationary Source Emissions</b>   |   |   |  |
| <p>Implementation of the proposed project could introduce future projects that could result in an overall increase in mobile and stationary source emissions within the City, and which may exceed South Coast Air Quality Management District air quality standards.</p> | <p>Potentially Significant Impact.</p>  | <p>AQ-3 The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques that include synchronized traffic signals and limiting on-street parking.</p>   | <p>Significant Unavoidable Impact.</p> |



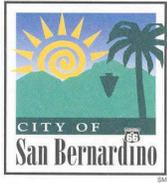
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|--|---|---|---|
|  |   | <p>(Source: General Plan EIR Mitigation Measure GP5.2-2C)</p> <p>AQ-4 The City shall consider the feasibility of diverting commercial truck traffic to off-peak periods to alleviate non-recurrent congestion as a means to improve roadway efficiency.</p> <p>(Source: General Plan EIR Mitigation Measure GP5.2-2D)</p> <p>AQ-5 The City shall promote the use of fuel efficient vehicles such as fuel hybrids when purchasing vehicles for the City's vehicle fleet.</p> <p>(Source: General Plan EIR Mitigation Measure GP5.2-2E)</p> |   |
| <b>Carbon Monoxide Hotspots</b>  |   |   |   |
| Implementation of the proposed project could facilitate development that could not result in an overall increase in carbon monoxide hotspot emissions within the City.                 | Less Than Significant Impact.           | No mitigation measures are required.  | Not Applicable.   |
| <b>Cumulative Impacts</b>  |   |   |   |
| Air quality emissions resulting from development associated with implementation of the proposed project could impact regional air quality levels on a cumulatively considerable basis. | Potentially Significant Impact.         | Refer to Mitigation Measures AQ-3 through AQ-5. No additional mitigation measures are required.   | Significant and unavoidable impact for cumulative short-term emissions and cumulative long-term emissions, including global climate change. |
| <b>NOISE</b>   |   |   |   |
| <b>Short-Term Construction Noise</b>   |   |   |   |
| Future development and improvements associated with implementation of the proposed project could cause temporary construction related noise levels in excess of established standards. | Potentially Significant Impact.         | <p>NOI-1 The following measures shall be implemented when construction is to be conducted within 500 feet of any residential structures or has the potential to disrupt classroom activities or religious functions.</p> <ul style="list-style-type: none"> <li>All construction equipment shall be equipped with mufflers and sound</li> </ul>   | Less Than Significant Impact.   |



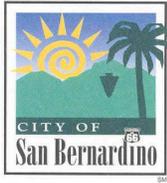
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|        |   | <p>control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust.</p> <ul style="list-style-type: none"> <li>• The City shall require that the contractor maintain and tune-up all construction equipment to minimize noise emissions.</li> <li>• Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive use structures.</li> <li>• All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive use structures.</li> <li>• The construction contractor shall provide an on-site name and telephone number of a contact person. In the event that construction noise is intrusive to an educational process, the construction liaison will revise the construction schedule to preserve the learning environment.</li> <li>• Trucks shall utilize a route that is least disruptive to</li> </ul> |  |



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|--|---|---|--|
|  |   | sensitive receptors, preferably major roadways, during any necessary off-site import/export of fill material during construction.   |  |
| <b>Groundbourne Vibration</b>  |   |   |  |
| Construction-related activities resulting from implementation of the proposed project could generate or expose persons or structures to excessive groundborne vibration.                 | Potentially Significant Impact.         | NOI-2 Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration and noise sensitive sites as possible. Should construction activities take place within 25 feet of an occupied structure, a project specific vibration impact analysis shall be conducted. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit. | Less Than Significant Impact.          |
| <b>Long-Term Operational Impacts</b>   |   |   |  |
| Future development associated with implementation of the proposed project could increase ambient noise levels from mobile and stationary sources in excess of the established standards. | Less Than Significant Impact.           | NOI-3 Prior to the issuance of building permits for any project that involves a noise sensitive use within the 65 dBA CNEL contour along major roadways or freeway, railroads, or the San Bernardino International Airport, the project property owner/developers shall submit a final acoustical report prepared to the satisfaction of the Planning Director. The report shall show that the development will be sound-attenuated against present and projected noise levels,   | Less Than Significant Impact.          |



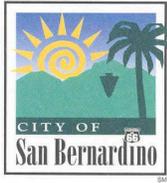
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|--|---|--|--|
|  |   | including roadway, aircraft, helicopter and railroad, to meet City interior and exterior noise standards.<br><br>(Source: General Plan EIR Mitigation Measure GP 5.10-1)   |  |
| <b>Airport Noise Impacts</b>   |   |  |  |
| As the San Bernardino International Airport is located within the project vicinity, future development associated with implementation of the proposed project could expose people residing or working in the Project Area to excessive noise levels. | Potentially Significant Impact.         | Refer to Mitigation Measure NOI-3. No additional mitigation measures are required.   | Less Than Significant Impact.          |
| <b>Cumulative Impacts</b>  |   |  |  |
| Cumulative short-term and operational noise as a result of implementation of the proposed project could result in cumulatively considerable impacts.   | Potentially Significant Impact.         | Refer to Mitigation Measures NOI-1 through NOI-3. No additional mitigation measures are required.  | Less Than Significant.                 |
| <b>BIOLOGICAL RESOURCES</b>  |   |  |  |
| Implementation of the proposed project could effect species identified as a candidate, sensitive, or special status species.   | Potentially Significant Impact.         | BIO-1 A qualified biologist shall conduct a pre-construction nesting bird survey no more than three days prior to the commencement of ground-disturbing activities on the site. In the event breeding birds and their active nests are discovered on the project site during construction, impacts to nesting locations shall be minimized by the construction contractor pursuant to the California Fish and Game Code and the Federal Migratory Bird Treaty Act.<br><br>Where an active bird nest is located by a qualified biologist, a 300-foot buffer (or 500-foot buffer for raptors and special-status bird species) shall be established around it until the qualified biologist deems the | Less Than Significant.                 |



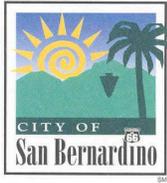
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|        |   | <p>nest inactive and there is no evidence of a second attempt to use the nest. The buffer area shall be delineated with orange construction fencing, and a qualified biologist shall verify the installation. Most birds breed between the months of February and September; therefore, if construction occurs outside of this time frame, there is a lower probability that breeding birds would be impacted by construction-related activities.</p> <p>BIO-2 A qualified biologist with a CDFG Scientific Collection permit and Memorandum of Understanding shall conduct a series of 30-day preconstruction surveys for the burrowing owl and San Bernardino kangaroo rat. The project applicant shall consult with the CDFG regarding measures for reducing or avoiding impacts to these species. The project applicant shall, if required by the CDFG, prepare a relocation plan, which shall be approved by the CDFG. If the aforementioned species are observed prior to construction, CDFG may require that the species be relocated by a qualified biologist to an approved site with suitable habitat present. Survey and relocation methods shall be approved by the CDFG prior to commencement of</p> |  |



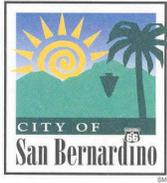
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|   |   | <p>grading. Future development shall comply with all applicable requirements of the CDFG.</p> <p>BIO-3 As applicable, future development shall be subject to the regulations set forth by regulatory agencies as part of the jurisdictional permitting process. The ACOE and CDFG shall require project applicants to explore alternatives to avoid or reduce impacts and shall also require mitigation for all unavoidable impacts. The ACOE has a “no net loss” policy that requires that any unavoidable impacts to stream values and functions be replaced. In addition, the RWQCB shall add restrictions to control runoff from the site, require on the site treatment of runoff to improve water quality, and impose Best Management Practices on the construction. All of the features of the project that shall address water quality issues shall be explained within the Water Quality Management Plan and Stormwater Pollution Prevention Plan.</p> |  |
| Implementation of the proposed project could have an adverse effect on riparian habitat or other sensitive natural communities.                       | Potentially Significant Impact.         | Refer to Mitigation Measure BIO-3. No additional mitigation measures are required.  | Less Than Significant Impact.          |
| Implementation of the proposed project could have an adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act. | Potentially Significant Impact.         | Refer to Mitigation Measure BIO-3. No additional mitigation measures are required.  | Less Than Significant Impact.          |



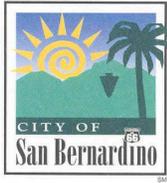
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|--|--|--|---|
| Implementation of the proposed project could interfere with the movement of native resident or migratory fish, or with wildlife corridors. | Potentially Significant Impact.                | Refer to Mitigation Measure BIO-3. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>Cumulative Impacts</b>  |  |  |   |
| Implementation of the proposed project could result in cumulatively considerable impacts related to biological resources.                  | Potentially Significant Impact.                | Refer to Mitigation Measures BIO-1 through BIO-3. No additional mitigation measures are required.  | Less Than Significant Impact.                 |
| <b>CULTURAL RESOURCES</b>  |  |  |   |
| <b>Prehistoric Archaeological Sites</b>  |  |  |   |
| Implementation of the proposed project could result in the destruction or alteration of prehistoric archaeological sites.                  | Potentially Significant Impact.                | <p>CR-1 Complete Archaeological Surveys of Undeveloped Properties. Prior to initiating any ground disturbing activities on undeveloped (not covered by buildings, pavement, or landscaping) properties, parcels, or city streets subject to redevelopment activities, an archaeological records search and a field survey using transects no more than 15 meters apart shall be completed. The results shall be provided to the City Redevelopment Agency in a technical report.</p> <p>CR-2 Complete Archaeological Test Program and Data Recovery. If a potentially eligible archaeological site is identified as a result of the survey, an archaeological test program shall be completed in order to provide information necessary to evaluate the site for eligibility for the CRHR. The results of the test program and the evaluation shall be provided to the City Redevelopment Agency in a technical report. If</p> | Less Than Significant Impact.                 |



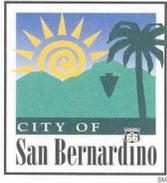
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|   |   | <p>evaluated as eligible and the City determines that the site is eligible, an archaeological data recovery program, consisting of hand excavated units, identification and cataloging of recovered material, and a report, shall be completed for the portion of the site that will be impacted, unless project plans can be changed to avoid impacts to the site.</p>   |  |
| <b>Historic Archaeological Sites</b>  |   |   |  |
| <p>Implementation of the proposed project could result in the destruction or alteration of historic archaeological sites.</p> | <p>Potentially Significant Impact.</p>  | <p>CR-3 Carry Out Historical Research And Records Search. Prior to initiating any ground disturbing activities on properties, parcels, or city streets subject to redevelopment activities in the Central City North, Central City East, Meadowbrook/Central City, and Central City South Project Areas, a records search shall be obtained from the San Bernardino Archaeological Information Center and property-specific historical research shall be conducted to determine the potential for subsurface historical archaeological material. The historical research shall include, but not be limited to, use of historical maps, Sanborn's Fire Insurance Maps, and County Assessor's records. The results shall be provided to the Redevelopment Agency of the City of San Bernardino in a technical report.</p> | <p>Less Than Significant Impact.</p>   |



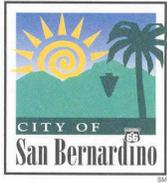
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|  |   | CR-4 Complete Archaeological Test Program and Data Recovery. If the results of the archaeological research indicate that a potentially eligible historical archaeological site may be present subsurface, an archaeological test program shall be completed in order to provide information necessary to evaluate the site for eligibility for the CRHR. If evaluated as eligible and the City determines that the site is eligible, an archaeological data recovery program, consisting of hand excavated units, identification and cataloging of recovered material, and a report, shall be completed for the portion of the site that will be impacted, unless project plans can be changed to avoid impacts to the site. If an archaeological test program is not feasible because the property is covered by buildings and structures, archaeological monitoring shall be carried out during ground disturbing activities subsequent to building demolition. |  |
| <b>Historic Buildings and Structures</b>   |   |   |  |
| Implementation of the proposed project could result in the destruction or alteration of historic buildings and structures. | Potentially Significant Impact.         | CR-5 Identify Historical Buildings More than 50 Years Old. Prior to demolition or alteration of buildings or structures more than 50 years old in the Central City North, Central City East, Meadowbrook/Central City, Central City South, and South Valle Project  | Less Than Significant Impact.          |



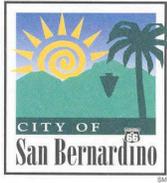
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|        |   | <p>Areas, a building inventory shall be completed by an architectural historian to determine which buildings are more than 50 years old. The age of the buildings may be determined through historical research or by assessing architectural characteristics. Once this inventory has been completed, if a significant resource has been identified, the results of the survey shall be provided to the Agency and City Planning Division to be incorporated into the City's Historical Resources Reconnaissance Survey.</p> <p>CR-6 Evaluate Historical Buildings More than 50 Years Old. Properties that contain buildings or structures more than 50 years old subject to demolition or alteration shall be evaluated for CRHR eligibility by an architectural historian. The evaluation shall be conducted by means of property-specific historical research and assessment of architectural characteristics. The results of the evaluation shall be provided to the Agency and City Planning Division in a technical report and the results shall be incorporated into the City's Historical Resources Reconnaissance Survey. If evaluated as eligible and the City determines that the building or structure is eligible, mitigation</p> |  |



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|--|---|---|--|
|  |   | <p>measures formulated by the architectural historian to reduce impacts shall be implemented. For buildings to be altered or remodeled, the Secretary of the Interior's Standards for Rehabilitation shall be employed in project design. For buildings and structures to be demolished, Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards shall be used in documenting the architectural or engineering characteristics of the building or structure.</p> |  |
| <b>Subsurface Archaeological Sites</b>   |   |   |  |
| <p>Implementation of the proposed project could result in the destruction or alteration of unidentified subsurface archaeological sites.</p> | <p>Potentially Significant Impact.</p>  | <p>CR-7 Conduct Construction Monitoring. All ground-disturbing activities that result from redevelopment actions in the Project Area shall be monitored. Archaeological resources discovered during monitoring shall be evaluated to determine if they are eligible for the CRHR. Appropriate mitigation measures (data recovery or preservation) shall be developed and implemented for eligible resources that will be impacted.</p>  | <p>Less Than Significant Impact.</p>   |
| <b>Cumulative Impacts</b>  |   |   |  |
| <p>Implementation of the proposed project could result in cumulatively considerable impacts related to cultural resources.</p>               | <p>Potentially Significant Impact.</p>  | <p>Refer to Mitigation Measures CR-1 through CR-7. No additional mitigation measures are required.</p>  | <p>Less Than Significant Impact.</p>   |
| <b>GEOLOGY AND SEISMIC HAZARDS</b>   |   |   |  |
| <b>Earth Movement</b>  |   |   |  |
| <p>Implementation of the proposed project could involve earth movement (cut and/or fill).</p>  | <p>Potentially Significant Impact.</p>  | <p>GEO-1 Prior to issuance of a Grading Permit for each development project, a geotechnical engineer</p>  | <p>Less Than Significant Impact.</p>   |



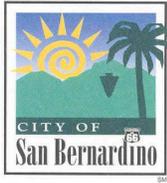
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|        |   | <p>shall prepare an area-specific Geologic Report, which shall be submitted to the Community Development (Building and Safety) for approval. The Geologic Report shall specify the measures necessary to mitigate impacts related to liquefaction, expansion, and other geologic and seismic hazards, if any. All recommendations in the Geologic Report shall be implemented during area preparation, grading, and construction.</p> <p>GEO-2 Prior to issuance of any Grading Permit, applicants of development projects shall comply with each of the recommendations detailed in the Geotechnical Report, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.</p> <p>GEO-3 All grading, landform modifications, and construction shall be in conformance with Title 15, Division 1 of the San Bernardino Municipal Code. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the California</p> |  |



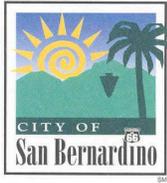
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|--|--|---|---|
|  |  | Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure will be monitored by the City Building and Safety Division through periodic site inspections. |   |
| <b>Seismic Groundshaking</b>   |  |   |   |
| Implementation of the proposed project could expose people and structures to potentially substantial adverse effects involving strong seismic groundshaking or be located within an Alquist-Priolo earthquake fault zone.  | Potentially Significant Impact.                | Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>Seismic-Related Ground Failure</b>  |  |   |   |
| Implementation of the proposed project could expose people and structures to potential substantial adverse effects involving seismic-related ground failure (i.e., landslides, subsidence, and liquefaction).  | Potentially Significant Impact.                | Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>Soil Erosion</b>  |  |   |   |
| Implementation of the proposed project could result in impacts related to soil erosion or the loss of topsoil.   | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan and existing regulatory requirements are required.  | Not Applicable.                               |
| <b>Expansive Soils</b>   |  |   |   |
| Development associated with implementation of the proposed project could be located on expansive soils creating potential risk to life or property.  | Potentially Significant Impact.                | Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>Cumulative Impacts</b>  |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts related to geologic, soils, and seismic hazards.  | Potentially Significant Impact.                | Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b>   |  |   |   |
| <b>Hazardous Materials Use, Generation, Emission, and Transport</b>  |  |   |   |
| Development associated with implementation of the proposed project could result in an increased risk of upset associated with the routine use, generation, and transport of hazardous materials or emit hazardous emissions or handle hazardous or acutely hazardous | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |



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| materials, substances, or waste, which may potentially pose a health or safety hazard.         |   |   |  |
| <b>Accidental Release of Hazardous Materials</b>   |   |   |  |
| Accidental release of hazardous materials could result in a risk to the public or environment. | Potentially Significant Impact.         | <p>HAZ-1 A formal Phase I Environmental Site Assessment (ESA) shall be prepared on a project-by-project basis in accordance with ASTM Standard 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition and/or construction activities. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials consultant with Phase II/Site Characterization experience prior to land acquisition, demolition, and/or construction.</p> <p>HAZ-2 Prior to demolition and/or rehabilitation activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and Cal OSHA certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be</p> | Less Than Significant Impact.          |



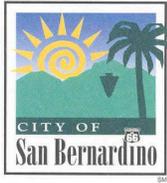
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|        |   | <p>performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403.</p> <p>HAZ-3 If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified environmental professional. If lead-based paint is found, abatement shall be completed by a qualified lead specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.</p> <p>HAZ-4 If unknown wastes or suspect materials are discovered during construction by the contractor that are believed to involve</p> |  |



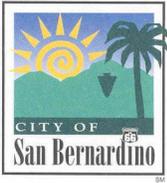
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|  |   | hazardous waste or materials, the contractor shall comply with the following: <ul style="list-style-type: none"> <li>• Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;</li> <li>• Notify the City's Engineer;</li> <li>• Secure the area as directed by the Project Engineer; and</li> <li>• Notify the implementing agency's Hazardous Waste/Materials Coordinator. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.</li> </ul> |  |
| <b>Railroad Uses</b>   |   |   |  |
| Development associated with implementation of the proposed project could result in an increased hazard to the public or the environment through the disturbance of existing and/or past railroad uses. | Potentially Significant Impact.         | Refer to Mitigation Measure HAZ-1. No additional mitigation measures are required.  | Less Than Significant Impact.          |
| <b>Landfills</b>   |   |   |  |
| Development associated with implementation of the proposed project could result in an increased hazard to the public or the environment in association with landfills.                                 | Potentially Significant Impact.         | Refer to Mitigation Measure HAZ-1. No additional mitigation measures are required.  | Less Than Significant Impact.          |
| <b>Airports</b>  |   |   |  |
| Development associated with implementation of the proposed project could result in an increased hazard to the public or the environment in association with airport facilities.                        | Less Than Significant Impact.           | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                        |



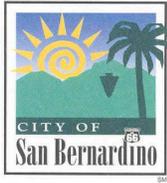
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| <b>Cumulative Impacts</b>   |   |  |  |
| Development associated with implementation of the proposed project could result in cumulatively considerable hazards and hazardous materials impacts. | Potentially Significant Impact.         | Refer to Mitigation Measures HAZ-1 through HAZ-4. No additional mitigation measures are required.  | Less Than Significant Impact.          |
| <b>HYDROLOGY, DRAINAGE, AND WATER QUALITY</b>   |   |  |  |
| <b>Water Quality Standards</b>  |   |  |  |
| Implementation of the proposed project could violate any water quality standards or waste discharge requirements.                                     | Potentially Significant Impact.         | HYD-1 Prior to the issuance of any grading or building permit, all qualifying land development/redevelopment projects, shall submit and have approved a Storm Water Quality Management Plan (SWQMP) to the City Engineer. The SWQMP shall identify all Best Management Practices (BMPs) that will be incorporated into the project to control storm water and non-storm water pollutants during and after construction and shall be revised as necessary during the life of the project. The SWQMP submittal applies to construction projects covered by the NPDES General Construction Permit as well as construction projects less than one acre in size. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the City Engineer for water quality construction activities on-site. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations | Less Than Significant Impact.          |



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|        |   | <p>detailed in the Plan, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.</p> <p>HYD-2 Any developer/owner engaging in construction activities which disturb one acre or more of land shall apply for coverage under the General Storm Water Permit for Construction Activity with the State Water Resources Control Board (SWRCB). Any developer/owner engaging in construction activities which disturb less than one acre, but are part of a larger common plan of development or sale that is greater than one acre, must also apply for coverage under the General Storm Water Permit for Construction Activity with the State Water Resources Control Board (SWRCB).</p> <p>"Construction activity" includes, but is not limited to: clearing, grading, demolition, excavation, construction of new structures, and reconstruction of existing facilities involving removal and replacement that results in soil disturbance. The owner of the land where the construction activity is occurring is responsible for obtaining coverage under the permit. Owners may obtain coverage under the General Permit by completing a "Notice of</p> |  |



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|  |   | <p>Intent<sup>TM</sup> form (NOI) and mailing the form along with a vicinity map and the appropriate fee to the office of the California State Water Resources Control Board. The NOI form and checklist of items to submit to the state is available from the State Water Resources Control Board in Sacramento, California or from the City's Development Services Department. In addition, the owner shall also prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with State requirements.</p> <p>Prior to obtaining any City-issued grading and/or construction permits the developer/owner shall provide evidence of compliance with the General Construction Permit by providing a copy of the Waste Discharger's Identification Number (WDID) to the City's Community Development Department.</p> |  |
| <b>Erosion and Siltation</b>   |   |  |  |
| Implementation of the proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. | Potentially Significant Impact.         | Refer to Mitigation Measures HYD-1 and HYD-2. No additional mitigation measures are required.  | Less Than Significant Impact.          |
| <b>Polluted Runoff</b>   |   |  |  |
| Implementation of the proposed project could create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial   | Potentially Significant Impact.         | Refer to Mitigation Measures HYD-1 and HYD-2.<br><br>HYD-3 Prior to approval of project grading or construction plans, the   | Less Than Significant Impact.          |



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| additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment maintenance (including washing or detailing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas. |  | project owner/developer(s) shall be required to coordinate with the City's Public Works Department to determine requirements necessary to mitigate impacts to drainage improvements required to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City Engineer and Public Works Department. |   |
| <b>Degradation of Water Quality</b>   |  |  |   |
| Implementation of the proposed project could otherwise substantially degrade water quality.   | Potentially Significant Impact.                | Refer to Mitigation Measures HYD-1 through HYD-3, and Mitigation Measure HAZ-1. No additional mitigation measures are required.  | Less Than Significant Impact.                 |
| <b>Housing Within a 100-Year Flood Hazard</b>   |  |  |   |
| Implementation of the proposed project could place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map (Panel No. 06071c7930f).                            | Potentially Significant Impact.                | Refer to Mitigation Measure HYD-3. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>Structures Within a 100-Year Flood Hazard</b>  |  |  |   |
| Implementation of the proposed project could place within a 100-year flood hazard area structures which would impede or redirect flood flows.   | Potentially Significant Impact.                | Refer to Mitigation Measure HYD-3. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>Failure of a Levee or Dam</b>  |  |  |   |
| Implementation of the proposed project could expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.  | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.  | Not Applicable.                               |
| <b>Cumulative Impacts</b>   |  |  |   |
| Implementation of the proposed project could result in cumulatively considerable hydrology, drainage, and water quality impacts.  | Potentially Significant Impact.                | Refer to Mitigation Measures HYD-1 through HYD-3 and HAZ-1. No additional mitigation measures are required.  | Less Than Significant Impact.                 |



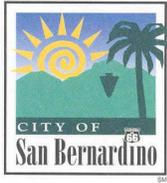
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|---|--|---|---|
| <b>FIRE PROTECTION</b>  |  |   |   |
| Implementation of the proposed project could result in the need for additional fire protection services.                                | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts to fire protection services.                   | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |
| <b>POLICE PROTECTION</b>  |  |   |   |
| Implementation of the proposed project could result in the need for additional police protection facilities and personnel.              | Potentially Significant Impact.                | PS-1 All development projects within the Project Area shall be evaluated and required to mitigate project-related impacts to police services. Individual development projects shall pay any fees required by a Developer Fee Program, if established, by the City of San Bernardino and/or the Police Department. | Less Than Significant Impact.                 |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts to police protection facilities and personnel. | Potentially Significant Impact.                | Refer to Mitigation Measure PS-1. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>SCHOOL FACILITIES</b>  |  |   |   |
| Implementation of the proposed project could result in the need for additional school facilities.                                       | Potentially Significant Impact.                | SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of San Bernardino that legally required school-related Development Fees have been paid per the current mitigation established by the applicable school district.                         | Less Than Significant Impact.                 |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts to school facilities.                          | Potentially Significant Impact.                | Refer to Mitigation Measure SCH-1. No additional mitigation measures are required.  | Less Than Significant Impact.                 |



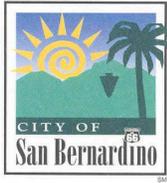
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|--|--|---|---|
| <b>PARKS AND RECREATIONAL FACILITIES</b>   |  |   |   |
| Implementation of the proposed project could result in significant impacts to the adequate availability of parkland and recreational facilities within the City of San Bernardino. | Potentially Significant Impact.                | PR-1 Prior to the issuance of a grading permit, the Parks, Recreation & Community Services Department shall review development site plans to ensure that development does not disrupt operations at parks and recreational facilities in the Project Area, or access to pedestrian sidewalks or public transportation routes. Any recommendations by the Parks, Recreation & Community Services Department shall be implemented during site preparation, grading, construction, and operations. | Less Than Significant Impact.                 |
| <b>Cumulative Impacts</b>  |  |   |   |
| Development associated with the proposed project could result in cumulatively considerable impacts to parks and recreational facilities.   | Potentially Significant Impact.                | Refer to Mitigation Measure PR-1. No additional mitigation measures are required.   | Less Than Significant Impact.                 |
| <b>WATER</b>   |  |   |   |
| Implementation of the proposed project could result in increased demand for water supplies and infrastructure within the City.   | Potentially Significant Impact.                | WAT-1 Prior to the issuance of a building permit for any future development project, the project applicant shall submit a hydraulic analysis to the San Bernardino Municipal Water Department to determine if water infrastructure upgrades (i.e., pipeline diameter increases for fire flow) are necessary. If the hydraulic analysis determines that upgrades are necessary, the project applicant shall be responsible for their fair-share of the improvements.                             | Less Than Significant Impact.                 |



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|---|--|---|---|
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts to water resources including increased demand for water supplies and infrastructure within the City. | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required.   | Not Applicable.                               |
| <b>WASTEWATER</b>   |  |   |   |
| Implementation of the proposed project could result in increased demand for wastewater services and infrastructure in the City.   | Potentially Significant Impact.                | <p>WW-1 Prior to issuance of a wastewater permit for any future development project, the project applicant shall pay applicable connection and/or user fees to the City.</p> <p>WW-2 Prior to issuance of a building permit for any future development project, the project applicant shall prepare an engineering study to determine the adequacy of the sewer systems and submit the engineering study to the City for review and approval.</p> <p>WW-3 Prior to issuance of a building permit for any future development project, the project applicant shall provide evidence that the City and the City of San Bernardino Municipal Water Department has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.</p> | Less Than Significant Impact.                 |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts to wastewater systems, including increased demand and infrastructure facilities within the City.     | Potentially Significant Impact.                | Refer to Mitigation Measures WW-1 through WW-3. No additional mitigation measures are required.   | Less Than Significant Impact.                 |



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|---|--|---|---|
| <b>SOLID WASTE</b>  |  |   |   |
| Implementation of the proposed project could potentially result in increased solid waste generation in exceedance of landfill capacity.                               | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                               |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project could result in cumulatively considerable impacts related to solid waste disposal services and landfill disposal capacity.     | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                               |
| <b>ELECTRICITY AND NATURAL GAS</b>  |  |   |   |
| <b>Electricity</b>  |  |   |   |
| Implementation of the proposed project could increase the demand for electricity services and facilities.   | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                               |
| <b>NATURAL GAS</b>  |  |   |   |
| Implementation of the proposed project could increase the demand for natural gas services and facilities.   | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                               |
| <b>Cumulative Impacts</b>   |  |   |   |
| Implementation of the proposed project combined with other related cumulative projects could result in cumulatively considerable electricity and natural gas impacts. | Less Than Significant Impact.                  | No mitigation measures beyond the goals and policies identified in the General Plan are required. | Not Applicable.                               |



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