

**CITY OF SAN BERNARDINO
REDEVELOPMENT AGENCY
INITIAL STUDY**

**CITY OF SAN BERNARDINO
INITIAL STUDY FOR**

**Home Depot at Highland and Arden Avenues
General Plan Amendment (GPA 11-03)
Subdivision (SUB 11-01) – Tentative Parcel Map 19325
Conditional Use Permit (CUP 11-08)**

PROJECT DESCRIPTION/LOCATION:

Home Depot U.S.A., Inc. and Mark Development, Inc. are proposing the redevelopment of a previously developed multi-family residential site into a commercial shopping center. The approximate 17.37-acre site would include a 107,979 square-foot home improvement store and 68,630 square feet of additional commercial development to include a major tenant (43,830 square feet) and four other tenants ranging in size from 2,900 to 5,500 square feet. The Project Site is currently vacant and is located south of Highland Avenue and west of Arden Avenue, on the northwest corner of Arden Avenue and 20th Street. The Proposed Project includes a subdivision of the 17.37-acre site into seven parcels ranging in size from 0.73 acres to 8.93 acres. The Proposed Project would require a General Plan Amendment (GPA) to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), and approval of a Conditional Use Permit (CUP) to allow for multi-tenant use of the Project Site.

PREPARED FOR:

City of San Bernardino
Redevelopment Agency
201 North E Street, Suite 301
San Bernardino, CA 92401

PREPARED BY:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408
909-890-1818

DATE

June 6, 2011

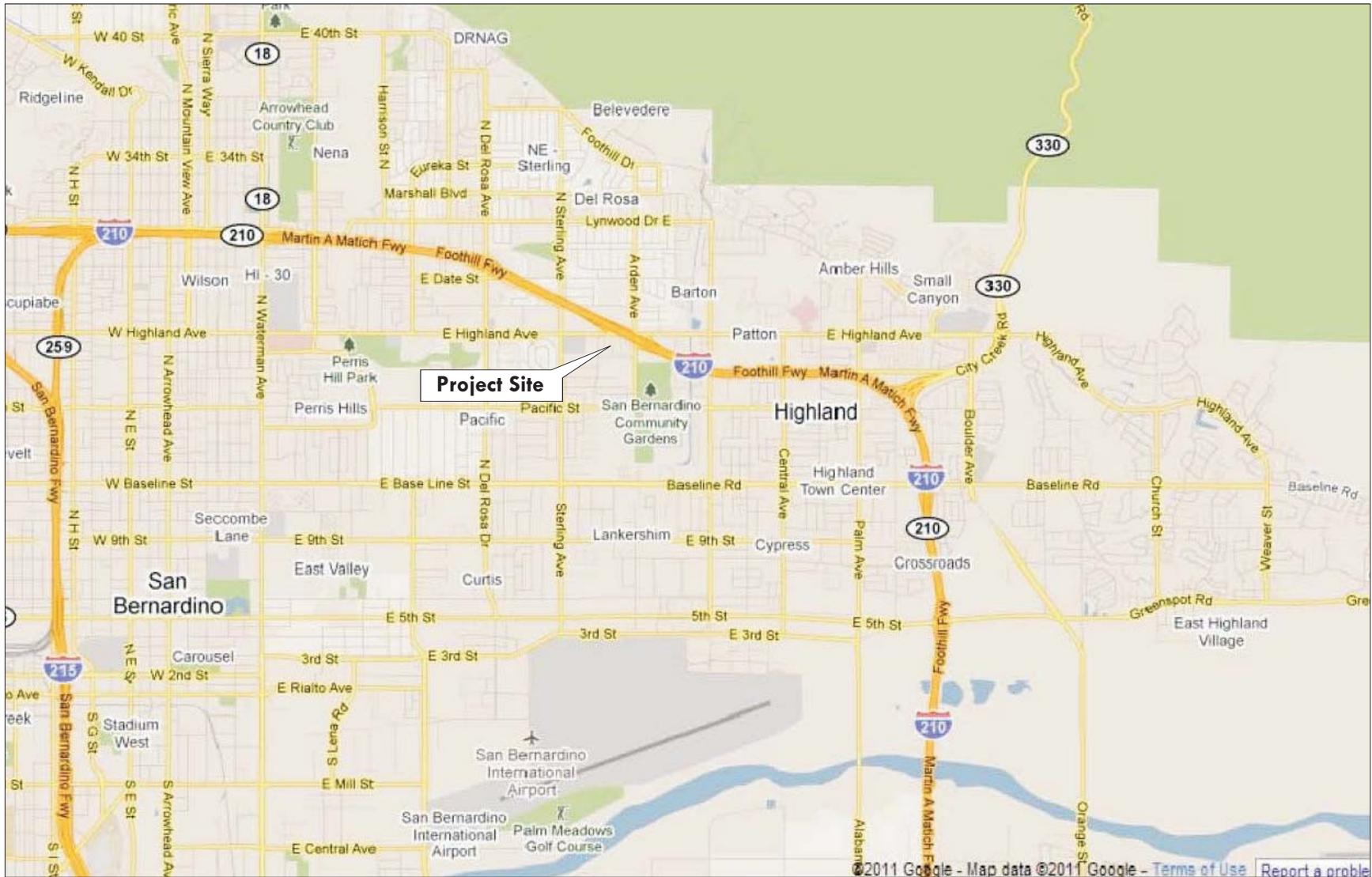
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The California Environmental Quality Act (CEQA) requires the preparation of an Initial Study when a proposal must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a proposal, not exempt from CEQA, qualifies for a Negative Declaration or whether or not an Environmental Impact Report (EIR) must be prepared.

- 1. Project Title:** Home Depot at Highland and Arden Avenues
General Plan Amendment (GPA 11-03)
Subdivision (SUB 11-01)
Conditional Use Permit (CUP 11-08)
- 2. Lead Agency Name:** City of San Bernardino
Address: Redevelopment Agency
201 North E Street, Suite 301
San Bernardino, CA 92401
- 3. Contact Person:** John Oquendo, Planner II
Phone Number: (909) 963-5016
- 4. Project Location (Address/Nearest cross-streets):** South of Highland Avenue and west of Arden Avenue; and at the northwest corner of Arden Avenue and 20th Street in the City of San Bernardino (see Figure 1, Regional Location Map and Figure 2, Vicinity Map).
- 5. Project Sponsor:** City of San Bernardino
Address: Economic Development Agency
201 North E Street, Suite 301
San Bernardino, CA 92401
- 6. General Plan Designation:** Public Commercial Recreation (PCR)
Proposed: Commercial General (CG-1)
- 7. Description of project (describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site feature necessary for its implementation. Attach additional sheets, if necessary):**

Home Depot U.S.A., Inc. and Mark Development, Inc. are proposing the development of a commercial shopping center on an approximate 17.37-acre site to include a 107,979 square-foot home improvement store and 68,630 square feet of retail space for the development of four commercial pads to be occupied by a major tenant and multi-tenant shops (see Figure 3, Site Plan). The Project Site is currently vacant and is generally located south of Highland Avenue and west of Arden Avenue, and specifically on the northwest corner of Arden Avenue and 20th Street.

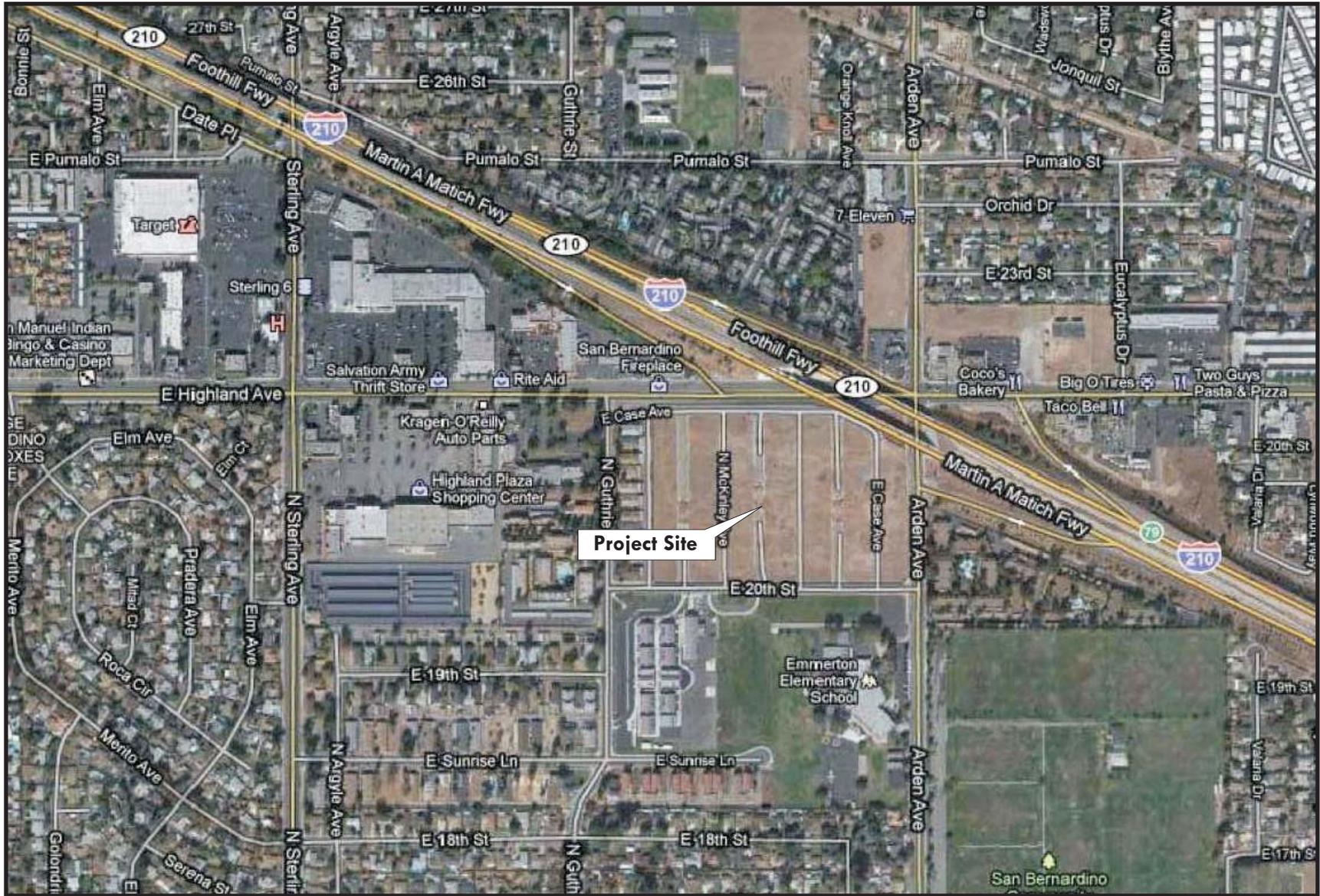
The Proposed Project also includes a subdivision of the 17.37-acre site into seven parcels ranging in size from 0.73 acres to 8.93 acres. The Proposed Project would require a General Plan Amendment (GPA) to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), and approval of a Conditional Use Permit (CUP) to allow for multi-tenants at the Project Site.



Regional Location

Home Depot at Highland and Arden AvenuesT
 GPA 11-03, SUB 11-01, CUP 11-08
 San Bernardino, California

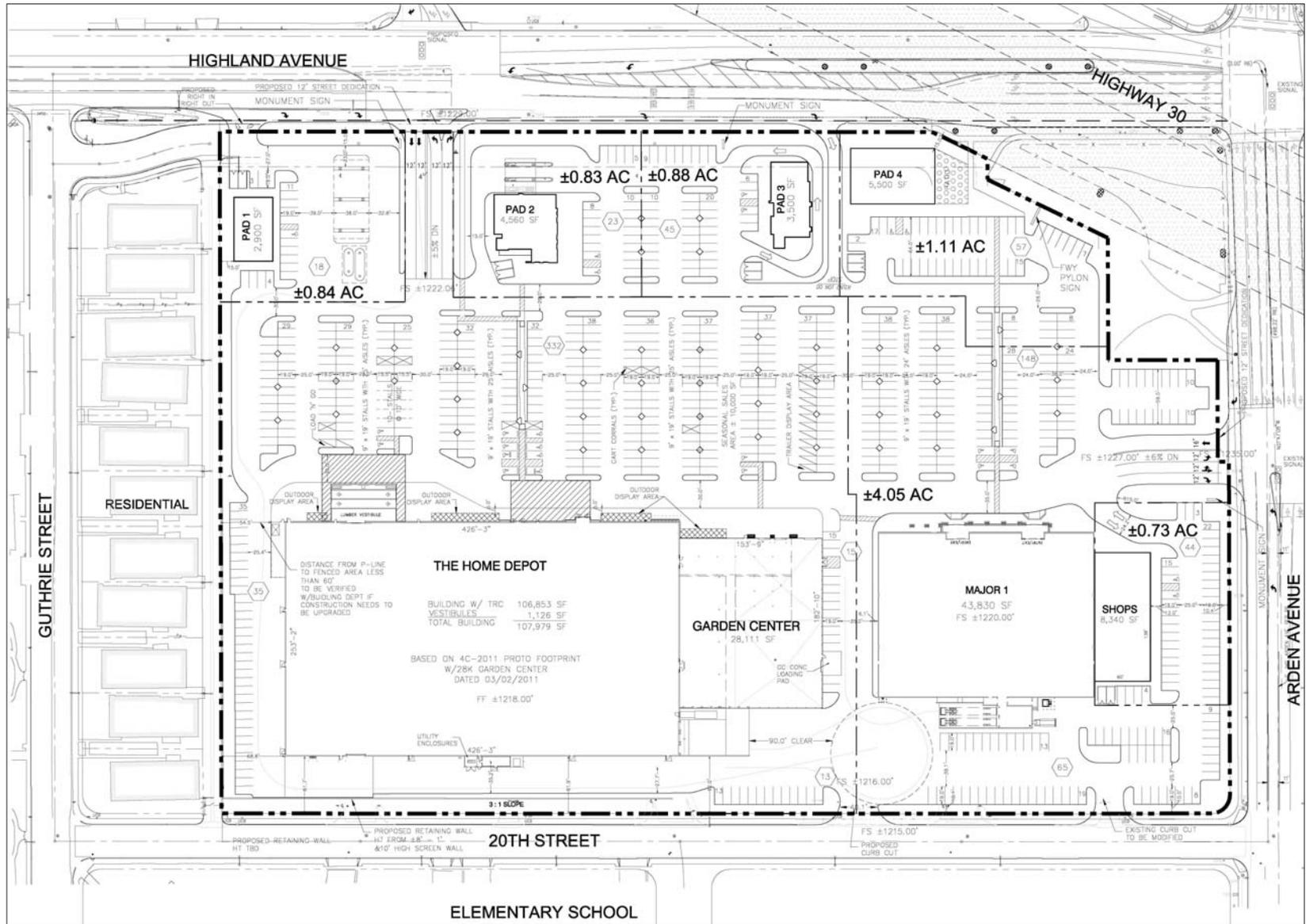
Figure 1



Vicinity Map

Home Depot at Highland and Arden Avenues
GPA 11-03, SUB 11-01, CUP 11-08
San Bernardino, California

Figure 2



Site Plan

Home Depot at Highland and Arden Avenues
 GPA 11-03, SUB 11-01, CUP 11-08
 San Bernardino, California

Figure 3

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The Project Site was previously developed with residential apartment buildings, totaling 296 units. The apartments were constructed in the 1970's and the buildings were demolished in 2007. This prior use will serve as the baseline for the environmental analysis herein.

The Project Site lies within the Redevelopment Project Area of the Inland Valley Development Agency (IVDA) and is subject to the Project Area's governing redevelopment plan and its rules for Owner Participation as adopted by the IVDA. The City of San Bernardino Redevelopment Agency (EDA), acting on the direction of the Mayor and Common Council, with concurrence from IVDA, conducted a land acquisition project on the project site following the identification of severe blighting conditions associated the deteriorating multi-family housing stock previously located on the site.

- 8. Surrounding Land Uses and Setting:** The 17.37-acre Project Site is located south of Highland Avenue and west of Arden Avenue on the northwest corner of Arden Avenue and 20th Street. The Project Site has historically been developed with multi-family residential uses and is currently vacant. Surrounding land uses include commercial development to the north along Highland Avenue, an elementary school to the south, residential development to the west, and I-210 Freeway eastbound on-ramp and multi-family residential to the east.

- 9. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):**
 - California Regional Water Quality Control Board, Santa Ana Region
 - Storm Water Pollution Prevention Plan (SWPPP)
 - National Pollutant Discharge Elimination System (NPDES) Permit
 - Water Quality Management Plan (WQMP)

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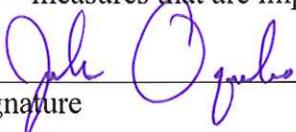
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Greenhouse Gas |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> Transportation / Traffic |

On the basis of this Initial Study, the City of San Bernardino Environmental Review Committee finds:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

Date 6/3/2011

Printed Name JOHN OQUENDO

REDEVELOPMENT AGENCY OF
For THE CITY OF SAN BERNARDINO

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista as identified in the City’s General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-d) According to the City’s General Plan, the Project Site is not within or near a scenic vista or scenic highway view corridor. Nearby streets, including portions of Highland and Arden avenues are not designated scenic routes. Topography on-site is described as gently sloping to the south (about three percent), and is primarily flat with views limited to street frontage, and travelers along the I-210 Freeway. Although the Proposed Project is not expected to significantly impact scenic resources, the site was previously developed with 2-story apartment buildings that were demolished in 2007 and therefore development of the Project Site would change the prior and existing character of the site and introduce a new source of light and glare to the area. Therefore, potential long-term visual impacts of the Proposed Project will be analyzed within the EIR.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE RESOURCES: - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion:

- a) The Project Site is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The site is located south of Highland Avenue and west of Arden Avenue and the I-210 Freeway overpass and eastbound on-ramps. The area is not known to have been used for agricultural purposes in recent history. Therefore, no impacts to Prime Farmland, Unique Farmland or Farmland of Statewide Importance would result. No further analysis in the EIR is warranted.
- b) According to the City of San Bernardino General Plan Land Use Map, the Project Site is designated Public Commercial Recreation (PCR). The area surrounding the Project Site is designed Public/Quasi-Public (PF), Commercial General (CG-1), and Residential Medium High (RMH-20). There are no agriculturally zoned lands or Williamson Act contracts within the vicinity of the Project Site. No impacts to Williamson Act contracts or conversion of Farmland to non-agricultural use would result. No further analysis in the EIR is warranted.
- c) The Project Site is designated Public/Quasi-Public (PF) by the City of San Bernardino. Forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production would not be impacted by the Proposed Project as no rezoning from timberland to a non-timberland designation would result. The Project does include a GPA to change the existing land use designation from Public Commercial Recreation to Commercial General; however the amendment would not affect timberland. Therefore no impacts to timberland would result, and no further analysis in the EIR is warranted.
- d) The Proposed Project includes the construction and operation of a 107,979 square-foot Home Depot and 68,630 square feet of other commercial development. No portion of the Project Site occurs within forest land, and proposed retail activities would not result in the loss of forest land or convert forest land to a non-forest use. No impacts would result, and no additional analysis in the EIR is warranted.
- e) The Project Site is not designated as Farmland and proposed commercial development would not involve other changes to the existing environment which, due to its location or nature, would result in conversion of Prime Farmland. No impacts would result and no additional analysis in the EIR is warranted.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? (South Coast Air Basin)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation based on the thresholds in the SCAQMD’s “CEQA Air Quality Handbook?”	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people based on the information contained in Project Description Form?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. To assist local agencies to determine if a project’s emissions could pose a significant threat to air quality, the SCAQMD has published its Air Quality Rule Book.

As noted in the City of San Bernardino General Plan Program EIR (Section 4.3.2), continued development throughout the city would significantly contribute to the further degradation of the ambient air quality of the South Coast Air Basin. The primary source of adverse air quality

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impacts is daily vehicle trips associated with maximum buildout of the City. Any new development within the San Bernardino area would aggravate existing air quality, which currently does not meet State or Federal air quality criteria. Therefore, potential Project-related impacts with implementation of the SCAQMD’s plan shall be reviewed in the EIR.

- b-e) The Proposed Project includes the development of a commercial shopping center on an approximate 17.37-acre site to include a 107,979 square-foot home improvement store and 68,630 square feet of additional commercial development to include a major tenant (43,830 square feet) and four other tenants ranging in size from 2,900 to 5,500 square feet.

The Proposed Project would result in construction-related emissions and an increase in vehicle emissions upon operation; both which could result in air quality impacts. An Air Quality Impact Assessment is being prepared for the Project and will include a regulatory review, emission calculations, air dispersion modeling, potential mitigation strategies, and significance considerations for air quality and greenhouse gas (GHG) emissions impacts associated with the Proposed Project. Potential impacts and any necessary mitigation measures will be discussed in the EIR.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES – Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The Project Site does not occur within an area designated as critical habitat for any biological resource, nor does it fall within a Biological Resource Area as shown in Figure NRC-2 of the City of San Bernardino General Plan. The Project Site is also within a developed area, and no native vegetation occurs on-site. No impact to critical habitat or sensitive species would occur, and no further analysis in the EIR is warranted.
- b) The Project Site is currently vacant but was once developed with an apartment complex (1970s to 2007). No riparian habitat occurs on or near the Project Site, nor does it fall within a Riparian Corridor as shown in Figure NRC-2 of the City's General Plan. Proposed development would not have a significant effect on a riparian habitat; no impacts would result. No further analysis in the EIR is warranted.
- c) The Proposed Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means as the Site is not within or near, and does not drain to, any wetland habitat [see (b) above and Section IX, Hydrology and Water Quality, for additional discussion]. No impacts to federally protected wetlands would occur. No further discussion of impacts to wetlands in the EIR is warranted.
- d) Wildlife movement near the Project Site is restricted by heavy roadway traffic (i.e., Highland Avenue, Arden Avenue and the I-210 Freeway). The Project Site is completely devoid of native habitat and, is surrounded by dense development and unlikely to provide an important location

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relative to regional wildlife movement. No impact to a local or regional wildlife corridor would occur. No further discussion in the EIR is warranted.

- e) The Proposed Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan because no such plan has been adopted in the area of the Project Site. The nearest conservation area is the Cajon Creek (Cal Mat) Habitat Conservation Management Area located approximately six miles northwest of the Site. No impacts would occur, and no additional discussion in the EIR is warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Be developed in a sensitive archaeological area as identified in the City’s General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) According to the City of San Bernardino’s General Plan Update and Associated Specific Plans Draft EIR (Figure 5.4-2 Archaeological Sensitivities), the Project Site is not located in a designated area of concern for Archaeological Resources or in an Urban Archaeological District containing Historical Archaeological Resources. No impacts are expected.

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b-e) Given the current status of the property, the potential to identify any evidence of prehistoric or historic archaeological resources is considered low. Therefore a minor field survey, records search and Native American consultation would ensure potential impacts are adequately reviewed for the Proposed Project. The results of the assessment, potential impacts, and the requirement for any mitigation measures will be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS – Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Involve earth movement (cut and/or fill) based on information included in the Project Description Form? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located within an Alquist-Priolo Earthquake Fault Zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in substantial soil erosion or the loss of topsoil? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Be located within an area subject to landslides, mudslides, subsidence, or other similar hazards as identified in the City’s General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be located within an area subject to liquefaction as identified in the City’s General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Modify any unique physical feature based on a site survey/evaluation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Result in erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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Discussion:

- a-b) On-site activities related to the movement of earth would involve grading. The Proposed Project's development should not be substantially impacted by unstable geologic conditions and is not located in an area known for subsidence, hydrocompaction, landsliding, lateral spreading, liquefaction, or other issues related to differential settlement. The project applicant would comply with appropriate geologic/soils engineering codes and guidelines, safety regulations, the feasibility and final geotechnical report, and appropriate Uniform Building Code (UBC) requirements for the Proposed Project. The site was previously developed with residential apartment buildings that were constructed in the 1970's and demolished in 2007. A full discussion of current regulations, findings and any related mitigation measures shall be presented in the EIR.
- c) The Project Site is located outside of an Alquist-Priolo Special Studies Zone as depicted on Figure S-3 of the City's General Plan. Reviews of official maps delineating State of California earthquake fault zones (7.5 Minute Series, State of California Special Studies Zones, San Bernardino North Quadrangle, Official Map) indicated the site is not located within a zone for mandatory study for active faulting. According to Figure S-3 of the City's General Plan, the site is situated approximately one mile south of the San Andreas Fault Zone.

Earthquakes, due to their ground acceleration and shifting, can cause major damage to buildings and create dangerous hazards to people through injury or death. Development in the seismically active southern California region must mitigate these potential hazards through strict adherence to the California Building Code (CBC) and recommendations by geotechnical engineers. Although the Project Site is located outside the Alquist-Priolo Special Studies Zone, the City's development standards require an analysis of soil stability, and require strict adherence to the California Building Code, for the protection of its employees and residents. Detailed discussions of potential impacts and any mitigation measures will be presented in the EIR.

- d/h) To limit soil erosion related to storm water, a Water Quality Management Plan (WQMP) for the Project has been prepared which incorporates drainage design features to mitigate for storm related impacts. Site grading also contributes to the potential for topsoil loss due to the generation of fugitive dust during windy conditions. As a result, impacts related to soil erosion shall be discussed in the EIR.
- e-f) The Project Site, due to its relatively flat topography, is not located in an area prone to land or mudslides, and it is not located within an area susceptible to liquefaction and/or ground subsidence, as shown in Figures S-5 and S-6 of the City's General Plan. Potential impacts are considered less than significant and no additional discussion in the EIR is warranted.
- g) The Proposed Project would not modify any unique physical features. No unique geologic features were found during a site survey/evaluation; therefore no impact would occur, and the issue does not require further analysis within the EIR.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS

–Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- (a/b) According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence”.

The City of San Bernardino has not adopted its own thresholds of significance for greenhouse gas emissions. However, the City finds persuasive and reasonable the approach to determining significance of greenhouse gas emissions established by South Coast Air Quality Management District (SCAQMD).

A detailed analysis of project-related greenhouse gases shall be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS

– Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-b) The majority of the retail/commercial uses proposed on-site have a negligible potential to create a significant hazard to the public or the environment due to the use of hazardous materials.

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However, minor commercial uses on-site may include a self-serve gas station which would result in the transportation and distribution of potentially hazardous petroleum fuel and related products. Association with this use is the transport, storage, use, and handling of all hazardous or potentially hazardous materials, which are regulated at the federal, State and local levels. Potential impacts associated with hazardous or potentially hazardous materials shall be discussed in the EIR.

- c) There are two schools that occur within ¼-mile of the Project Site, both within the San Bernardino Unified School District. Emmerton Elementary School is located directly south of the Project Site (across 20th Street), and serves approximately 517 students from Kindergarten through 3rd Grade. Colonel Joseph C. Rodriguez Prep Academy School, located at 1985 North Guthrie Street, immediately southwest of the Project Site, provides educational services to students from 4th through 8th grade. A discussion of hazardous waste handling shall be included in the EIR to analysis potential impacts to adjacent schools and ensure all necessary precautions are in place to prevent impacts to nearby schools and the neighboring community.
- d) The Project Site does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase I Site Assessment was prepared for the Project Site to review potential or existing environmental contamination that may occur at the site. Findings shall be discussed in the EIR.
- e) As shown in Figure LU-4 of the City's General Plan, the Project Site is not located within the San Bernardino International Airport (SBIA) Influence Area. The Airport is located approximately 1.5 miles southeast of the Site. The Proposed Project would not expose people or employees to airport hazardous; no additional analysis is warranted.
- f) The Proposed Project may alter or impair traffic circulation surrounding the Project Site. The California Emergency Services Act requires cities to manage and coordinate emergency and recovery activities within its jurisdictional boundaries. The City of San Bernardino's Emergency Operations Plan includes policies and procedures that are to be administered, in coordination with the County of San Bernardino, in the event of a disaster. The Proposed Project would not impair implementation of, or physically interfere with the City's emergency response and/or evacuation plan; therefore, no impact would occur and no additional analysis in the EIR is warranted.
- g) The Project Site does not occur in a wildland fire hazard area as shown on Figure S-9 in the City's General Plan. The Site and surrounding area are urbanized and not near forested or grassland areas; therefore, no impacts related to wildland fires would occur, and additional analysis is not required.

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IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Panel No. 8684F)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) The Proposed Project would disturb 17.37 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater

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systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

In addition to complying with NPDES requirements, the City of San Bernardino also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. Since the Proposed Project includes the development of 100,000 square feet of commercial development or more, it falls within RWQCB's Project Category No. 3. Therefore, the project proponent is required to submit a WQMP for City review and approval. Best Management Practices contained in the WQMP shall be discussed in the EIR.

- b) The Proposed Project would not deplete groundwater supplies nor would it interfere with groundwater recharge. The Project includes the construction of parking lots and impervious surfaces. Potential impacts to groundwater resources shall be discussed in the EIR.
- c-e) The Project Site is currently vacant. Proposed improvements would include on-site drainage which has the potential to alter existing drainage patterns on the property and/or surrounding area, and could also result in substantial erosion or an increase in the rate or amount of surface runoff. Potential impacts of polluted runoff shall be discussed in the EIR.
- g-h) According to the City's General Plan, Figure S-1, and Flood Insurance Rate Map (FIRM) Panel 7963H, the southern portion of the Project Site occurs within the Zone X which is described as areas of 0.2% annual chance flood areas of one percent annual chance flood with average depths of less than one-foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance flood). A discussion of potential impacts related to its occurrence within Zone X shall be discussed in the EIR.
- i) According to City's General Plan Figure S-2, the Project Site is not located within the Seven Oaks Dam inundation area. Therefore, flood inundation is not expected to result from the failure of the Seven Oaks Dam. No impacts would result and no further analysis is warranted.
- j) There are no oceans, lakes or reservoirs near the Project Site; therefore impacts from seiche and tsunami would not occur.

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X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be developed within the Hillside Management Overlay District?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be developed within Foothill Fire Zones A, B, or C as identified in the City’s General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be developed within the Airport Influence Area as adopted by the San Bernardino International Airport Authority?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) From the 1970s until 2007, the site was developed with multi-family residential. Surrounding land uses include residential development to the west, an elementary school to the south, multi-family residential and the I-210 Freeway eastbound on-ramps to the east, and the I-210 Freeway (overpass) and westbound on-ramps, and commercial development to the north. The proposed commercial development would be compatible with other retail services along Highland Avenue, and would be easily accessible and visible from the I-210 Freeway. The Proposed development would take a currently vacant site, and create retail and other neighborhood commercial facilities for nearby residential development both further north, west and south of the Project Site. No impacts to continuity of the community would occur.

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- b) The Proposed Project includes a General Plan Amendment to change the Project Area land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), and approval of a Conditional Use Permit (CUP) to allow for multi-tenant use of the Project Site. The City of San Bernardino General Plan defines PCR as an open space designation intended for intensive recreational uses such as golf courses, sport complexes, and fair grounds. Intended uses of the CG-1 commercial designation include local and regional serving retail, personal service, entertainment, and office related commercial uses. The change in designation required by the Proposed Project would not be incompatible with the City General Plan designations within the neighborhood, would be consistent with the General Plan upon approval of the General Plan Amendment, and would be compatible with surrounding land uses. No further discussion would be necessary in the EIR.
- c) No habitat conservation or natural community conservation plans have been adopted for the Project Site or surrounding area. The nearest conservation area is the Cajon Creek (Cal Mat) Habitat Conservation Management Area located approximately seven miles northwest of the Site. No conflicts would occur and no further discussion in the EIR is warranted.
- d) According to the City’s General Plan, property that contains areas of 15-percent slopes and greater are included within the Hillside Management Overlay District (HMOD). The Project Site is relatively flat with an average three percent grade. No impacts from development within a hillside area would occur and no further analysis is necessary.
- e) As shown on Figure S-9 in the City’s General Plan, the Project Site does not occur in an area considered as a Fire Hazard Zone. No impacts related to wildland fires would occur and no further analysis is necessary.
- f) As shown in Figure LU-4 of the City’s General Plan, the Project Site occurs outside of the San Bernardino International Airport (SBIA) Influence Area. No impacts related to aircraft or flight patterns are expected and no further analysis is necessary.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- c) Be located in a Mineral Resource Zone as adopted by the State Mining and Geology Board and identified in the City’s General Plan?

Discussion:

a-c) No loss of valuable mineral resource would occur with Proposed Project development. The Proposed Project would utilize aggregate, sand and gravel for site construction. These resources are commercially available in the southern California region without any constraint and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Project demand for mineral resources is not significant due to the abundance of available local aggregate resources.

The Project Site is located within MRZ-3 Mineral Resource Zone as adopted by the State Mining and Geology Board and as identified in the City’s General Plan, Figure NRC-3. The primary goal of the mineral resource classification system is to identify regionally significant mineral deposits in an effort to conserve and develop them for anticipated aggregate production regional needs. The MRZ-3 areas indicate the existence of construction aggregate deposits are not known from available data.

Based on the centrally located urbanized location of the Project Site, mining would not be a suitable use for the property. The City’s General Plan has identified suitable areas for mining in its Industrial Extractive (IE) designation, which is located along Cajon Creek at the northwestern edge of the City. The Project Site was also excluded from those areas identified as Regionally Significant Construction Aggregate Sectors in Figure 5.9-2 of the City’s General Plan and Associated Specific Plans Environmental Impact Report. The Proposed Project would have no impact on available mineral resources and no further analysis in the EIR is warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. NOISE – Would the project result in:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the City’s General Plan or Development Code, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundbourne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a/c/d) The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). The purpose of these standards and guidelines is to provide a framework for local standards of human exposure to noise. L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

Development of the Project Site would require site preparation (i.e. grading and excavation) , paving and building construction. These activities require the use of heavy equipment such as backhoes and dozers that would generate noise heard both on and off the Project Site. Operational noise would be associated with (at a minimum) an increase in traffic, truck deliveries, and drive-through speakers. The most proximate residential area that is subject to potential construction noise impacts are residential units adjacent to the west of the Project Site boundary, and the existing elementary school immediately south of the Project Site. A Noise Impact Assessment will be prepared and potential noise impacts resulting from the Proposed Project on sensitive receptors shall be discussed in the EIR.

b) Perceptible ground borne vibrations are typically associated with blasting operations and the use of pile drivers, neither of which would be used during construction of the Proposed Project. Consequently, no excessive ground borne vibration would be created during post-construction of

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the Project. On-site activity would include movement of vehicles on-site and delivery of goods. No significant impacts due to Project-generated ground borne vibrations are expected to result. No additional analysis in the EIR is warranted.

- e) The Project Site does not occur within the San Bernardino International Airport (SBIA) Influence Area, as shown in Figure LU-4 of the City’s General Plan, although it is adjacent to its boundary. The Airport is located approximately 1.5 miles northeast of the Project Site. Impacts from aircraft noise would have no effect on employees or customers and no additional analysis in the EIR is warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Remove existing housing and displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a) Currently there is an existing Home Depot in the city of San Bernardino, located on the south side of Highland Avenue just west of Muscupiabe Drive and approximately four miles west of the Project Site. The project proponent is considering the closure of this store (to be reviewed in the EIR). If the facility does close, the existing labor force would likely fill positions at the new location, and therefore the Proposed Project would not have an impact on area population growth, either directly through the creation of new housing or employment, or indirectly through the extension of infrastructure. Additional retail proposed on-site would be considered less than significant, and would likely be filled by residents within the surrounding area. No impacts are expected to result and no further analysis in the EIR is necessary.
- b) The Proposed Project would have no impact on existing housing, nor would it displace any residents or require the construction of housing elsewhere. No impacts to existing housing would occur and no further analysis in the EIR is necessary.

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XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection, including medical aid?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) Fire Protection: The City of San Bernardino Fire Department provides fire protection and emergency medical services to the Project Site and vicinity. The Fire Department provides emergency medical care (with emergency medical team personnel and paramedics), "HazMat" (hazardous materials) teams and resources, and aircraft rescue and fire fighting services. The Fire Department also conducts fire safety inspections of businesses, and educates the public about safety measures through school and disaster preparedness programs. As discussed in Section VIII, Hazards and Hazardous Materials, the Proposed Project may include a gas station. Therefore, due to the on-site storage of hazardous materials, the County of San Bernardino Hazardous Materials Division would be involved with the oversight of a Business Emergency/Contingency Plan.

The City of San Bernardino has 12 fire stations within the City limits. The Fire Department also has mutual joint response agreements with the cities of Loma Linda, Colton, Rialto, San Bernardino County Fire, and the U.S. Forest Service. The nearest station to the Project Site is Station No. 226 approximately three mile southwest of the Project Site. The total number of personnel available to respond to emergencies, including two battalion Chief Officers, is currently 47, divided among fourteen companies. Response time for a unit varies, depending

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upon the location of the response site and whether units are responding to another call; however, the City's adopted drive time standard is five minutes or less for 90 percent of the emergency calls for service.

The Proposed Project would include the installation of fire hydrants to assist in combating potential fire hazards should they arise. Due to the potential on-site use and storage of hazardous and flammable materials, the Project Proponent would also require an Emergency/Contingency Plan that would establish procedures to follow in the event an emergency situation (such as a fire or hazardous spill) occurs. Oversight for this Plan is provided by the County of San Bernardino Fire Department, Hazardous Materials Division, and would be reviewed annually and renewed every three years. Implementation of necessary maintenance, training and emergency preparation provided by the Emergency/Contingency Plan, would ensure that the Proposed Project would have a less than significant impact on fire protection services. The Project Site was developed with multi-family residential until four year ago; and thus was protected by the existing fire prevention services. Redevelopment of the Project Site is expected to have a less than significant impact and no further analysis in the EIR is warranted.

Police Protection: The City of San Bernardino Police Department provides law enforcement services for businesses and residences within the City limits. The City is divided into four Districts, with the Project Site being located in the Southeast District. The Police Department's Central Headquarters facility is located at 710 North "D" Street. All emergency calls and requests for service from the Project Site would be dispatched from this main station. As crime and calls for service change over time, the District's boundaries and staffing assignments are evaluated to maintain a balance of service across the City.

If it is decided that the existing Home Depot located near Muscupiabe Drive is to close, no increase in service demands on existing police services would be expected. Additionally, the Project Site was developed with multi-family residential until four year ago; and thus was protected by the existing police force. Redevelopment of the Project Site is expected to have a less than significant impact on police protection and no further analysis in the EIR is warranted.

Schools: As previously stated, the Project Proponent is considering the closure of the existing Home Depot located near Muscupiabe Drive. Should the facility close, the new facility would absorb the existing labor force currently in place at the existing Home Depot. Additional retail facilities proposed as part of the Project are not expected to generate a significant number of new jobs and therefore, would not place a demand on schools. No significant impacts would result and no further analysis in the EIR is warranted.

Parks: There are a total of 52 developed parks and recreational facilities in the City, encompassing approximately 540 acres, including three regional parks. Additionally, many school sites, community centers and senior centers throughout the City are available for recreational activities. Since a substantial number of new jobs is not expected from this Project (upon potential closure of the existing Home Depot near Muscupiabe Drive), no population increase would result from the Proposed Project and therefore no impact to parks would result. No further analysis in the EIR is warranted.

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Government Services: The Proposed Project may include the construction of a gas station and therefore a new source of hazardous materials storage at the Project Site. However, since monitoring and oversight for these materials would not be considered a significant increase in service demand, impacts are considered less than significant and no further analysis in the EIR is warranted.

Maintenance of Public Facilities: Traffic trips for the area would increase as a result of the Proposed Project, which would contribute to incremental wear and tear on adjacent roadways. To cover costs for road construction and maintenance, a portion of the City's development application fees, in combination with revenue generated from the State's gasoline excise tax (Proposition 111 Motor Vehicle Fuel Tax, June 1990), would be collected to offset public roadway maintenance. Impacts associated with local roadway maintenance are considered less than significant and no further analysis in the EIR is warranted.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-b) There are a total of 52 developed parks and recreational facilities in the City, encompassing approximately 540 acres, including three regional parks. Additionally, many school sites, community centers and senior centers throughout the City are available for recreational activities. Since a substantial number of new jobs is not expected from development of the proposed Home Depot (upon potential closure of the existing Home Depot near Muscupiabe Drive), no population increase would result from the Proposed Project and no impacts to recreational facilities would occur. No further analysis in the EIR is warranted.

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XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Discussion:

- a-b) The Proposed Project would generate additional traffic trips for the Site and surrounding area. A Traffic Impact Analysis (TIA) is being prepared for the Proposed Project and will be discussed in detail in the EIR.
- c) The Project Site does not occur in the San Bernardino International Airport Influence Area as shown in Figure LU-4 of the City’s General Plan. No impacts to air traffic patterns, including either an increase in traffic levels or a change in location of air traffic would result and no further analysis in the EIR is warranted.
- d) The Proposed Project would not create or substantially increase hazardous conditions due to a design feature or incompatible uses. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow. However, the Project Site is located immediately north and adjacent to an existing elementary school. Safety measures and post-construction operation of the Project Site shall be discussed in the EIR to ensure potential impacts to the adjacent school are addressed.
- e) Project implementation would not impact emergency access. Site plans are required to meet all City design standards and are reviewed by City Planning, Building & Safety, and Fire Departments to ensure adequate emergency access is provided. No impacts are expected; however a discussion of emergency access shall be included in the EIR.
- f) The Proposed Project would not conflict with existing policies regarding alternative transportation, and no increased hazards to bicyclists or pedestrians would result; therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS –

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a,b,e) Wastewater collection for the Project Site is provided by the East Valley Water District and wastewater treatment is provided by the City of San Bernardino Water Department, and treated at the San Bernardino Water Reclamation Plant (SBWRP). The SBWRP is a 33 MGD (million gallons per day) regional secondary treatment facility that serves the City of San Bernardino, Loma Linda, Highland, East Valley and the San Bernardino International Airport, as well as neighboring unincorporated areas of San Bernardino County. Ultimately, new facilities, or an expansion of existing facilities, would be needed to accommodate the SBWRP service area proposed build-out of 48.2 MGD; however, this plant currently has sufficient capacity to service its region.

Proposed construction would result in an additional demand on wastewater collection and treatment facilities over the current vacant land use at the site. However prior to the 2007 demolition of the multi-family units, wastewater generation from the site was approximately

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59,940 gallons per day (GPD) (based on 296 units times 2.7 persons per unit and 125 gallons per person per day and 60 percent of water use to sewer). It is estimated that proposed uses on-site would generate 5,236 GPD of wastewater. Therefore wastewater generated from previous on-site uses was greater than what would be associated with the proposed commercial land uses. A less than significant impact would result.

- c) Flood control protection in the vicinity of the Project Area is administrated by the San Bernardino County Flood Control District, and design and construction of local storm drain facilities are the responsibility of the City of San Bernardino Public Works Department. A Preliminary Water Quality Management Plan and a Preliminary Hydrology Study & Drainage Analysis shall be prepared for the Proposed Project and will include several Project design features to remediate storm water impacts. A full review of project-related impacts on local storm drain facilities shall be included in the EIR.

- d) The Project Site is within the service area of the East Valley Water District for domestic water supply. Proposed development of the Project Site would increase current water demand over the current vacant land use at the site. However prior to the 2007 demolition of the multi-family units, water demand from the site was approximately 99,900 gallons per day (GPD) (based on 296 units times 2.7 persons per unit and 125 gallons per person per day). It is estimated that proposed uses on-site would demand approximately 8,726 GPD. Therefore water demand from previous on-site uses was greater than what would be associated with the proposed commercial land uses. The use has therefore been included in the Urban Water Management Plan of East Valley Water District, the water purveyor for the project site. Less than significant impact would result.

- f/g) Solid Waste: The proposed project would be served by the City of San Bernardino Refuse & Recycling Division, which provides collection services to residential and commercial/business customers for refuse, recyclables, and greenwaste. Materials that are not recycled in compliance with the Intergraded Waste Management Act (AB 939) are taken to one of two regional landfills in the valley, San Timoteo (permitted until 2026) or Mid-Valley (permitted until 2033), which are can receive up to 1,000 tons per day and 7,500 tons per day, respectively.

A majority of the Proposed Project is not considered a new use within the City but is a relocation of an existing use, and therefore no additional solid waste would be generated. However, new retail/commercial development proposed on-site, including a total of 60,570 square feet (Pad 1 at 2,900 square feet, Pad 4 at 5,500 square feet and Major 1 and Shops at 52,170 square feet), would generate approximately 0.18 tons per day (313 pounds per day at 0.006 pounds per square foot per day). The proposed site plan also includes Pads 2 and 3, which would likely accommodate drive-thru restaurants for a total of 8,060 square feet, and is estimated to produce 0.17 tons per day (340 pounds per day at 17 pounds per employee per day at 20 employees). Total solid waste expected to be generated at the site is 0.35 tons per day, which is approximately 0.035 percent of the permitted capacity at the San Timoteo landfill, and 0.005 percent of the permitted capacity at the Mid-Valley landfill. Since estimated solid waste generation would be less than one percent at either of the landfill, the Proposed Project would

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not place a significant demand on solid waste services and would not be served by a landfill with insufficient permitted capacity. No significant impacts are anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a) The Proposed Project would not substantially degrade the quality of the environment, and the Project Site does not occur within an area designated as critical habitat for any biological resource. The Project Site and surrounding area occur within an urbanized area. No substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS would occur. No impacts would result.

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In was determined during initial review of the Project Site by an archaeologist, that a records search to be conducted by the San Bernardino County Museum Archaeological Information Center, and less emphasize on a field survey, would suffice as cultural resources are expected to be low at the site. A detailed review of report findings and recommendations shall be included in the EIR.

- b-c) An EIR and any related technical studies shall be prepared for the Proposed Project to address potential impacts to aesthetics, cultural resources, air quality and greenhouse gases, geology and soils, hazardous materials, hydrology and water quality, land use and planning, noise, traffic, and utilities and service systems. In addition, potential cumulative adverse impacts shall be reviewed for the Proposed Project.

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REFERENCES

The following references cited in the Initial Study are on file in the Community Development Department.

1. City of San Bernardino, General Plan, November 1, 2005.
2. City of San Bernardino, General Plan Update and Associated Specific Plans Draft EIR, The Planning Center, July 25, 2005.
3. City of San Bernardino, Development Code, February 2007.
4. South Coast Air Quality Management District, CEQA Air Quality Handbook, 2010.