

3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

3.1.1 Purpose and Need for the Project

The Proposed Project involves the redevelopment of a previously developed multi-family residential site into a commercial shopping center with a maximum of 204,720 square feet (SF) of general commercial land uses on approximately 17.37 acres in the northeasterly portion of the City of San Bernardino (City).

The Project Site is located south of Highland Avenue, west of Arden Avenue, and north of 20th Street, and includes a prominent portion of what has historically been known as the Arden-Guthrie neighborhood of the City. The Project Site is currently designated Commercial Recreation in the City's General Plan and zoned Public Commercial Recreation (PCR).

The Arden-Guthrie neighborhood was historically afflicted with a number of physical and economic conditions of blight, as those terms are defined in Health and Safety Code Sections 33030 *et seq.*, including substandard structures and dwellings, residential overcrowding, substandard property maintenance conditions, inadequate improvements, abandoned property, depreciating and stagnant property values, and criminal activity which occurred at rates documented to be higher than crime rates in other neighborhoods of the City. All of these factors combined, substantially and detrimentally affected the neighboring residents, schools and businesses.

The Project Site is currently owned by the San Bernardino Economic Development Corporation, a 501C3 non-profit organization operating in tandem with the RDA, and is the subject of a Disposition and Development Agreement (DDA) between RDA and the Project Applicant. The DDA is being processed concurrently with the Project entitlements. The Project Site was acquired by the Redevelopment Agency of the City of San Bernardino over a period of time starting in 1993, to address conditions of blight that existed in the Arden-Guthrie neighborhood and particularly on the Project Site. The primary purpose of the RDA's acquisition of the properties comprising the Project Site, and subsequent demolition of the existing residential structures and relocation of residents, was to promote and foster a commercially viable and economically sustainable plan of redevelopment and reuse of the Project Site and to prevent the spread of blight and related crime into other surrounding neighborhoods and communities. The RDA and the Project Applicant have been in negotiations since 2007 for the acquisition and commercial development of the Project Site. The RDA acquired the last properties of the Project Site in late 2008, and demolition of the residential structures was completed in or around 2010. Ownership of the Project Site was transferred to San Bernardino Economic Development Corporation in 2011 following the introduction of state legislation calling for the elimination of Redevelopment Agencies. The certain utilities and other infrastructure that served the residential neighborhood are still present on the Project Site and will be replaced to serve the Proposed Project.

The Project Applicant (Home Depot U.S.A, Inc. and Mark Development, Inc.) is proposing to construct a 107,979 square-foot home improvement center with an attached 28,111 square-foot garden center; a 43,830 square-foot major retail structure that may include a grocery store; a 8,340 square-foot multi-tenant building for various shops, which may include restaurants, 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 proposed Project includes a subdivision of the 17.37-acre site into seven (7) parcels ranging in size from 0.73 acres to 8.93 acres. 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 General (CG-1), and approval of a Conditional Use Permit (CUP) to allow for multi-tenant use of the Project Site including a gas station with 24 hour operation and sale of alcohol, fast food with drive thru, bank with drive thru and sit down restaurant with alcohol sales and increase building height for architectural elements.

Residents and businesses within this area of the City would benefit from redevelopment of the currently vacant site and an increase in available retail shopping opportunities. The City as a whole may benefit by a reduction in cross-town traffic trips that are generated specifically for home improvement shopping opportunities.

3.1.2 Project Objectives

CEQA Guidelines Section 15124(b) requires that the project description include a statement of objectives sought by the proposed project. The statement of objectives will assist the Lead Agency in developing a reasonable range of alternatives for evaluation in the EIR. The objectives will also assist the Lead Agency in developing findings for a statement of overriding considerations, if required.

The specific Project Objectives stated below are intended to be consistent with the City's goals for implementing the General Plan, and include the following:

- Increase employment opportunities in the City of San Bernardino.
- Redevelop vacant property in a commercial area of the city and provide local shopping and retail service opportunities.
- Provide an attractively designed, economically viable Neighborhood Retail Center that would be an amenity for local residents.
- Provide a conveniently located Neighborhood Retail Center that would reduce trips from residents' homes to more distant shopping areas.
- Broaden the City's economic base by attracting new commercial uses to the project area.
- Locate the project near regional freeways to attract non-local shoppers.
- Develop a project that is both a financial asset to the City and that mitigates environmental impacts to the extent feasible.

3.2 REGIONAL SETTING

The San Bernardino Valley, approximately 100 square miles in size, lies at the south base of the Transverse Ranges (a group of mountain ranges that begin at the southern end of the California Coast Ranges and lie between Santa Barbara and San Diego counties). The valley is bordered on the north by the San Gabriel Mountains and the San Bernardino Mountains, on the east by the San Jacinto Mountains, and on the south and west by the Santa Ana Mountains, and has an elevation that varies from 590 feet on valley floors near Chino to 1,380 feet near San Bernardino and Redlands.

The Project Site is located in the City of San Bernardino within the San Bernardino Valley region of San Bernardino County, approximately 60 freeway miles east of downtown Los Angeles along Interstate 10 (I-10) between Los Angeles and Palm Springs. Interstate 210 (I-210) runs east-west through San Bernardino from Los Angeles County to Redlands, providing access to a number of mountain communities to the northeast.

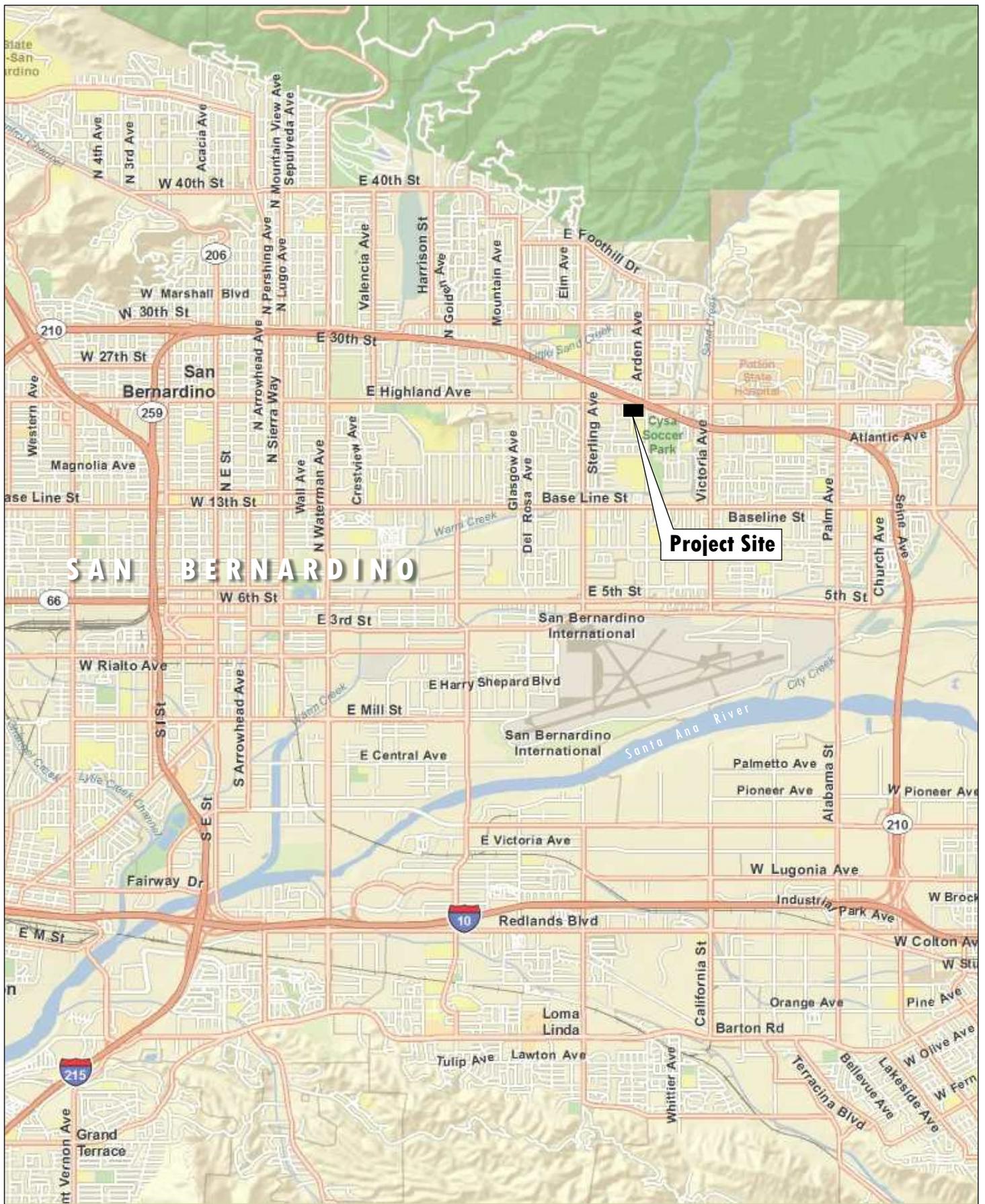
The City of San Bernardino encompasses an area that stretches from just south of I-10 northerly to the Cajon Creek Wash and the San Bernardino Mountains. The City's total planning area is 71 square miles, including 11 square miles of unincorporated lands within its sphere of influence.

San Bernardino is the largest of 12 incorporated cities within the San Bernardino Valley. The City is bordered by the cities of Highland to the east, Loma Linda to the south, Redlands to the southeast, and Rialto and Colton to the west. The City of San Bernardino is bordered on the north by unincorporated San Bernardino County and the National Forest. Figure 3-1 shows the regional location of the Project Site.

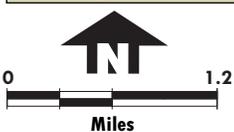
Major geographical features of the City include: the San Bernardino Mountains and the San Bernardino National Forest, in which the City's northernmost neighborhood, Arrowhead Springs, is located; the Cajon Pass adjacent to the northwest; City Creek, Lytle Creek, San Timoteo Creek, Twin Creek, and Warm Creek which feed the Santa Ana River that forms part of the City's southern boundary south of the San Bernardino International Airport.

San Bernardino is unique among southern Californian cities because of its wealth of water, which is mostly contained in underground aquifers. A large part of the City is over the Bunker Hill Groundwater Basin. This fact accounts for an historically high water table in portions of the City. The City has several notable hills and mountains including Perris Hill, Kendall Hill, and Little Mountain, which rises among the Shandin Hills (generally bounded by Sierra Way, 30th Street, Kendall Drive, and I-215 Freeway).

San Bernardino features a somewhat cooler version of a Mediterranean climate with cool to chilly winters, with occasional frost and snow flurries, and hot, dry summers. The arid climate during the summer prevents tropospheric clouds from forming, which accounts for area's high temperatures with the highest recorded summer temperature at 117 °F in 1971. San Bernardino receives an annual average of 16 inches of rain.



Project Site



Source: B.L.M. 2011.

LILBURN
CORPORATION

REGIONAL LOCATION

Highland Marketplace EIR
City of San Bernardino, California

3.3 LOCAL SETTING

3.3.1 Location

The 17.37-acre Project Site is located in the northeastern section of the City of San Bernardino within southwestern San Bernardino County. 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 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. Figure 3-2 illustrates the local vicinity of the Project Site. Major arterials in the vicinity of the Project Site include Highland Avenue, Base Line Street, I-210, I-215, and I-15 (see Figure 3-2). Local jurisdictions in the vicinity of the Project Site are indicated on Figure 3-3. 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. Existing off-site utilities would be extended to serve the proposed Project.

3.3.2 Surrounding Land Uses

Land uses surrounding the site are shown on Figure 3-3 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 to the south. Table 3-1 lists surrounding land uses, and General Plan and Zoning designations for surrounding properties as well as the Project Site.

**Table 3-1
Existing Land Use and General Plan/Zoning Designations**

Direction	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Vacant	Commercial Recreation	(PCR) Public Commercial Recreation
North	Highland Avenue; Commercial	General Commercial	(CG-1) General Commercial
South	20 th Street Emmerton Elementary School	Public Facility; Residential	(PF) Public Facility; (RMH) Residential Medium High
East	I-210 Eastbound on-ramps Multi Family Residential	Residential	(RMH) Residential Medium High
West	Residential	Residential	(RMH) Residential Medium High



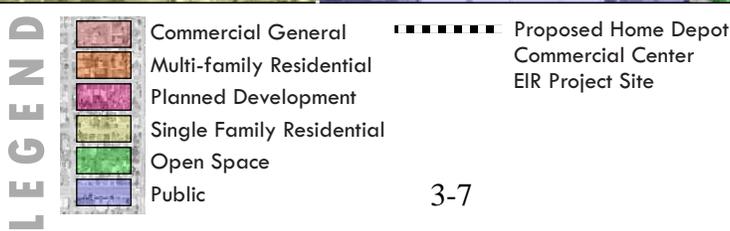
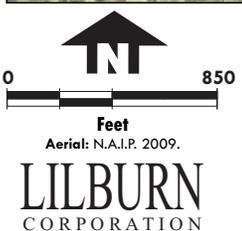
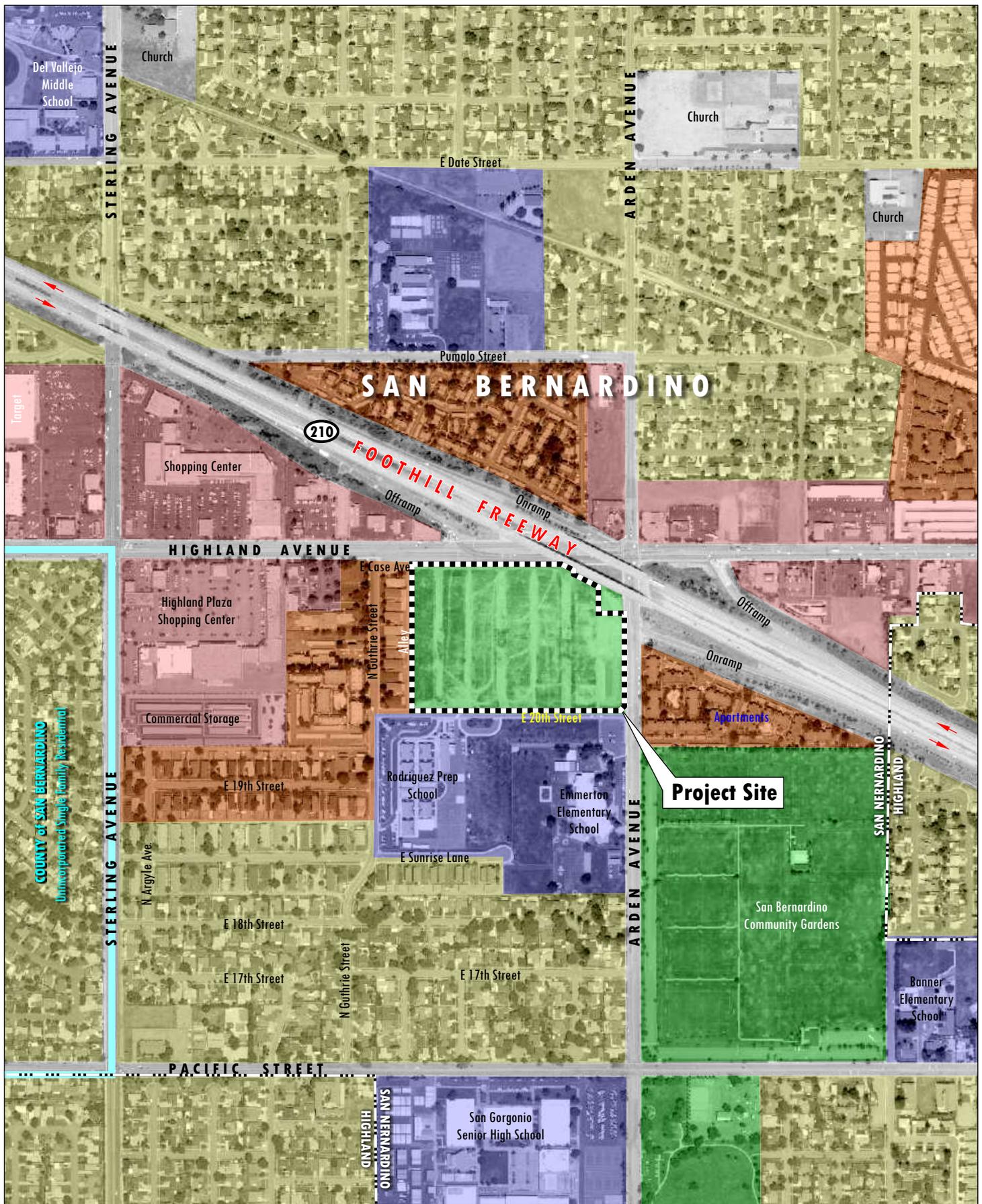
0  850
 Feet
 Aerial: N.A.I.P. 2009.
LILBURN
 CORPORATION

LEGEND

-  Home Depot Commercial Center EIR Project Site
-  City Limits

PROJECT VICINITY

Highland Marketplace EIR
 City of San Bernardino, California



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

FIGURE 3-3

3.3.3 Legal Description

The Project Site is found on the San Bernardino North USGS 7.5-minute quadrangle map in Section 30, Township 1 North, Range 3 West, San Bernardino Base and Meridian. The property totals 17.37 acres and consists of all or parts of the following parcels: 1191-021-01, 1191-021-38 through 1191-021-69; and 1191-021-11 through 1191-021-37.

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.

3.3.4 History of the Project Site

The Project Site has historically been developed with residential apartment buildings, primarily four-plexes, totaling 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 Redevelopment Agency of the City of San Bernardino (RDA), acting on the direction of its Board of Directors and the Mayor and Common Council of the City, 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 EIR.

3.4 PROJECT DESCRIPTION

The Proposed Project is 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 (see Figures 3-1 and 3-2). 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 3-4, Site Plan). The proposed major retail structure may include a grocery store. In addition to the major tenants and as shown on Figure 3-4, the retail center would have four (4) general commercial land uses totaling 16,460 square-feet (refer to Table 3-2). Retail use types are identified for the 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

GreenbergFarrow

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Irvine, CA 92612
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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
TOTAL HDV 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	F.E. & C/V, 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

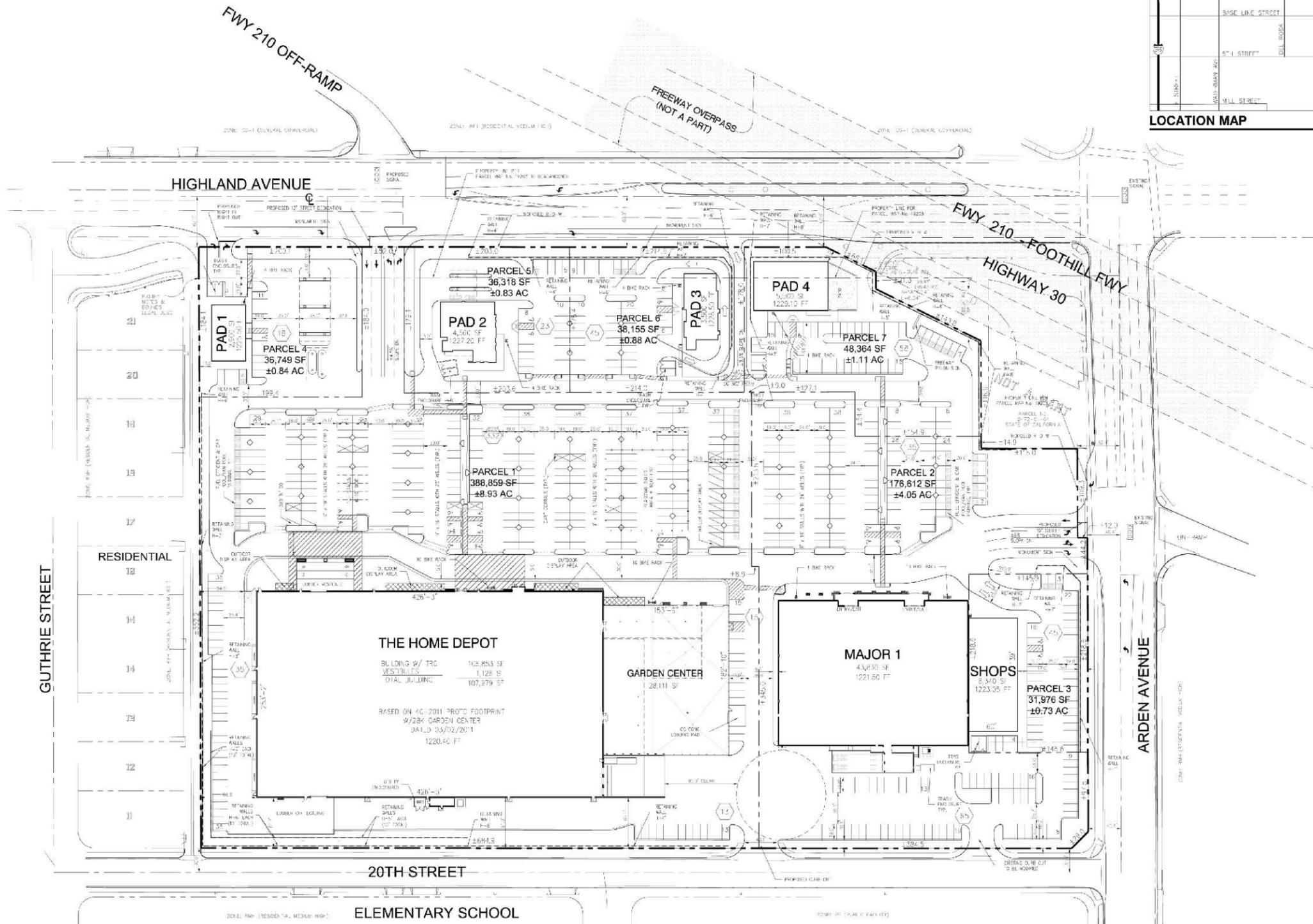
15% PARKING TO BE LANDSCAPED
TREE DIAMETERS PROVIDED AT 1/4 SPACES

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

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

are useful to evaluating potential impacts such as traffic generation, traffic flow, on-site circulation patterns, noise, and the use of hazardous materials.

**Table 3-2
Highland Marketplace
Proposed Land Uses and Square Feet of Building Area**

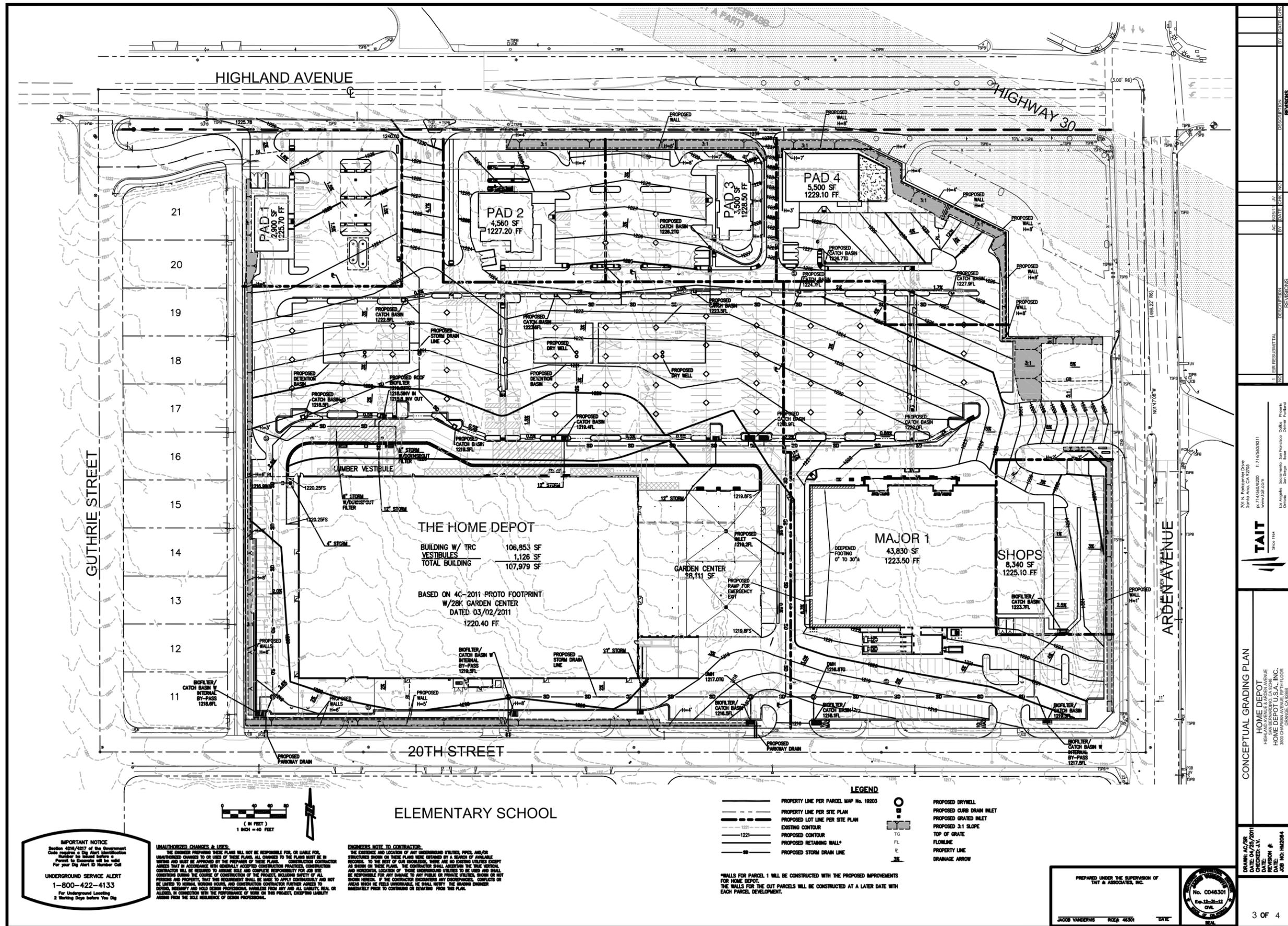
Land Use	Building Area (Sq. Ft.)
Home Improvement	107,979
Garden Center	28,111
Major 1	43,830
Shops	8,340
Pad 1	2,900
Pad 2	4,560
Pad 3	3,500
Pad 4	5,500
TOTALS	204,720

Source: TAIT & Associates, Inc., Site Plan, April 2011

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 ranging in size from 0.73 acres to 8.93 acres (see Figure 3-5, Tentative Parcel Map). The Proposed Project would require a Master Sign Program, Rezone and GPA to change the existing land use designation from Public Commercial Recreation (PCR) to Commercial General (CG-1), and approval of a 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.

The project would have an east-west orientation along Highland Avenue with major tenants facing north toward Highland Avenue. The home improvement center would be located at the southwest corner of the site, and the other major retail structure with attached shops is located near the southeast corner of the site. The remaining general commercial pad buildings are detached and are located primarily along the northern portion of the Project Site. In addition to the major tenants, the land uses may include two drive-through restaurants, a drive-through bank, and a gas station.

A retaining wall varying in height from three to eight feet is planned along the southern and western boundary of the Project Site (refer to Figure 3-6). A split-level retaining wall constructed of a six-foot high lower level section, above which would be a ten-foot wide landscaped area



DRAWN: AC/2R DATE: 04/23/2011 DATE: 04/23/2011 DATE: 04/23/2011 REVISION # JOB NO: 142004 JOB NO: 142004		TAIT 1714/160/011 1714/160/011 www.tait.com Los Angeles, Sacramento, San Francisco, Dallas, Phoenix, Chicago, San Diego, Irvine, Denver, Houston
CONCEPTUAL GRADING PLAN HOME DEPOT 1714/160/011 HOME DEPOT U.S.A., INC. 1714/160/011		REVISIONS NO. DESCRIPTION BY DATE CHECKED BY DATE 1 PER RESUBMITTAL
PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC. JACOB VANDEVENS RCE# 44301 DATE		No. 0046301 Exp. 12-31-11 SEAL
3 OF 4		Aug 24, 2011 - 4:12pm by auto K:\Drawing\VA\142004_Sm_Bermuda\VA\142004-pr.dwg

Source: Tait, 2011.



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"

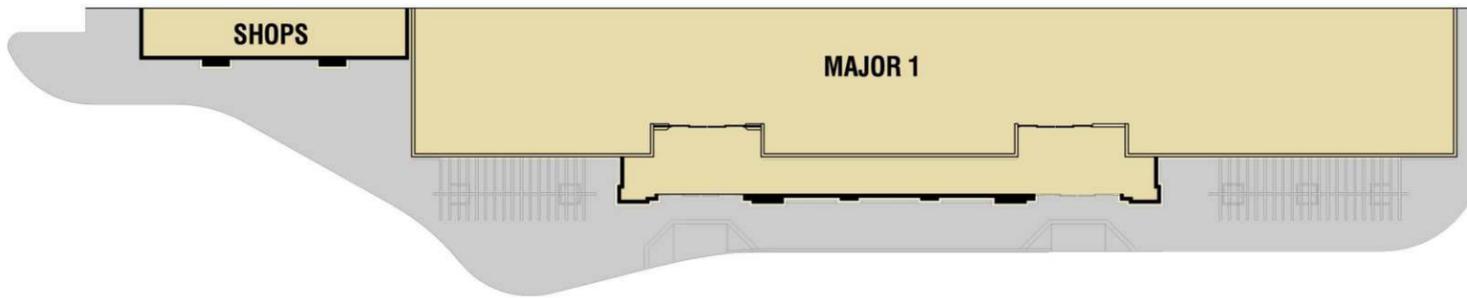


CONCEPTUAL ELEVATIONS - Home Depot

Highland Marketplace EIR
City of San Bernardino, California



FRONT ELEVATION



PARTIAL PLAN



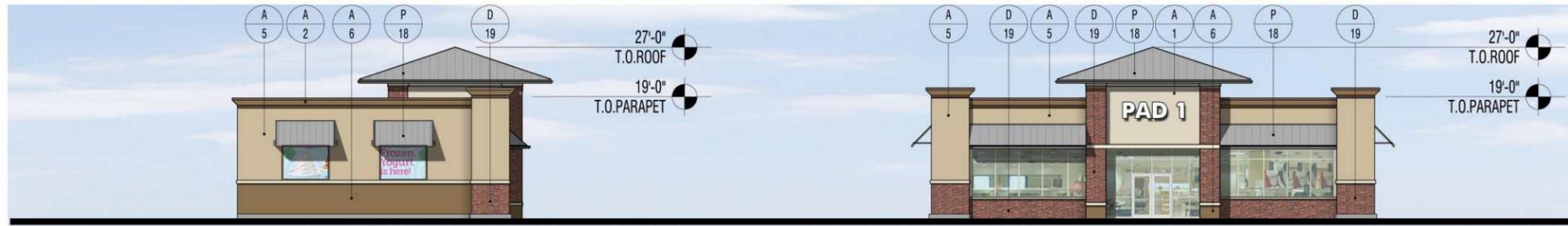
SIDE ELEVATION

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	
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
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

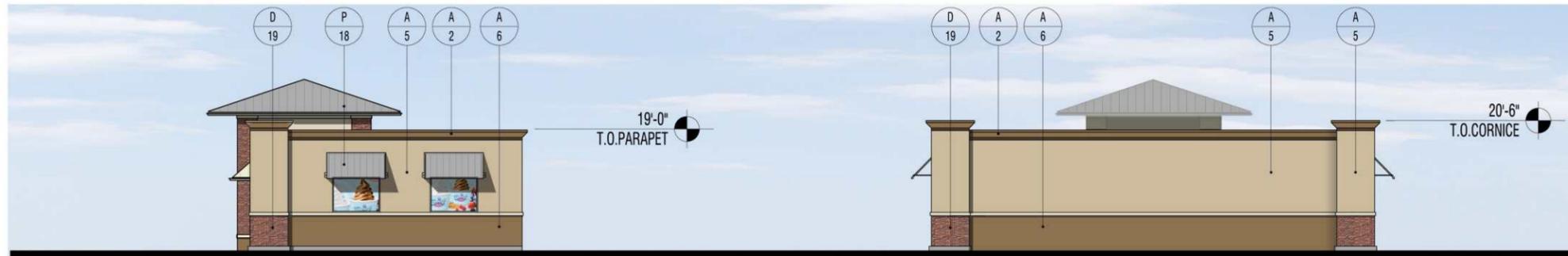
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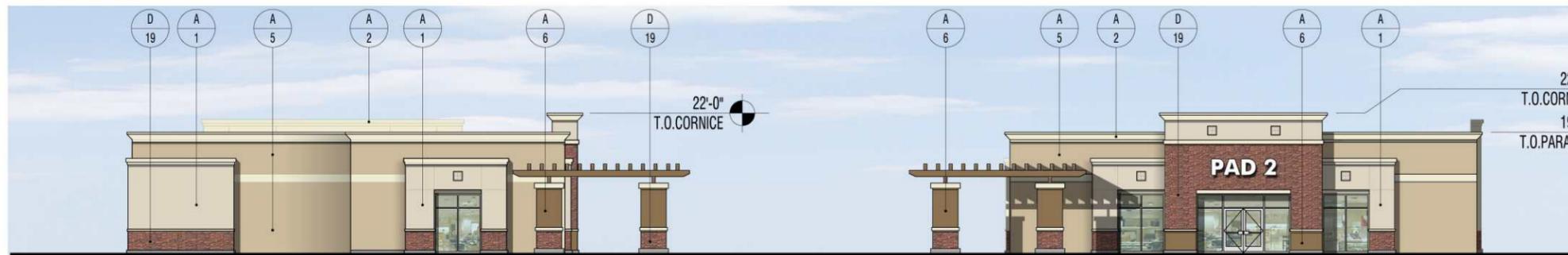
PAD 1 - SOUTH ELEVATION

PAD 1 - EAST ELEVATION



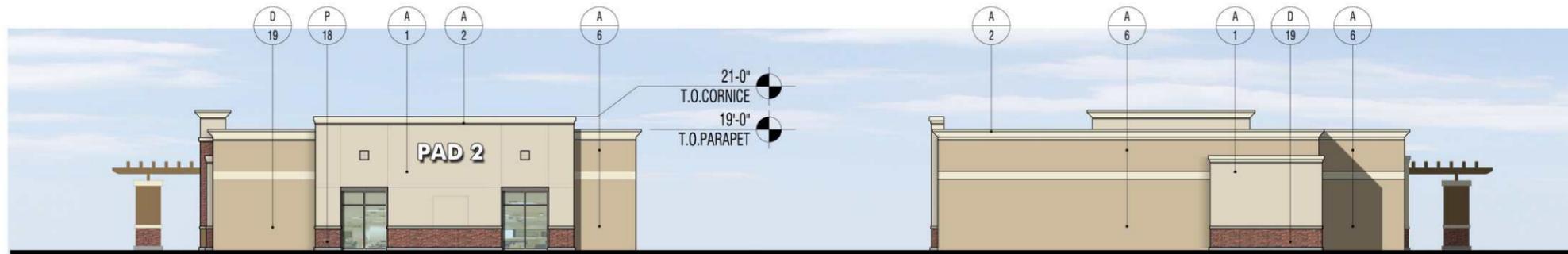
PAD 1 - NORTH ELEVATION

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)	
N	WOOD TRELLIS	
P	STANDING SEAM METAL ROOF	
1	ICI # A1732	Nepal Neutral
2	ICI # A1759	Desert Floor
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25	ICD Glass	2-743 Solex

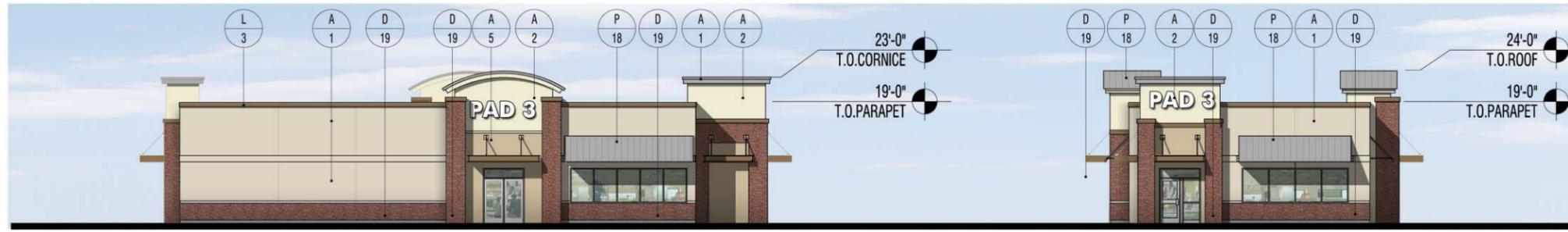
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SCALE: 1/16" = 1'-0"



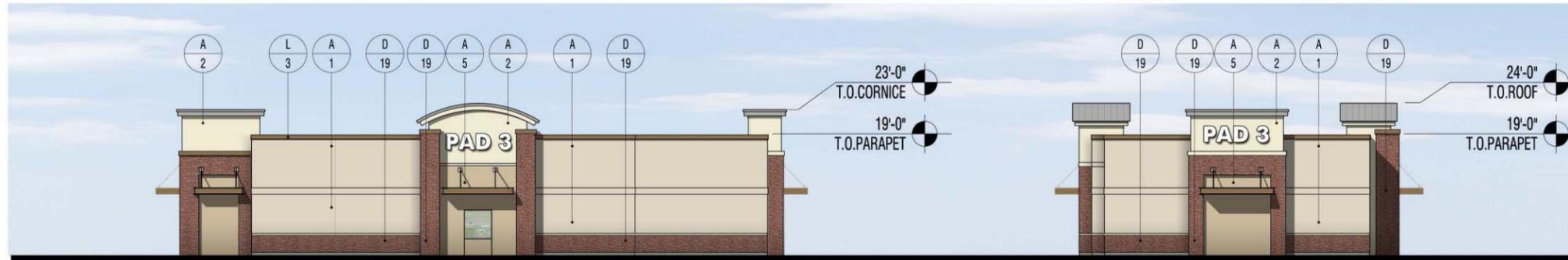
CONCEPTUAL ELEVATIONS - Pads 1 and 2

Highland Marketplace EIR
City of San Bernardino, California



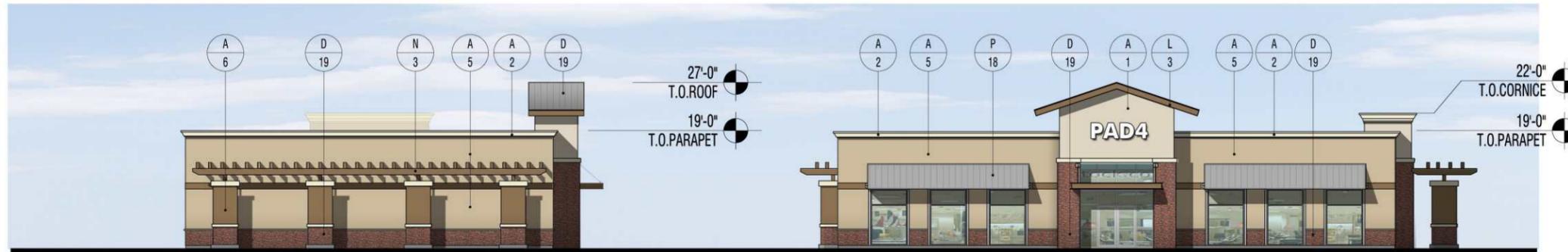
PAD 3 - WEST ELEVATION

PAD 3 - SOUTH ELEVATION



PAD 3 - EAST ELEVATION

PAD 3 - NORTH ELEVATION



PAD 4 - WEST ELEVATION

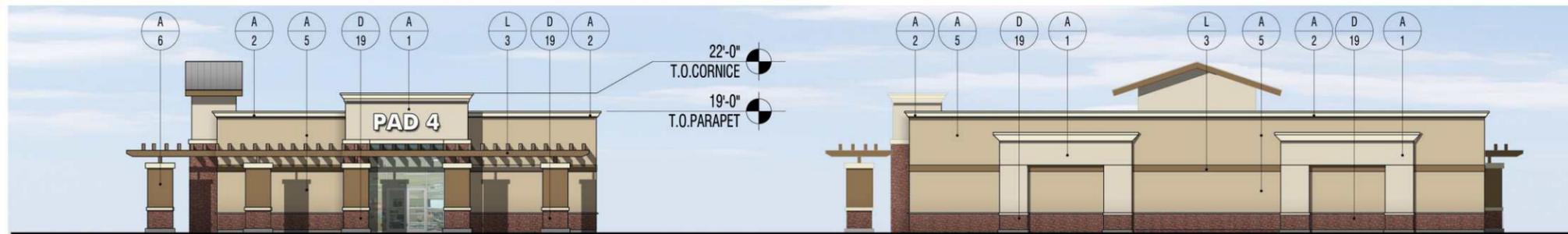
PAD 4 - SOUTH ELEVATION

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	
1	ICI # A1732	Nepal Neutral
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5	ICI # A1753	Park Loop
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
25	ICD Glass	2-743 Solex

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SCALE: 1/16" = 1'-0"



PAD 4 - EAST ELEVATION

PAD 4 - NORTH ELEVATION

CONCEPTUAL ELEVATIONS - Pads 3 and 4

Highland Marketplace EIR
City of San Bernardino, California

(see Figure 3-7), 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).

Site development involves drainage improvements including an underground detention system, storm lines and dry wells to be constructed throughout the Project Site.

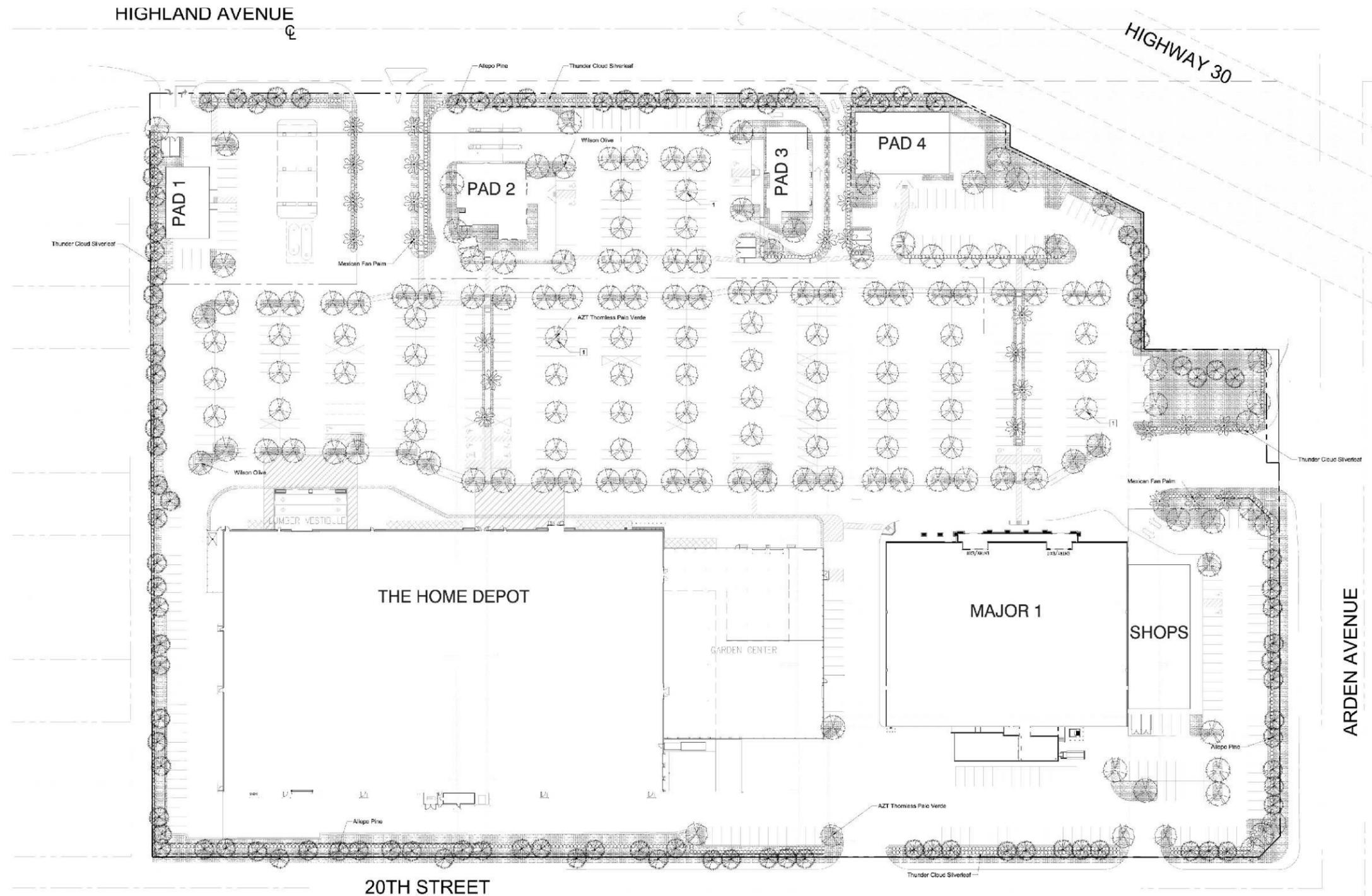
Ingress and egress to the site is via three driveways on Highland Avenue, one driveway on Arden Avenue, and two driveways along 20th Street. Two driveways, located at the northwest corner of the Project Site and at the proposed signal would provide ingress and egress, the third driveway located near Pad 3 at the northeast corner would provide ingress only. The location of the driveways and configuration of the shops and pad buildings near Highland Avenue create three distinct shopping areas.

In accordance with City Development Code regulations, the Proposed Project is required to provide a total of 761 parking spaces. The Proposed Project is designed to provide a total of 784 parking spaces with the vast majority of the spaces located in front of the proposed home improvement center and Major 1, as indicated on the Site Plan. The remaining spaces would be located near the shops and detached pad buildings. The drive aisles within the parking lot areas have an east-west orientation.

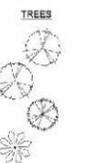
Proposed Home Improvement Center

The proposed use for the home improvement center is for the retail sales of building supplies, lumber, hardware, plant and nursery items and associated items such as appliances, barbecues, pool accessories, home furnishings, patio furniture and materials associated with home maintenance and repair. Proposed uses would also include incidental activities such as the rental of tools and equipment for construction, gardening and home improvement projects, propane sales, the sale of trailers and sheds, and on-site truck rentals. The home improvement center use would include outdoor sidewalk sales and display of special products along the building front sidewalk and seasonal sales within the parking lot in compliance with conditions of approval and/or appropriate permits issued by the City.

The home improvement center would consist of an approximate 107,979 square-foot store with an approximate 28,111 square-foot outdoor garden center for a total of approximately 136,090 square feet.

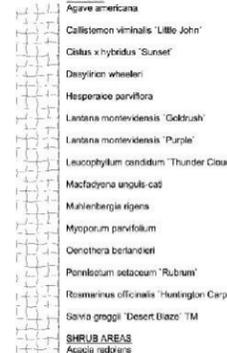


PLANT SCHEDULE



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

SHRUBS



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
Macfadyena 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

3.0 Project Description

The home improvement center would be located on the southwest portion of the Project Site, with the front of the building facing north. The garden center would be located immediately adjacent to the main building on its east side, with internal access to the main warehouse building and access to the parking lot. Parking would be provided primarily on the northern portion of the site.

Employment: The home improvement center tenant would employ approximately 150 to 175 full and part-time employees. There would be three employee shifts per day with approximately 88 associates in the store per day and between 75 to 80 employees working each shift.

Outdoor Sales: A display of merchandise in front of the store is proposed as part of the project. The display of merchandise in the outdoor sales area would be for items on special sales. Merchandise displayed within the outdoor sales area may include, but not be limited to, garden supplies, decorator items, patio furniture, plants, and seasonal items. The display area would be located along the front of the building sidewalk.

Seasonal Sales: An approximate 10,000± SF area consisting of a display of seasonal merchandise located adjacent to and north of the garden center is proposed as indicated on the Site Plan. The seasonal sales area would be located within the parking lot and fenced off during use. Items from the seasonal sales area would be purchased in the same area. The seasonal sales area would typically be used six to eight times yearly for sales and promotions. The type of merchandise displayed in the area would be seasonal in nature and could include Christmas trees (displayed from the week before Thanksgiving through the Christmas season), pumpkins, trees, plants and other nursery materials.

Trailer Display Area: An approximate 2,400 SF (120-foot by 20-foot) area would be located adjacent to and east of the Seasonal Sale area to display trailers for sale as indicated on the Site Plan.

Propane Exchange: A propane cylinder exchange program display area is proposed in front of the store. It would consist of a metal enclosed propane stand, measuring approximately three feet deep and sixteen feet long. The propane service would allow customers to exchange empty propane containers for full containers.

Tool Rental Center: The Tool Rental area would be located inside the building immediately adjacent to the Tool Rental Center storage and wash-down area. Tools rented to the home improvement center customers would include, but are not limited to drills, hammers, saws, cement mixers, tile cutters, generators, plumbing tools, welding tools, compactors, paint sprayers, lawn & garden tools, pressure washers, sanders, and ladders. A wash down area (10 foot tall enclosure where hand tools are washed after each rental) would be located close to the Tool Rental Storage Area so that associates may clean and restock tools expeditiously. The Wash Down Area enclosure would include a dedicated drain that connects to the storm drain system through an oil separator.

Truck Deliveries: Approximately two (2) to five (5) truckloads of lumber would be delivered through the lumber loading area, and approximately six (6) to ten (10) truckloads would be

delivered through the main loading dock area per week. Between one (1) and six (6) loads would be delivered through the outside garden dock per week.

A lumber vestibule (off-loading area) would be located on the northwest corner of the building and would take delivery from flatbed trucks. The lumber area would have a concrete staging area approximately 90 feet by 70 feet to allow merchandise to be quickly unloaded, avoiding unnecessary truck idling. The lumber loading door is approximately 30 feet wide.

Deliveries from enclosed trucks would be received in the depressed loading dock located at the rear of the building. This uncovered loading dock would have a compactor and three truck bays that have a grade difference of approximately four feet from the finished floor to provide a flush connection from the building to the truck bed.

Garden center deliveries would be received at the east side of the garden center at a 25-foot by 20-foot loading area.

Customer Pick Up/Delivery: Lumber would be sold from a covered area located on the northwest side of the building, allowing customers to load merchandise into their vehicles under cover. The home improvement center's "Load 'N' Go" program also allows customers to rent flatbed trucks to transport purchases. The home improvement center would have one to two Load 'N' Go gasoline powered trucks parked in the store's parking lot. Spaces in which these vehicles are parked would not be counted in the total number of parking spaces provided. Customers would also be able to pick up merchandise at a "Load 'N' Go" lane in front of the entire store.

Delivery service would also be available to customers. On days deliveries are scheduled, the truck would typically be loaded once and make one trip out to customers.

Operations & Equipment at Rear of Store: Some mechanical and operational equipment would be located at the rear of the store along the south side of the Project Site, including an enclosure for a transformer, generator and propane rack. The propane rack would hold 8-gallon canisters that would be used to fuel forklifts. Pallets and cardboard products would be recycled. Pallets would eventually be returned to vendors and to the home improvement center tenant's regional distribution facilities. A cardboard baler would be located inside the store (near the rear loading area). Cardboard would be baled and hauled off-site to a recycling facility. A solid dry trash compactor would be located between the loading dock and the rear of the store. Refuse would be loaded into the compactor from a chute inside the home improvement center building. The compactor would have a capacity of ± 40 cubic yards and feed into an enclosed bin that would be emptied twice weekly.

Major 1 Building –Proposed Grocery Store

Major 1 Building would consist of an approximate 43,830-square foot store and the anticipated tenant is grocery store.

The Major 1 Building would be located on the southeast portion of the Project Site, with the front of the building facing north. Parking for Major 1 Building would be primarily provided in

front in the central portion of the Project Site directly north of the building (within the shopping center parking lot).

It is anticipated that the grocery store would have approximately 95 employees; 30-35 of which would be on-site at any one time. The expected hours of operation are from 6 a.m. to 11 p.m. with delivery times being established by Conditions of Approval.

3.4.1 Remaining Shopping Center Proposed Uses

Shops– Multi-Tenant Retail

The Multi-tenant Shops Building is a proposed retail building with a combined total floor area of 8,340 SF. This building would be located on the east side of the Project Site near Arden Avenue and the eastern entry driveway, and adjacent to Major 1 Building. The shops building would be divided into smaller units (generally less than 2,000 SF) and would be occupied by specialty shops. Some of the uses may be restaurants. There is sufficient parking within the overall shopping center to accommodate the mixed tenant use.

Pad 1 - 4 Buildings – Restaurants, Bank, and Service Station

Pad Buildings 1-4 are located along the north side of the Project Site adjacent to Highland Avenue. Pad 1 Building is proposed to be a service station including sale of alcohol and 24 hour operating hours with 2,900 SF of floor area. Pad Building 2 is a proposed bank and Pad Building 3 is proposed to be a drive-through restaurant and Pad Building 4 is designed to be a sit down restaurant. Pad Buildings 2, 3, and 4 would have floor areas of 4,560 SF, 3,500 SF and 5,500 SF respectively.

3.4.2 Related On-Site Improvements

Parking

Parking improvements, along with site and tenant identification signage and landscaping are also included in the Proposed Project. In accordance with City Development Code regulations, the Proposed Project is required to provide a total of 761 parking spaces with the home improvement and garden center providing 444 spaces (1 space/250 SF and 1 space/2,500 SF, respectively); Major 1 providing 176 spaces (1 space/250 SF); and all other pads and shops providing 138 spaces (1 space/180 SF). The Project site would provide a total of 784 parking spaces with the vast majority of the spaces located in front of the proposed home improvement center and Major 1, as indicated on the Site Plan. The remaining spaces are located near the shops and detached pad buildings. The drive aisles within the parking lot areas have an east-west orientation.

The sizes and spacing of all parking spaces would be provided consistent with the City of San Bernardino Development Code, Article III General Regulations, Chapter 19.24 Off-Street Parking Standards.

Lighting/Signs

Commercial lighting for the Project would be provided for safety, identification and aesthetic purposes. Typical applications would include building lighting, area/parking lot lights, and illuminated signage. Proposed lighting for the Project would be consistent with the City of San Bernardino Development Code, Article III General Regulations, Chapter 19.20 Property Development Standards. The Proposed Project includes review/approval of a Master Sign Program as part of the entitlements; all signage within the Project Site would be consistent with the approved program.

Property Definition and Perimeter Treatment

The Project Site is defined by existing roads including Highland Avenue and the I-210 Freeway on the north, Arden Avenue on the east, and 20th Street on the south. The area to the north of the site is developed with commercial land uses; to the south is an existing elementary school, to the west is residential development and to the east is the I-210 Freeway eastbound on-ramps and residential development.

Perimeter landscape and hardscape elements proposed by the Project would further define the Project Site, and enhance views of the project area, particularly as seen from abutting Highland Avenue. The perimeter retaining wall would also provide a buffer and privacy barrier between the Project Site and the existing residential neighborhood and elementary school to the west and south, respectively. The neighborhood to the west would be further insulated from the Project Site by required setbacks and landscaping. All perimeter treatments would be provided consistent with the City of San Bernardino Development Code, Article III General Regulations.

Landscaping

As noted above, perimeter landscaping is proposed along the Project Site's street frontages and throughout the interior of the Project Site. All landscaping required of the project would be implemented consistent with the City of San Bernardino Development Code, Article III General Regulations, Chapter 19.28 Landscaping Standards. Figure 3-6 shows the Conceptual Landscape Plan.

Off-Site Improvements

Primary ingress and egress to the site would be provided by three access points on Highland Avenue including: 1) a western access with a right-turn only for both inbound and outbound vehicles; 2) full access driveway located opposite the I-210 freeway eastbound freeway off-ramp; and 3) an eastern access between Pads 3 and 4 to provide right-turn ingress only. An additional full access driveway would be provided along Arden Avenue, forming the fourth leg of the Arden Avenue/I-210 freeway eastbound on-ramp. There would also be two, full access driveways on 20th Street. The 20th Street access would not accommodate or be used for truck deliveries. No driveways are proposed along an alleyway adjacent to residences on the west.

In addition, the site plan shows pedestrian sidewalks around the Project site on Highland Avenue, Arden Avenue, and 20th Street. Additional improvements to Highland Avenue would include half street improvements including a 12-foot dedication, turn lanes, and relocation of the signal on Highland Avenue. Details of the road improvements are included in Section 4.8, Traffic, and all improvements would be in accordance with the City of San Bernardino Public Works Department, Traffic Engineering Division and CalTrans.

Utilities, including electricity, natural gas, water, sewer, drainage, and telecommunications would be extended to the Project Site from existing utility easement corridors and lines. Water service would be provided to the project by East Valley Water District. Sewer collection would be provided by East Valley Water District, with wastewater treatment provided by the City of San Bernardino Water Department at the San Bernardino Water Reclamation Plant. Stormwater runoff would be collected in an on-site underground detention basin.