

1.0 EXECUTIVE SUMMARY/INTRODUCTION

An Environmental Impact Report (EIR), State Clearinghouse Number 2011061021, has been prepared for Highland Marketplace. The Lead Agency is the Redevelopment Agency of the City of San Bernardino (RDA), California. Home Depot U.S.A, Inc. and Mark Development, Inc. (“Applicant”) have submitted an Application to the RDA, for a General Plan Amendment (GPA), Zone Change, Tentative Parcel Map, Conditional Use Permit (CUP) and grading and building permits to construct and operate a commercial shopping center with a maximum of 204,720 square feet (SF) of general commercial land uses. The Proposed Project for purposes of the EIR includes the activities proposed in Section 3.0 Project Description of the Draft EIR.

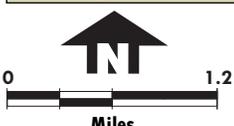
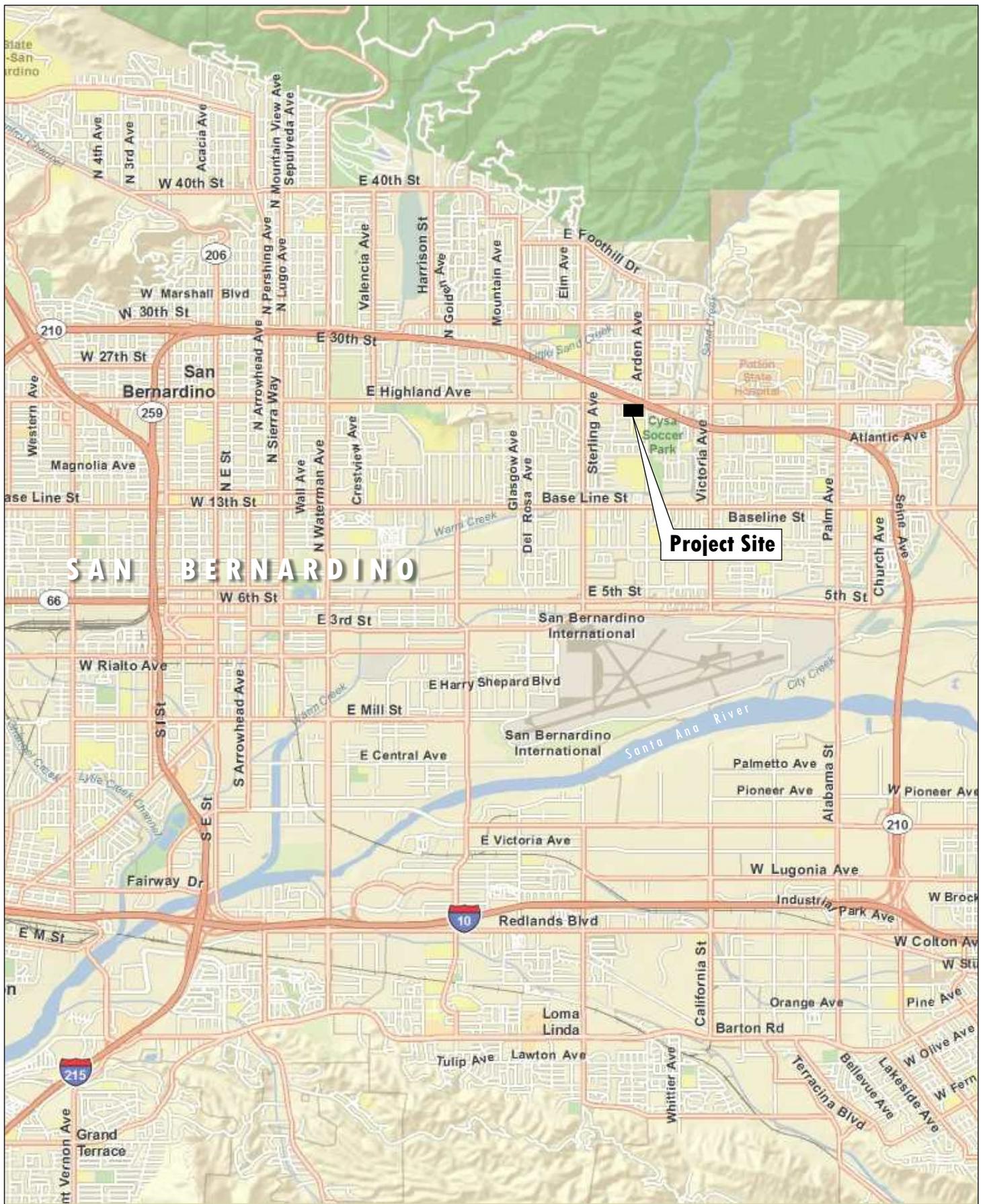
If the Application is approved by the City, the Applicant would be permitted to develop property previously developed as multi-family residential into a commercial shopping center with one (1) 107,979 square-foot home improvement center with an attached 28,111 square-foot garden center; one (1) 43,830 square-foot major retail structure that may include a pharmacy; one (1) 8,340 square-foot multi-tenant building for various shops, and four (4) general commercial land uses ranging in size from 5,500 square feet to 2,900 square-feet that may include drive-thru restaurants, a gas station or bank. The Project Application includes requests for a General Plan Amendment (GPA) to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), a Conditional Use Permit (CUP) to allow for multi-tenant use of the Project Site

The Proposed Project includes the simultaneous processing of two Parcel Maps; the first is an RDA initiated Parcel Map to combine existing parcels on the 17.37-acre Project Site into one large parcel, and second is an applicant initiated parcel map to create 7 parcels for the specific project.

Project Location

The 17.37-acre Project Site is located in the northeastern section of the City of San Bernardino within southwestern San Bernardino County. Figure 1-1 shows the regional location of the Project Site. Specifically, the Project Site is located on the south side of Highland Avenue, on the west side of Arden Avenue, and on the north side of 20th Street. The geographic coordinate location of the Project Site is 34.134417 north latitude and -117.237017 west longitude.

The Project Site is located at the terminus of the Interstate 210 (I-210) eastbound off-ramp at Highland Avenue, and west of the I-210 eastbound on-ramps at Arden Avenue. The freeway overpass crosses above the northeast corner of the Project Site. Major arterials in the vicinity of the Project Site include Highland Avenue and Baseline, and the I-210, I-215, and I-15 (see Figure 1-2). Local jurisdictions as well as surrounding land uses in the vicinity of the Project Site are indicated on Figure 1-3 and include commercial development to the north, residential development to the west, I-210 eastbound on-ramps and residential development to the east, and an elementary school and a prep academy/school to the south. The San Bernardino International Airport is approximately 2.3 miles south of the Project Site. There are no railroads or major utilities on or near the Project Site.

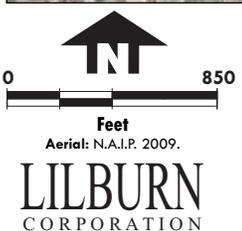


Source: B.L.M. 2011.

LILBURN
CORPORATION

REGIONAL LOCATION

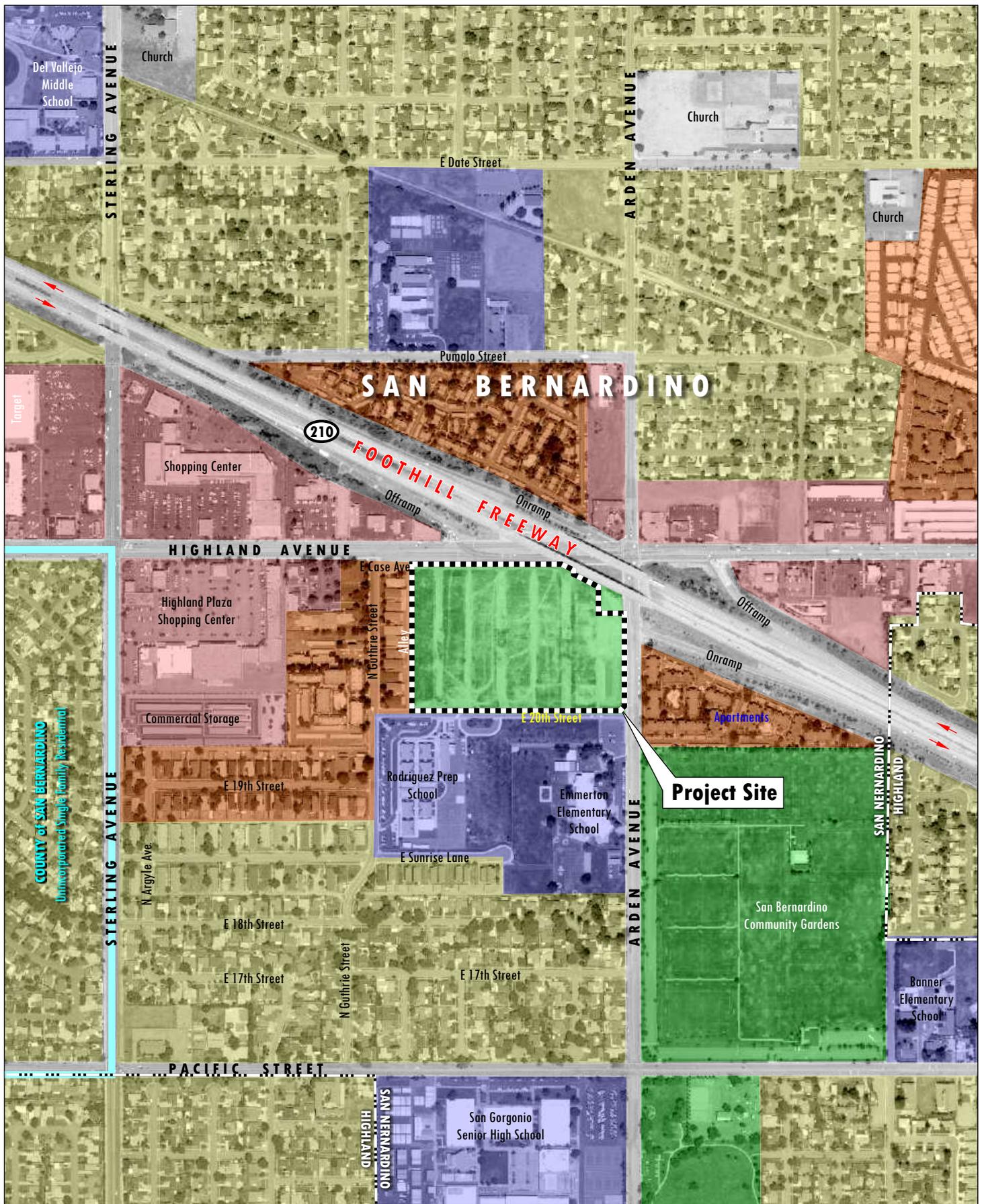
Highland Marketplace EIR
City of San Bernardino, California



- LEGEND**
- Home Depot Commercial Center EIR Project Site
 - City Limits

PROJECT VICINITY

Highland Marketplace EIR
City of San Bernardino, California



0 850 Feet
 Aerial: N.A.I.P. 2009.
LILBURN CORPORATION

LEGEND

- Commercial General
- Multi-family Residential
- Planned Development
- Single Family Residential
- Open Space
- Public
- Proposed Home Depot Commercial Center EIR Project Site

LOCAL JURISDICTIONS and LAND USES
 Highland Marketplace EIR
 City of San Bernardino, California

FIGURE 1-3

Project Site History

The Project Site has historically been developed with residential apartment buildings, primarily four-plexes, with a total of 296 units. The apartments were constructed in the 1970's, and over the past decades had fallen into a state of disrepair, afflicting the neighborhood with a number of physical and economic conditions of blight, including substandard structures and dwellings, residential overcrowding, substandard property maintenance conditions, and criminal activity at rates documented higher than crime rates in other neighborhoods of the City. Demolition of the structures comprising the Project Site and relocation of the residents started in 2007, and was completed in or around 2010. The streets and certain utilities that served the residential neighborhood are still present on the Project Site and would be replaced to serve the Proposed Project.

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 EDA, acting on the direction of its Board of Directors and the Mayor and Common Council of the City of San Bernardino, with concurrence from IVDA, conducted a land acquisition project on the Project Site following the identification of the severe blight conditions and criminal activity associated with the deteriorating multi-family housing stock located on the Project Site. This use will serve as the baseline for the environmental analysis for this Draft EIR.

Brief Project Description

The Proposed Project is described in detail in Chapter 3.0 of the Draft EIR. In summary, the Proposed Project would allow for the development of a maximum of 204,720 square feet (SF) of general commercial land uses on a rectangular-shaped site of approximately 17.37 acres located at the southwest corner of Highland Avenue and Arden Avenue in the City of San Bernardino. The Project Applicant proposes to construct one (1) 107,979 square-foot home improvement center with an attached 28,111 square-foot garden center, and one (1) 43,830 square-foot major retail structure with 8,340 square feet of attached general commercial shops (See Figure 1-4: Site Plan). The proposed major retail structure may include a grocery store. In addition to the major tenants, and as shown on Figure 1-4, the retail center would have four (4) general commercial land uses totaling 16,460 square-feet. Retail use types are identified for the Draft EIR evaluation; however actual tenants have not been identified with the exception of The Home Depot, which would occupy the home improvement center. CEQA does not require the identification of applicants or end users by name; however the likely types of use are useful to evaluate potential impacts such as traffic generation, traffic flow, on-site circulation patterns, noise, and the use of hazardous materials.

The Proposed Project includes the simultaneous processing of two Parcel Maps; the first is a RDA initiated Parcel Map to combine existing parcels on the 17.37-acre Project Site into one large parcel; the second is an Applicant initiated parcel map to create 7 parcels for the specific project, ranging in size from 0.73 acres to 8.93 acres (See Figure 1-5). The Proposed Project would require a Master Sign Program, Rezone and General Plan Amendment (GPA) to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial

GreenbergFarrow

19000 MacArthur Blvd, Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

PROJECT INFORMATION

SITE AREA	
110' WIDE SITE AREA	±8.93 ACRES
SHOPPING CENTER & PADS AREA	±8.14 ACRES
TOTAL NET AREA	±17.07 ACRES
HIGHLAND AVE DEDICATION	+ 0.21 ACRES
ARDEN AVE DEDICATION	+ 0.03 ACRES
TOTAL GROSS AREA	±17.61 ACRES

HD SITE COVERAGE	134.98% (15,240 SF/AC)
SHOPPING CENTER SITE COVERAGE	178.67% (8,131 SF/AC)

BUILDING AREA

THE HOME DEPOT BUILDING	106,853 SF
VESTIBULES	1,128 SF
TOTAL HD BUILDING	107,979 SF
OUTDOOR GARDEN CENTER	28,111 SF
TOTAL HDV DEPOT TOTAL	136,090 SF
SHOPPING CENTER PARCELS	
MAJOR 1	43,530 SF
PAD 1	2,900 SF
PAD 2	4,560 SF
PAD 3	3,500 SF
PAD 4	5,500 SF
SHOPS	8,340 SF
SHOPPING CENTER TOTAL	68,630 SF
TOTAL SITE	204,720 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
THE HOME DEPOT	4 SP/1000 SF	432	
GARDEN CENTER	1 SP/2500 SF	12	
CUSTOMER PARKING PROVIDED:			347
OVER/LOW PARKING PROVIDED:			48
TOTAL:			395
ADDITIONAL PROVIDED:			332
OVER PARKING RATIO PROVIDED:	2.90 SP/1000 SF		

MAJOR 1	4 SP/1000 SF	176	200
PAD 1 (GAS STATION)	1 SP/ISLAND	3	
PAD 1 (C STORE)			
PAD 2 (TANK)			
PAD 3	1 SP/150 SF	138	189
PAD 4			
SHOPS			
TOTAL:			

TOTAL SITE:	761	784
SHOPPING CENTER RATIO PROVIDED:	5.67 SP/1000 SF	
TOTAL SITE RATIO PROVIDED:	3.83 SP/1000 SF	

PARKING REQUIRED IS RECIPROCAL FOR SHOPPING CENTER.

CALGREEN PARKING SUMMARY

USER	3-KL TRUCK REQ'D	F.E. & C/V, P. REQ'D	P. PROV.
THE HOME DEPOT	20	32	32
MAJOR 1	10	16	16
PAD 1	2	1	1
PAD 2	2	1	1
PAD 3	3	3	3
PAD 4	3	6	6
SHOPS	3	3	3

F.E. & C/V, P. = FUEL EFFICIENT & CARPOOL/VAN POOL PARKING

ZONING CLASSIFICATION

JURISDICTION	CITY OF SAN BERNARDINO
EXISTING ZONING	PCR - PUBLIC COMMERCIAL RECREATION
REQUIRED ZONING	GENERAL COMMERCIAL

LANDSCAPE REGULATIONS

15% PARKING TO BE LANDSCAPED
TREE DIAMETERS PROVIDED AT 1/4 SPACES

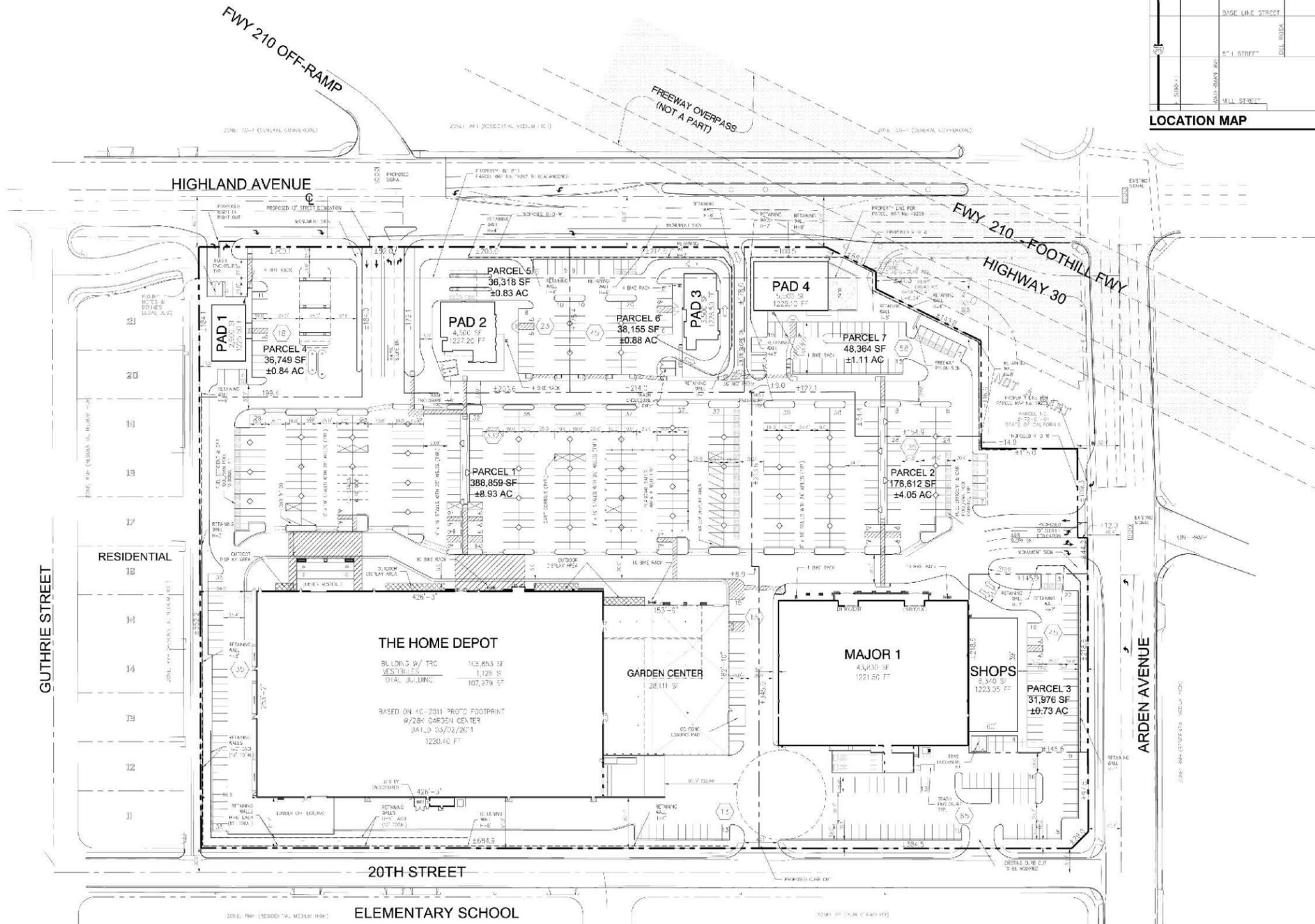
BUILDING SETBACKS

FRONT	10'/15' FOR DRIVE THRU RESTAURANTS
SIDE	10'
REAR	10'



THE HOME DEPOT
SAN BERNARDINO, CA
500 ARDEN AVENUE
& HIGHLAND AVENUE

CLIENT SITE ID NUMBER: SS-00936.2007
GF PROJECT NUMBER: 20060523.2
GF SITE PLAN NUMBER: CA-1082x



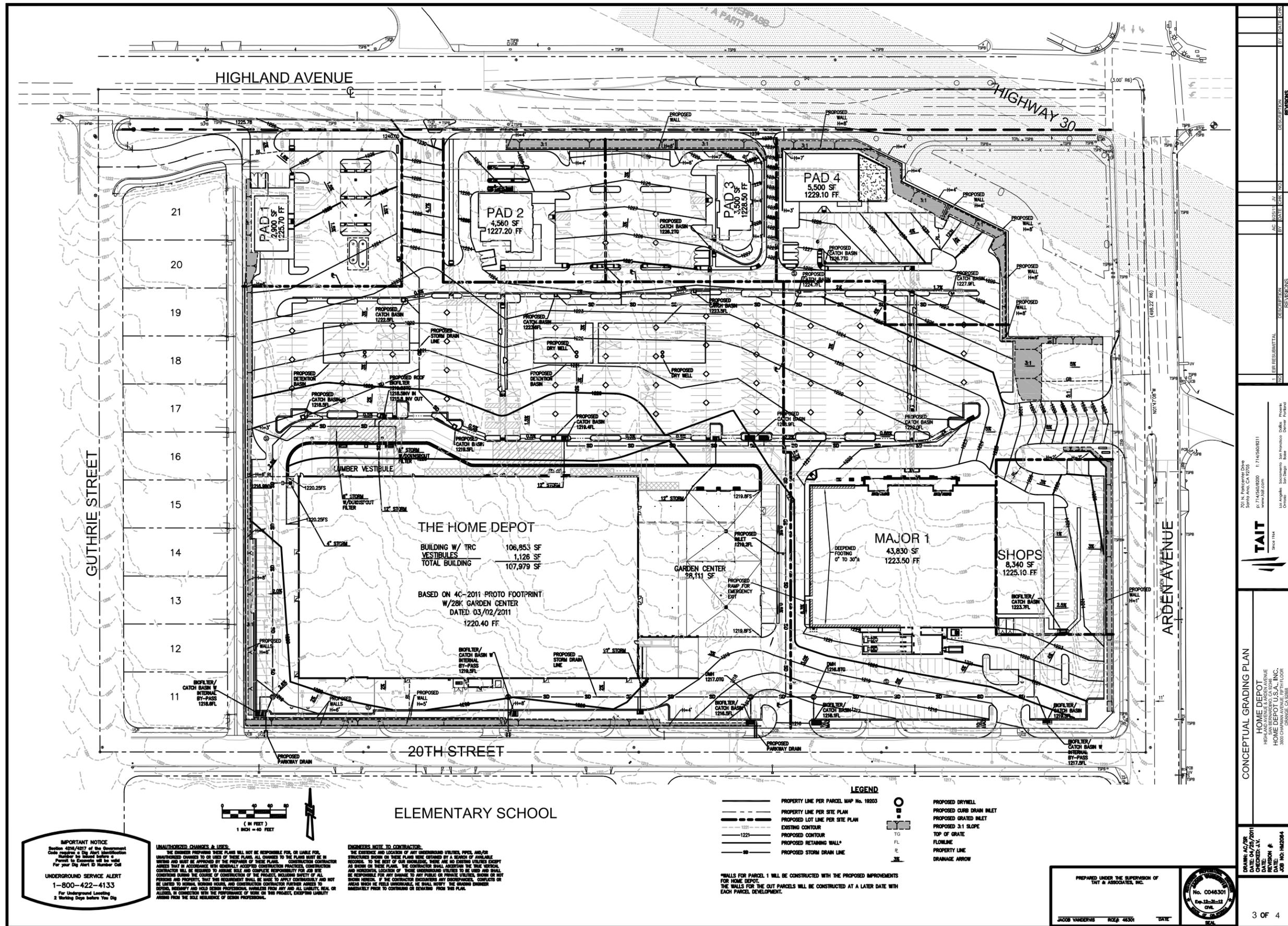
PROJECT NOTES

EASEMENTS:
EXISTING UTILITY EASEMENTS (NOT SHOWN ON THIS SITE PLAN) TO BE ABANDONED BY CITY CONSULTANT AND INCLUDED ON TENTATIVE PARCEL MAP PLANS.

1. THIS SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	
04/26/11	PREP ENTITLEMENT SUBMITTAL PACKAGE	II
08/25/11	PREP ENTITLEMENT RESUBMITTAL PACKAGE	II

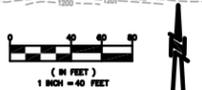


IMPORTANT NOTICE
 Section 4206/4207 of the Government Code requires a Disposition Statement to be filed before a Permit to Excavate will be valid. For your City Airtel to Number One.

UNDERGROUND SERVICE ALERT
 1-800-422-4133
 For Underground Locating & Marking Days before You Dig

UNAUTHORIZED CHANGES & USES:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONTRACTOR CONSTRUCTION AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS THROUGH THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS AGREEMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO INITIAL DESIGN REVIEW, AND CONTRACTOR CONSTRUCTION METHODS SHALL BE DESIGN, SAFETY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEER'S NOTE TO CONTRACTOR:
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A REVIEW OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE TYPE, DEPTH, LOCATION AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PIPES OR UTILITY UTILITIES SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES, CONFLICTS OR OMISSIONS WHICH HE FEELS UNRESOLVABLE, HE SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR CEASING FROM THIS PLAN.



ELEMENTARY SCHOOL

- LEGEND**
- PROPERTY LINE PER PARCEL MAP No. 16203
 - PROPERTY LINE PER SITE PLAN
 - - - PROPOSED LOT LINE PER SITE PLAN
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - PROPOSED RETAINING WALL*
 - - - PROPOSED STORM DRAIN LINE
 - PROPOSED DRYWELL
 - PROPOSED CURB DRAIN INLET
 - PROPOSED GRATED INLET
 - PROPOSED 3:1 SLOPE
 - TOP OF GRATE
 - FLOWLINE
 - PROPERTY LINE
 - DRAINAGE ARROW

*WALLS FOR PARCEL 1 WILL BE CONSTRUCTED WITH THE PROPOSED IMPROVEMENTS FOR HOME DEPOT. THE WALLS FOR THE OUT PARCELS WILL BE CONSTRUCTED AT A LATER DATE WITH EACH PARCEL DEVELOPMENT.

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.



CONCEPTUAL GRADING PLAN
 HOME DEPOT
 106,853 SF BUILDING W/ TRC VESTIBULES
 1,126 SF TOTAL BUILDING
 BASED ON 4C-2011 PROTO FOOTPRINT W/28K GARDEN CENTER DATED 03/02/2011
 1220.40 FF



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 Los Angeles, CA 90017
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 Fax: 213.697.8801
 www.tait.com

DATE: 04/23/2011
 TIME: 11:14 AM
 REVISION #
 JOB NO. 142004

NO.	DATE	BY	CHK.	NO.	DESCRIPTION
1	04/23/2011	JAV	JAV	1	FOR RESUBMITTAL

Source: Tait, 2011.

General (CG-1), and approval of a Conditional Use Permit (CUP) to allow for increased building heights for architectural elements and multi-tenant use of the Project Site, potentially including a gas station with 24 hour operation and alcohol sales, a bank with drive-thru, fast food with drive-thru, and sit down restaurant with alcohol sales.

A retaining wall varying in height from three to eight feet is planned along the northern (adjacent to Highland Avenue) and eastern (adjacent to Arden Avenue) boundary of the Project Site, as well as portions of the southern and western boundary (refer to Figure 1-6). A split-level retaining wall constructed of a six-foot high lower level section, above which would be a ten-foot wide landscaped area (See Figure 1-7), and another six-foot high second level retaining wall topped with a three-foot high railing, is proposed for approximately 330 feet along the southern boundary, and approximately 240 feet along the western boundary (beginning at the southwest corner of the site, and gradually decreasing to a single level retaining wall).

Responsible, Trustee, and Other Interested Public Agencies

The Regional Water Quality Control Board (RWQCB), Santa Ana Region, the South Coast Air Quality Management District (SCAQMD), and Caltrans are responsible agencies for the Proposed Project.

The adjacent city, Highland, will also have interest in the Proposed Project and its effects on its jurisdiction.

Required Permits and Approvals

The permits and approvals listed below are required prior to implementation of Highland Marketplace. The lead agency and responsible agencies will use the Draft EIR in their consideration of Home Depot U.S.A, Inc. and Mark Development, Inc.'s application for the various permits and approvals including:

City of San Bernardino

- Approval of a General Plan Amendment
- Approval of a Zone Change
- Approval of Parcel Map
- Approval of a Conditional Use Permit
- Approval of grading and building permits

California Department of Transportation (Caltrans)

- Encroachment Permit for offsite improvements within Caltrans right of way.

Regional Water Quality Control Board, Santa Ana Region

- NPDES Storm Water Permit

South Coast Air Quality Management District

- Fueling Station Equipment Approval



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MATERIAL AND COLOR LEGEND

A	PAINT	
B	GLAZING	
D	STONE PATTERN	
G	ALUMINUM STOREFRONT	
L	CORNICE	
M	METAL MESH (Black)	
N	WOOD TRELLIS	
1	ICI # A1732	Nepal Neutral
2	ICI # A1759	Desert Floor
3	ICI # A1769	Creme Brulee
4	Not Used	
5	ICI # A1753	Park Loop
6	ICI # A1763	Afternoon Tea
19	FORM LINER	
24	US Aluminum	Clear Anodize Color
25	ICD Glass	2-743 Solex

Note:
 Colors shown in this elevations are for illustration purpose only.
 For actual color, refer to manufacturer's samples.
 SCALE: 1/16" = 1'-0"

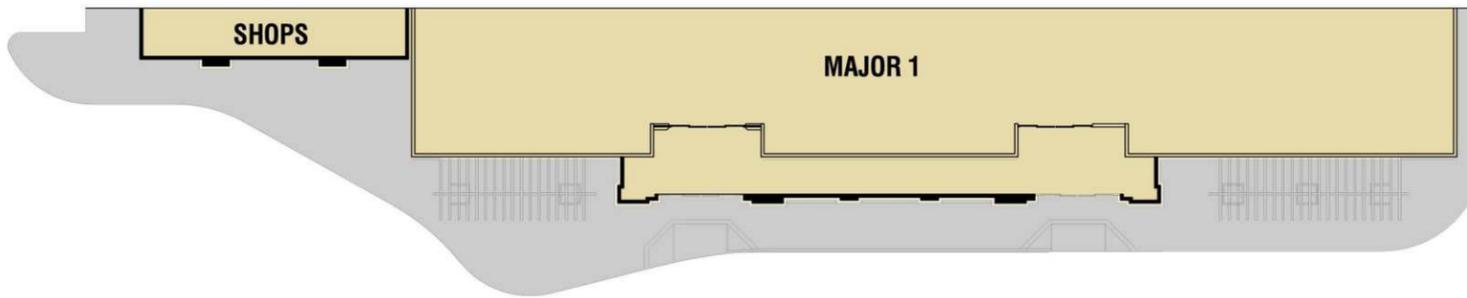


CONCEPTUAL ELEVATIONS - Home Depot

Highland Marketplace EIR
 City of San Bernardino, California



FRONT ELEVATION



PARTIAL PLAN



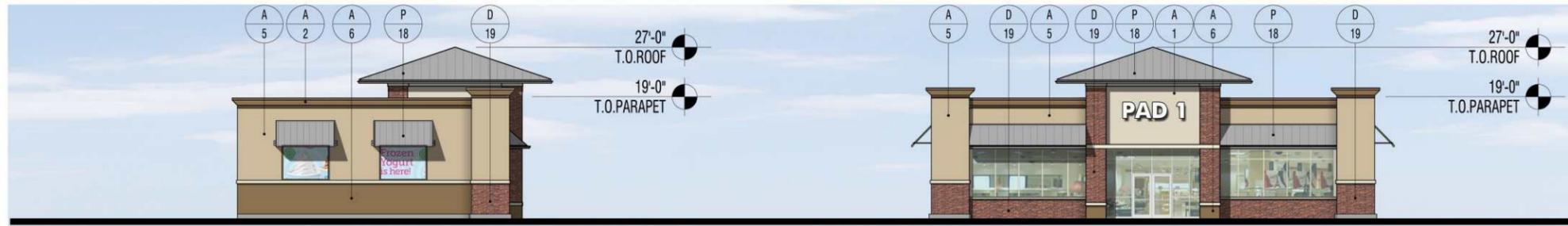
SIDE ELEVATION

MATERIAL AND COLOR LEGEND

A	PAINT	
B	GLAZING	
D	STONE PATTERN	
G	ALUMINUM STOREFRONT	
L	CORNICE	
M	METAL MESH (Black)	
N	WOOD TRELLIS	
P	STANDING SEAM METAL ROOF	
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4	Not Used	
5	ICI # A1753	Park Loop
6	ICI # A1763	Afternoon Tea
18	MBCI INC.	Signature 300 - Silver Metallic SR.52 SRI 60
19	FORM LINER	
24	US Aluminum	Clear Anodize Color
25	ICD Glass	2-743 Solex

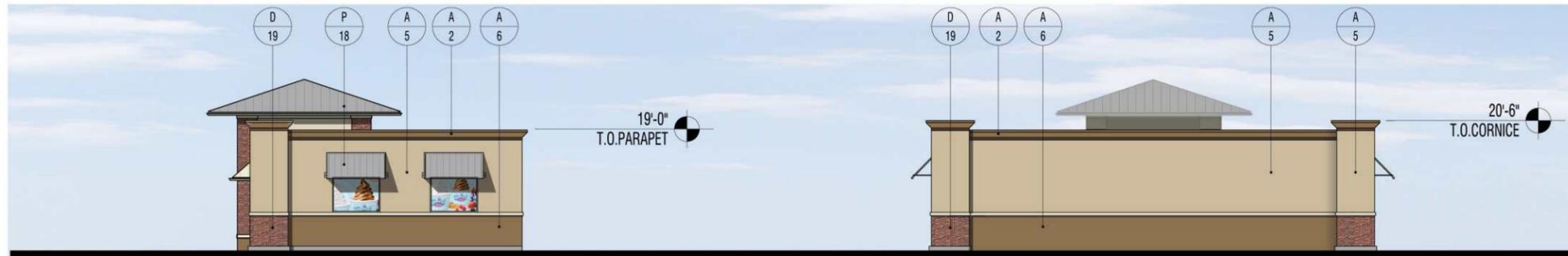
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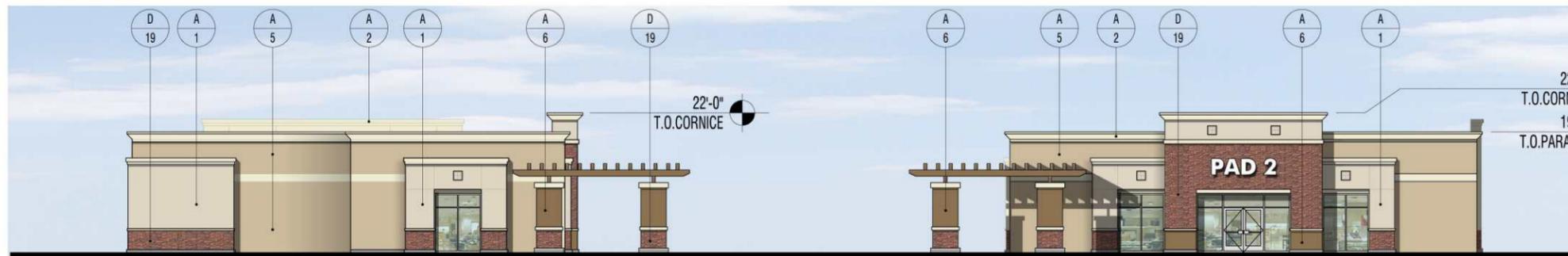
PAD 1 - SOUTH ELEVATION

PAD 1 - EAST ELEVATION



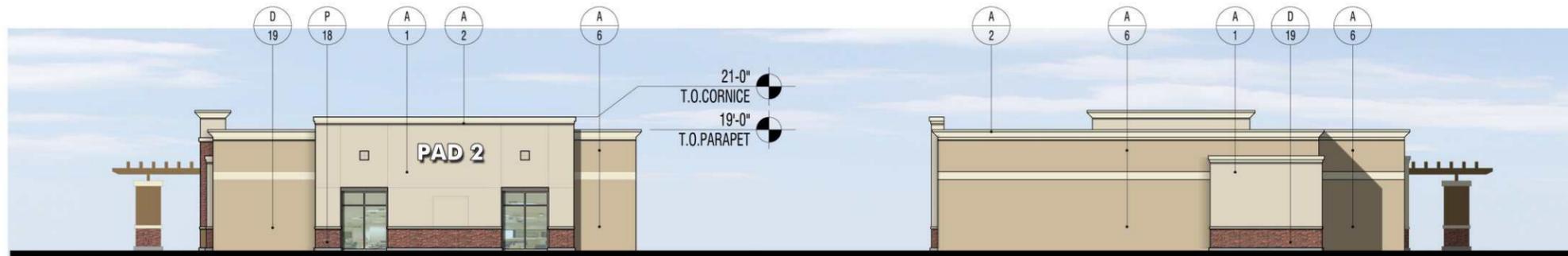
PAD 1 - NORTH ELEVATION

PAD 1 - WEST ELEVATION



PAD 2 - SOUTH ELEVATION

PAD 2 - EAST ELEVATION



PAD 2 - NORTH ELEVATION

PAD 2 - WEST ELEVATION

MATERIAL AND COLOR LEGEND

A	PAINT	
B	GLAZING	
D	STONE PATTERN	
G	ALUMINUM STOREFRONT	
L	CORNICE	
M	METAL MESH (Black)	
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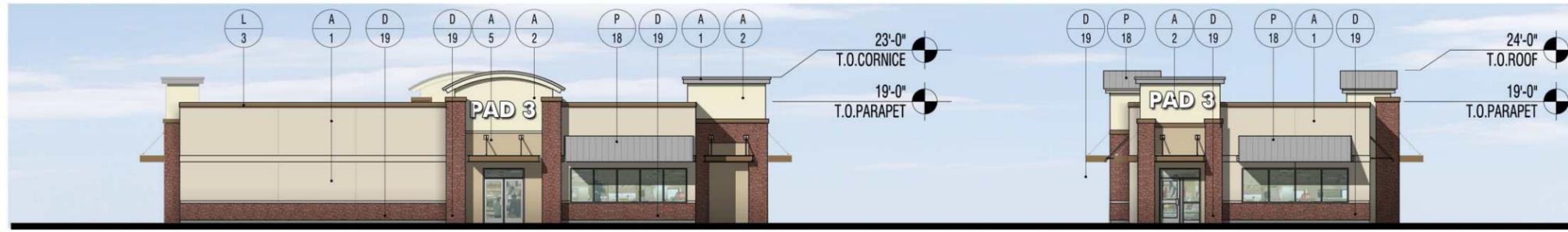
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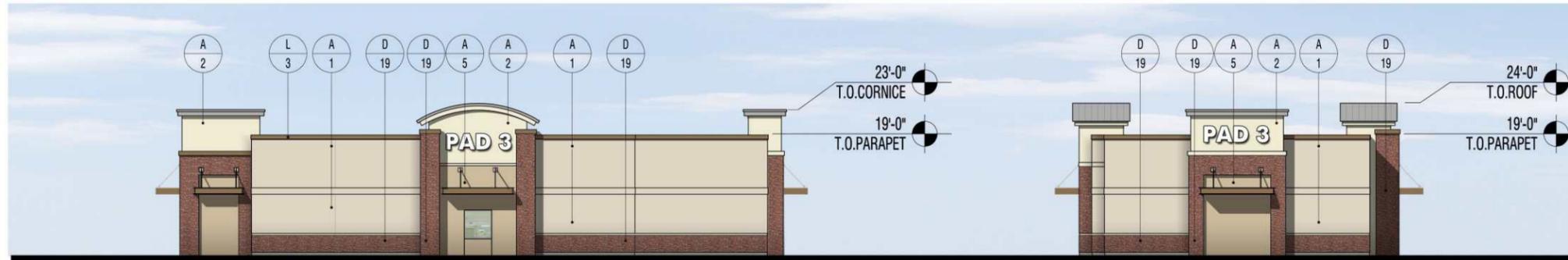
CONCEPTUAL ELEVATIONS - Pads 1 and 2

Highland Marketplace EIR
City of San Bernardino, California



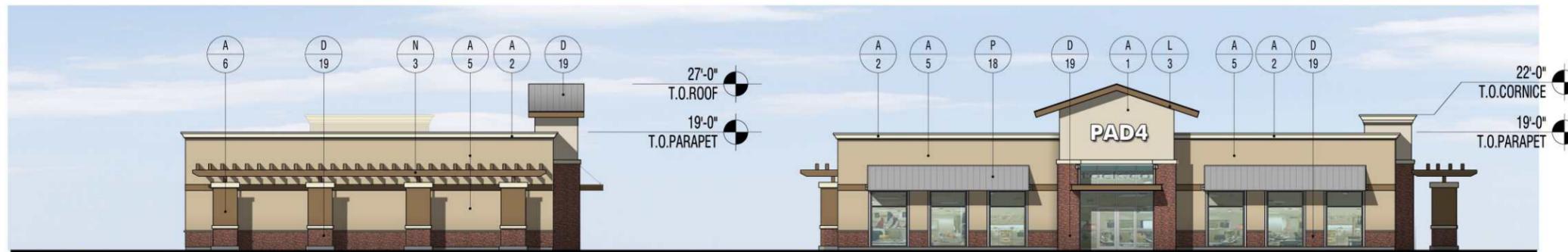
PAD 3 - WEST ELEVATION

PAD 3 - SOUTH ELEVATION



PAD 3 - EAST ELEVATION

PAD 3 - NORTH ELEVATION



PAD 4 - WEST ELEVATION

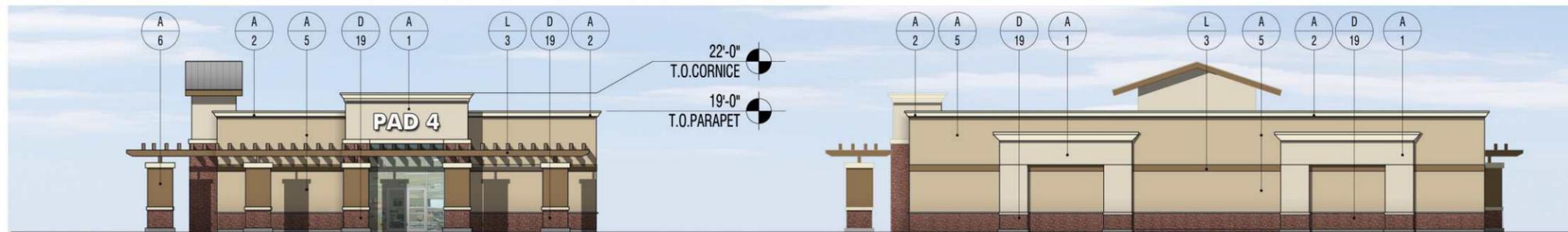
PAD 4 - SOUTH ELEVATION

MATERIAL AND COLOR LEGEND

A	PAINT	
B	GLAZING	
D	STONE PATTERN	
G	ALUMINUM STOREFRONT	
L	CORNICE	
M	METAL MESH (Black)	
N	WOOD TRELLIS	
P	STANDING SEAM METAL ROOF	
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6	ICI # A1763	Afternoon Tea
18	MBCI INC.	Signature 300 - Silver Metallic SR.52 SRI 6
19	FORM LINER	
24	US Aluminum	Clear Anodize Color
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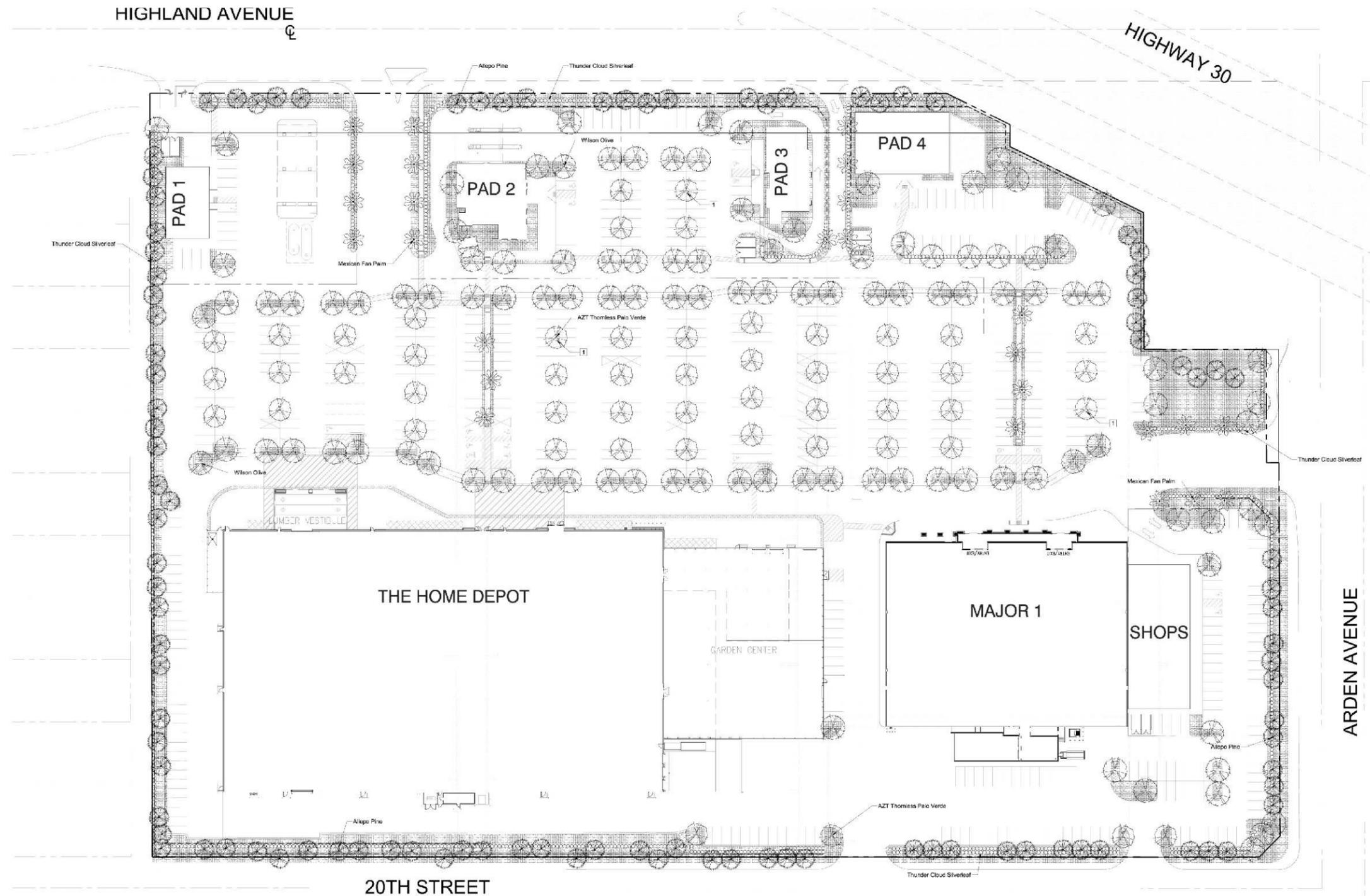


PAD 4 - EAST ELEVATION

PAD 4 - NORTH ELEVATION

CONCEPTUAL ELEVATIONS - Pads 3 and 4

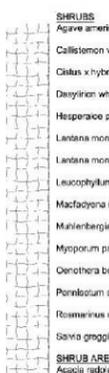
Highland Marketplace EIR
City of San Bernardino, California



PLANT SCHEDULE



BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	PLANT FACTOR	QTY
Cercidium AZT	AZT Thornless Palo Verde	38" Box Multi Trunk	2.5'Cal	8' Ht. Low		57
Olea europaea 'Wilsonii'	Wilson Olive	24" Box Multi	2'Cal	6' Ht. Low		124
Pinus halepensis	Aliso Pine	15 gal	1.5'Cal	6' Ht. Low		107
Washingtonia robusta	Mexican Fan Palm	15" Brown Trunk			Low	30



BOTANICAL NAME	COMMON NAME	CONT
Agave americana	Century Plant	5 gal
Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	1 gal
Cistus x hybridus 'Sunset'	Magenta Rockrose	1 gal
Dasylirion wheeleri	Grey Desert Spoon	5 gal
Hesperaloe parviflora	Red Yucca	5 gal
Lantana montevidensis 'Goldrush'	Trailing Lantana	1 gal
Lantana montevidensis 'Purple'	Trailing Lantana	5 gal
Leucophyllum candidum 'Thunder Cloud' TM	Thunder Cloud Silverleaf	5 gal
Macfadaya unguis-cati	Yellow Trumpet Vine	5 gal
Muhlenbergia rigens	Deer Grass	1 gal
Myoporum parvifolium	Trailing Myoporum	Flats
Oenothera bielandieri	Mexican Evening Primrose	5 gal
Pennisetum setaceum 'Rubrum'	Purple Leaved Fountain Grass	5 gal
Romaneus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal
Salvia greggii 'Desert Blaze' TM	Autumn Sage	1 gal
SHRUB AREAS	COMMON NAME	CONT
Acacia radicans	Spreading Acacia	5 gal

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	Beige Brown Decomposed Granite 3/8" Minus 5/8" 2" Layer



CONCEPTUAL LANDSCAPE PLAN

Highland Marketplace EIR
City of San Bernardino, California

County of San Bernardino, Hazardous Materials Division

- Certified Unified Program Agencies

Environmental Protection Agency (EPA)

- Hazardous Waste Generator/Handler Permit¹

SUMMARY OF ENVIRONMENTAL ANALYSES

Initial Study Issues Identified to Have No Impact

The June 6, 2011 Initial Study (IS) identified that no impacts to the following resource areas would result if the Proposed Project was approved:

- Agricultural Resources
- Biological Resources
- Land Uses
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

Initial Study Impacts Found to be Potentially Significant

The June 6, 2011 IS concluded that an EIR was necessary to properly evaluate the project and allow the public and policy makers adequate information to evaluate the Proposed Project's impacts to the environment. The IS identified potential significant impacts to the following ten (10) resource areas:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation/Traffic
- Utilities and Service Systems

Additionally, the Applicant requested that the City prepare an economic analysis to determine the Proposed Project's potential for contribution to urban decay. This study was used in preparation of the Draft EIR section entitled Economic Impact – Urban Decay.

¹ Permit maybe required based ultimate tenants.

EIR Impacts and Mitigation Measures

Mitigation measures or imposed conditions of approval have been developed to reduce, or eliminate impacts determined to be potentially significant. Potentially significant impacts evaluated in the EIR can be avoided, eliminated, or reduced to less than significant levels with implementation of the recommended mitigation measures, or conditions of approval and compliance with City Standard requirements.

All impacts associated with the Proposed Project would be reduced to a less than significant after mitigation.

Executive Summary Table 1-1 lists the potential environmental impacts associated with the Proposed Project, whether identified as potentially significant or not, the mitigation measures that would reduce or eliminate potentially significant impacts, and the level of significance of an impact that would occur after mitigation is implemented. This information is presented in detail in Chapter 4.0 of the Draft EIR. The table summarizes all impacts that could occur with implementation of the Proposed Project. The second column of the table indicates the level of significance of the impact as determined in the Initial Study and prior to completion of the EIR analysis. The third column presents the results of the EIR analysis prior to the implementation of any mitigation measures, but with consideration of design features, adherence to regulatory requirements and compliance with permit conditions. The final column presents the level of significance of the impact after implementation of any required mitigation measures.

Impacts Remaining Significant After Implementation of Mitigation Measures

There are no impacts identified within the EIR that would remain significant after implementation of mitigation measures.

Alternatives to the Proposed Project

Chapter 6.0 of the EIR includes an evaluation of a reasonable range of alternatives to the Proposed Project. The alternatives identified achieve the basic objectives of the Proposed Project while substantially lessening or avoiding significant environmental damage. Chapter 6.0 focuses on feasible alternatives capable of either eliminating any significant adverse effects, or reducing them to a less than significant level. Chapter 6.0 also includes a summary of alternatives considered and found to be infeasible. Finally, the identification of the Reduced Scale Alternative as the environmentally superior alternative is provided.

Alternatives considered and rejected include the following:

Build-out Under the Existing Zoning Alternative: The Project Site is currently zoned as Public Commercial Recreation (PCR) which allows for commercial stadiums/sporting facilities, various other entertainment uses and open space. Under this alternative, the Project Site could be developed with commercial stadiums/sporting facilities such as a soccer field, golf course, miniature golf course, or batting cage facility. Maximum floor area ratio or other development standards are not listed for the PCR land use designation, however structures in the PCR zone are

required to be incidental to a primary use and sited to complement the surrounding area. This alternative would yield less of an impact for air quality, hazard potential and traffic than the Proposed Project. However, the alternative would not meet the Project's objective of broadening the City's economic base by establishing new commercial uses to the area, and providing a conveniently located Neighborhood Retail Center that will reduce trips from residents' homes to more distant shopping areas. Therefore, this alternative was rejected.

Residential Development Alternative: Under this alternative, the Project Site would be developed with a multi-family residential project. The development of residential uses would require that the General Plan Land Use and Zoning designations for the site be changed from Public/Commercial Recreation (PRC) to Residential Medium (RM) (14 dwelling units per acre, 14,400 minimum lot size). This alternative would provide for the construction of approximately 238 dwelling units on the 17.37-acre site. Although a residential use would result in a reduced level of impacts in the areas of traffic, noise, and air quality, the City has invested substantial time and energy into removing the previous residential development. The City is not seeking to develop the Project Site again as residential, and therefore this alternative was rejected from further consideration.

Evaluation of Feasible Alternatives

Three potentially feasible alternatives to the Proposed Project are evaluated in Chapter 6.0. These are:

- **No Project/No Development Alternative:** Continuation of the Proposed Project site in its current vacant condition.
- **Alternative Site Location:** There are a number of sites in the general vicinity that may be developed into a commercial shopping center. This alternative evaluates a property located at the southwest corner of Highland Avenue and Central Avenue (approximately one-mile east of the Project Site). The Alternative Site is approximately 33.36 acres in size and is vacant with the exception of a parking lot on the northwest corner. The alternate site is zoned General Commercial (CG-1), and is traversed by an inactive Santa Fe Railroad right-of-way. The property to the west is within the City of Highland and is zoned General Commercial (GC), and properties to the north, east and south are within the City of San Bernardino and are zoned Public Facilities (PF), Residential Medium (RM) and Residential Suburban (RS), respectively. The Proposed Project would be consistent with existing commercial zoning at the Alternative Site location.
- **Reduced Scale Alternative:** This alternative would reduce the project as proposed by eliminating one or more uses, or by reducing the size of one or more of the proposed uses. Reducing the size of one or more of the Major tenant buildings could reduce the economic feasibility of the project since by definition the grocery and home improvement stores must be of a certain size to accommodate their inventory and be financially feasible. Therefore, reducing other uses on-site would be more realistic and feasible.

Environmentally Superior Alternative

Based on the evaluation of the three alternatives in this section, implementation of the No-Project/No Development Alternative would result in fewer impacts than the Proposed Project but would not meet project objectives. The Location Alternative would have greater impacts for Cultural Resources and Traffic. Impacts to Cultural Resources are expected to be more significant as the Alternative Site is known to contain cultural resources. Impacts to traffic are expected to be greater for the Location Alternative as levels of service are expected to be reduced at intersections given the additional travel distance on surface streets. In addition to resulting in greater impacts to Cultural Resources and Traffic, the Location Alternative would meet the project's objectives of redeveloping a property in a commercial area of the City, providing local shopping and retail service opportunities at the site, and locating the project near regional freeways to enhance accessibility and commercial viability. The Reduced Project Alternative, although having a less impact than the Proposed Project, would not create as many jobs and therefore would not be as effective in meeting the objective of increasing local employment opportunities.

Based on the summary provided above, the No Project/ No Development Alternative would be considered the Environmentally Superior Alternative. However, under CEQA, another alternative must be selected as Environmentally Superior if in fact the "No Project" alternative is identified. For the proposed Highland Marketplace project, the Environmentally Superior Alternative would be the Reduced Scale Alternative.

Cumulative Impacts

Chapter 5.0 discusses cumulative impacts of the Proposed Project in conjunction with potential development proposed within the vicinity of the Project Site. The Proposed Project, in conjunction with other proposed projects identified in Table 5-1 in Chapter 5.0 of the EIR would not result in any cumulatively significant impacts that could not be reduced to a less than significant level.

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
AESTHETICS			
<p>AES-1: The Proposed Project results in the redevelopment of a previously multi-family residential development site with commercial uses that would change the existing character of the site. The Proposed Project could substantially degrade the existing visual character or quality of the site and its surroundings.</p>	Potentially Significant	No mitigation required.	Less Than Significant
<p>AES-2: Commercial development of the Project Site would create a new source of light or glare which could adversely affect day or nighttime views in the area, and adjacent residential areas</p>	Potentially Significant	<p>AES-1: Project design features shall be incorporated to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare for residential development along the western boundary of the site.</p> <p>AES-2: The final height of new lighting structures shall be minimized for surface parking areas, vehicular access ways, and walkways.</p>	Less Than Significant
AIR QUALITY			
<p>AQ-1: The Proposed Project's activities could increase emissions of criteria pollutants and potentially violate air quality standards, or contribute substantially to an existing or projected air quality violation.</p>	Potentially Significant	<p>AQ-1: All paint shall have a low volatile organic compound (VOC) rating of 50 g/l or less for the project and restrict paint usage to 600,000 square feet.</p> <p>AQ-2: During site preparation phase, at least one grader and one dozer shall meet "Tier II" emission requirements.</p>	Less Than Significant

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
<p>AQ-2: The Proposed Project could create objectionable odors and impact sensitive receptors affecting a substantial number of people as the Proposed Project includes the transportation of goods via diesel operated trucks that can emit objectionable odors and may create a significant impact on nearby residences.</p>	<p>Potentially Significant</p>	<p>AQ-3: All exposed services shall be watered three times a day during the grading and site preparation phases.</p> <p>No mitigation required.</p>	<p>Less Than Significant</p>
<p>CULTURAL RESOURCES</p>			
<p>Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA.</p>	<p>Less Than Significant</p>	<p>CR-1: In the event that buried cultural resources, including historic or archeological resources, are discovered during construction, operations shall cease in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the Lead Agency on measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, appropriate measures shall be</p>	<p>Less than Significant</p>

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
		<p>identified by the monitor and recommended to the Lead Agency.</p> <p>Measures may include but are not limited to: a detailed mapping of the findings; a recordation of the discovery with appropriate agencies; and potential tests (if needed) to evaluate the resources' eligibility for listing in the National Register or California Register of Historic Resources. A technical report would then be prepared to document field methods and results.</p>	
Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA.	Less Than Significant	CR-1: See mitigation measure above.	Less Than Significant
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Less Than Significant	CR-2: In accordance with 36 CFR 800.13(b)(3), the State Historic Preservation Officer and Native American tribal contacts as listed on the letter (dated September 28, 2007) received from Native American Heritage Commission (NAHC), as well as the Advisory Council on Historic Preservation will be notified within 48 hours of the discovery of any archaeological artifacts.	Less Than Significant
Disturb any human remains, including those interred outside of formal cemeteries.	Less Than Significant	CR-3: If human remains of any kind are found during construction activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If	Less Than Significant

**TABLE 1-1
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IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
		<p>the Coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission. The Native American Heritage Commission will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, VMC shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	
GEOLOGY AND SOILS			
<p>GS-1: The Proposed Project results in the development of a vacant site that would involve substantial earth movement (cut and/or fill) with the potential to result in substantial soil erosion or the loss of topsoil, or unstable soil conditions. The earth movement and grading activities could expose nearby people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.</p>	<p>Potentially Significant</p>	<p>GS-1: Prior to issuance of grading permits, the developer shall submit grading plans that incorporate the general earthwork and grading specifications for rough grading as set forth in the geotechnical reports for the project (Appendix). These include such measures as clearing and grubbing to remove all vegetation and any preexisting above ground and underground structures; over excavating and recompacting soil; placement or disposal of oversized material; construction of cut or fill slopes; preliminary foundation recommendation; and grading requirements for seismic considerations. Final recommendations shall be noted on all grading plans to be carried out by</p>	<p>Less Than Significant</p>

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
		<p>grading contractors, and monitored by the City of San Bernardino Building and Safety staff.</p> <p>GS-2: Prior to issuance of building permits, including permits for utilities, the developer shall submit development plans that incorporate the recommendations of the geotechnical report prepared by Moore Twining Associates, Inc., dated March 25, 2011 (Appendix D) for preliminary foundation work, utility trenching, and concrete slabs. These include specifications for concrete slabs and footings, temporary excavation for utilities, preliminary pavement design, and protection of foundations from surface drainage.</p>	
HAZARDS AND HAZARDOUS MATERIALS			
<p>HM-1: The Proposed Project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?</p>	<p>Potentially Significant</p>	<p>HM-1: Prior to issuance of occupancy permits for businesses that would use, store, or transport hazardous materials, the Project Applicant shall submit detailed building plans showing where storage areas would be located and where use would occur, to City and County agencies responsible for oversight and permitting such businesses. In conjunction with building plans the applicant shall propose a Business Plan Emergency Response Plan to be approved prior to occupancy.</p> <p>HM-2: All proposed tenant improvements or change of business/occupancy applications shall require the submittal of detailed site plans indicating the location</p>	<p>Less Than Significant</p>

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
		of hazardous material storage areas. The Project Applicant shall concurrently submit a Business Plan Emergency Response Plan to be approved prior to occupancy.	
HM-2: The transportation of gasoline to the Project Site could create a potentially significant hazard to the public or the environment through an upset and/or accident conditions involving the release of hazardous materials into the environment?	Potentially Significant	No mitigation required. Adherence to the required federal, State, and local regulations will ensure that significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials will be reduced to a less than significant level.	Less Than Significant
HM-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school?	Potentially Significant	No Mitigation Required. Compliance with applicable State, and SCAQMD rules and regulations will reduce the potential release of, or exposure to hazardous emissions to a less than significant level.	Less Than Significant
HYDROLOGY AND WATER QUALITY			
HWQ-1: The Proposed Project results in the redevelopment of a previous residential development site with commercial uses that have the potential to violate water quality standards or waste discharge requirements.	Potentially Significant	No mitigation required. Upon the City's approval of the Proposed Project's SWPPP and WQMP, and the City's compliance with Regional Board Order No. R8-2010-0036 as a co-permittee responsible for conducting regular inspections of industrial and commercial facilities and construction sites to evaluate compliance with applicable municipal ordinances, local permits, Storm Water Management Plan, and Water Quality Management Plans, project-specific impacts related to the impairment of water quality would be less than significant.	Less Than Significant

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
<p>HWQ-2: The Proposed Project would place structures within a 100-year flood hazard area that could impede or redirect flood flows.</p>	<p>Potentially Significant</p>	<p>HWQ-1: Prior to issuance of grading permits, the project proponent shall submit detailed drawings that would show the floor elevations of all proposed building and the designed storm water control measures as described, to the Public Works Department for review and approval. The drawings shall demonstrate that the proposed elevations would be adequate to prevent any flooding of the structures in a 100-year flood event.</p>	<p>Less Than Significant</p>
NOISE			
<p>N-1: Operational and temporary construction activities may expose residents in the immediate area to excessive noise levels exceeding the City's noise ordinance. This is a potentially significant impact.</p>	<p>Potentially Significant</p>	<p>N-1: Control of Construction Hours – All construction activities shall be limited to the allowable hours of 7:00 a.m. and 8:00 p.m.</p>	<p>Less Than Significant</p>
TRAFFIC AND CIRCULATION			
<p>TC-1: The proposed project would increase vehicle trips, and impact the level of service along arterial streets, highways and intersections. This would be a potentially significant impact.</p>	<p>Potentially Significant</p>	<p>TC-1: <i>Sterling Avenue/Highland Avenue (Weekend Peak Hour):</i> The east/west left-turn phasing shall be modified from protected phase to permitted/protected phasing. Intersection timing splits shall be optimized. TC-2: <i>I-210 Eastbound Off-Ramp at Highland Avenue (AM and Weekend Peak Hour):</i> The applicant shall work with Caltrans staff to optimize intersection timing splits.</p>	<p>Less Than Significant</p>

**TABLE 1-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
		<p>TC-3: <i>I-210 Westbound On-Ramp/Arden Avenue at Highland Avenue (Weekend peak hour):</i> The northbound middle-through lane shall be changed to a left-turn lane to increase left turn capacity per cycle. The current northbound right turn lane shall become a through/right-turn lane. As this is a Caltrans-controlled intersection, Caltrans shall be consulted for approving and implementing the identified improvements.</p> <p>TC-4: <i>Highland Avenue at Victoria Avenue (Weekend peak hour):</i> The applicant shall work with City staff to optimize intersection timing splits.</p> <p>TC-5: <i>Sterling Avenue/Highland Avenue (PM and Weekend peak hour):</i> The applicant shall contribute a fair-share contribution to optimize signal timings by modifying the cycle length to 105 seconds and optimizing the timing parameters.</p> <p>TC-6: <i>I-210 Westbound On-Ramp/Arden Avenue at Highland Avenue (AM peak hour):</i> The applicant shall contribute a fair-share contribution to modify the northbound middle-through lane to a left turn lane to increase left turn capacity per cycle. The current northbound right turn lane would be restriped as a through/right-turn lane. As this is a Caltrans-controlled intersection, Caltrans shall be consulted for approving the identified modifications.</p> <p>TC-7: <i>Date Street at Arden Avenue (PM peak hour):</i> The applicant will be responsible to contribute a fair share contribution toward a traffic signal.</p>	

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		<p>TC-8: I-210 Eastbound On-Ramp at Arden Avenue (PM and Weekend peak hour): The north/south left-turn phasing shall be modified from protected phase to permitted/protected phasing. As this is a Caltrans-controlled intersection, Caltrans shall be consulted for approving and implementing the phasing modification. Note, it may not be appropriate to provide protected/permitted phasing to over 600 southbound left-turns at this location. Alternatively, a second southbound left-turn lane shall be required.</p> <p>Fair Share Contributions: The applicant's payment of the City's Traffic Impact Fees and contribution of fair-share contributions for cumulative traffic and circulation impacts of the project as set forth above in Mitigation Measures TC-5, TC-6, TC-7 and TC-8 shall be based on the calculations set forth in Tables 4.8-13 and 4.8-14, and shall be made a condition of project approval.</p> <p>TC-9: I-210 Eastbound Off-Ramp & Highland Avenue, I-210 Westbound On-Ramp/Arden Avenue/Highland Avenue, and I-210 Eastbound On-Ramp/Arden Avenue – The applicant shall coordinate with Caltrans to provide a signal interconnect between the intersections and coordinate them to coordinate the southbound, northbound, and southbound approaches and “hold” the queue at the upstream intersection, respectively.</p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES/REGULATORY REQUIREMENTS FOR THE PROPOSED PROJECT**

IDENTIFIED IMPACTS	LEVEL OF SIGNIFICANCE (Before Mitigation)	MITIGATION MEASURES/ REGULATORY REQUIREMENTS	LEVEL OF SIGNIFICANCE (After Mitigation)
		<p>TC-10: <i>Arden Avenue/Highland Avenue/I-210 Eastbound On-Ramp Signals-</i> Northbound Left-Turn exceeds available storage by 210' – 375' during the peak hours, the Westbound Left-Turn exceeds available storage by 80' during the PM and weekend peak hour, and the Eastbound Right-Turn exceeds available storage by 130' – 330'. The applicant shall coordinate with Caltrans to provide a signal interconnect between the two intersections and coordinate them to synchronize the northbound approaches and “hold” the queue at the upstream intersection and implement an eastbound right-turn overlap phase and implement coordination through the corridor.</p>	