Appendix A Notice of Preparation and Initial Study

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CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF PREPARATION

FROM: CITY OF SAN BERNARDINO
Development Services Department
300 North "D" Street
San Bernardino, CA 92418-0001

TO: *Agency Name & Address*

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The City of San Bernardino will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

The City will hold a scoping meeting to receive comments on the scope and content of the Draft Environmental Impact Report. The meeting will be held in the City of San Bernardino Economic Development Agency (EDA) meeting room on December 14, 2004 from 1:30 p.m. to 3:30 p.m. The EDA is located at 201 N. "E" Street, Suite 301, in San Bernardino. Parking is available on "E" Street, or on the top level of the City Hall parking structure, accessible from "D" Street and 2nd Street.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than December 28, 2004. Please send your written response to Terri Rahhal, Principal Planner, at the address shown above. You may also submit comments by e-mail to generalplan@sbcity.org. We will need the name of a contact person in your agency.

Project Title: **City of San Bernardino General Plan Update**

Project Applicant: **City of San Bernardino**

Project Description: The proposed project is a comprehensive update of the City General Plan, including the Arrowhead Springs Specific Plan and the University District Specific Plan. The planning area for the General Plan Update consists of approximately 44,793 acres (70 mi^2), which includes approximately 38,244 acres (60 mi^2) within the existing corporate limits of the City and approximately 6,549 acres (10 mi^2) within the City's sphere of influence.

Contact Person for the City: Terri Rahhal, Principal Planner

Telephone: 909.384.5057 ext. 3330

Signature: T. Rahhal
Terri Rahhal, Principal Planner

Date: 11-22-04

CITY OF SAN BERNARDINO
INITIAL STUDY FOR

CITY OF SAN BERNARDINO GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT

PROJECT DESCRIPTION/LOCATION:

The proposed project is a comprehensive update of the City's General plan including a Specific Plan for the Arrowhead Springs area and a Specific Plan for the University District. The City of San Bernardino is located approximately 60 miles east of the City of Los Angeles in the southwestern portion of San Bernardino County

DATE:

November 29, 2004

PREPARED BY

The Planning Center
1580 Metro Drive
Costa Mesa, CA 92626
(714) 966-9220

PREPARED FOR

City of San Bernardino
Development Service Department
300 North "D" Street
San Bernardino, CA 92418
(909) 384-5057

REVIEWED BY

Independently reviewed, analyzed and exercised judgement in making the determination, by the Development/Environmental Review Committee on _____, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

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CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY

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

1. **Project Title:** City of San Bernardino General Plan Update EIR

2. **Lead Agency Name:** City of San Bernardino
   Address: 300 North "D" Street, 3rd Floor
   San Bernardino, CA 92418

3. **Contact Person:** Terri Rahhal, Principal Planner
   Phone Number: (909) 384-5057

4. **Project Location (Address/Nearest cross-streets):**

The City of San Bernardino is located approximately 60 miles east of the City of Los Angeles in the San Bernardino Valley, as shown on Figure 1, "Regional Location." More specifically, the City of San Bernardino encompasses an area extending from the 10 Freeway on the south to the Cajon Creek Wash and the San Bernardino Mountains on the north, and bounded by the cities of Highland and Rialto to the east and west, as shown Figure 2, "City Boundaries and Sphere of Influence." The City's total planning area is approximately 44,792.7 acres, or 70 square miles. This includes approximately 38,244.1 acres, or 60 square miles, of incorporated territory and 6,548.6 acres, or 10 square miles, of unincorporated lands within the City's Sphere of Influence.

As part of the General Plan Update, the City of San Bernardino is processing two specific plans: the Arrowhead Springs Specific Plan and the University District Specific Plan. Consisting of approximately 1,916 acres, the Arrowhead Springs Specific Plan Area is located at the base of the San Bernardino Mountains along State Route (SR) 18 at the north end of the City of San Bernardino, as shown on Figure 3, "Arrowhead Springs Specific Plan Location." The University District Specific Plan is located in the northwestern portion of the City in the foothills of the San Bernardino Mountians, as shown on Figure 4, "University District Specific Plan Location."

5. **Project Sponsor:** City of San Bernardino
   Address: 300 North "D" Street, 3rd Floor
   San Bernardino, CA 92418-0001

6. **General Plan Designation:** Various (See Figure 5, "General Plan Land Use")

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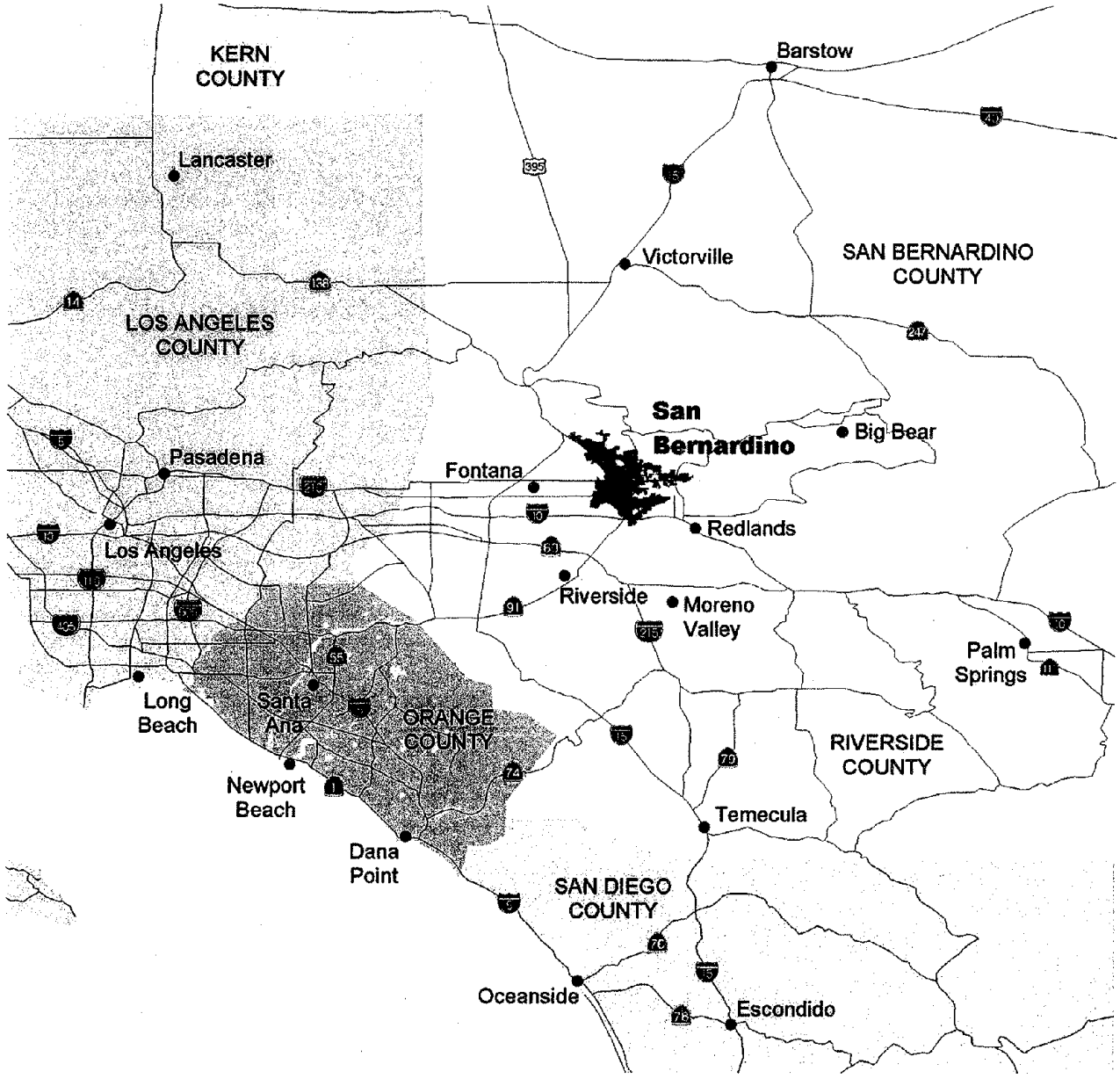
Regional Location



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City Boundaries and Sphere of Influence

City Boundary
Sphere of Influence Boundary

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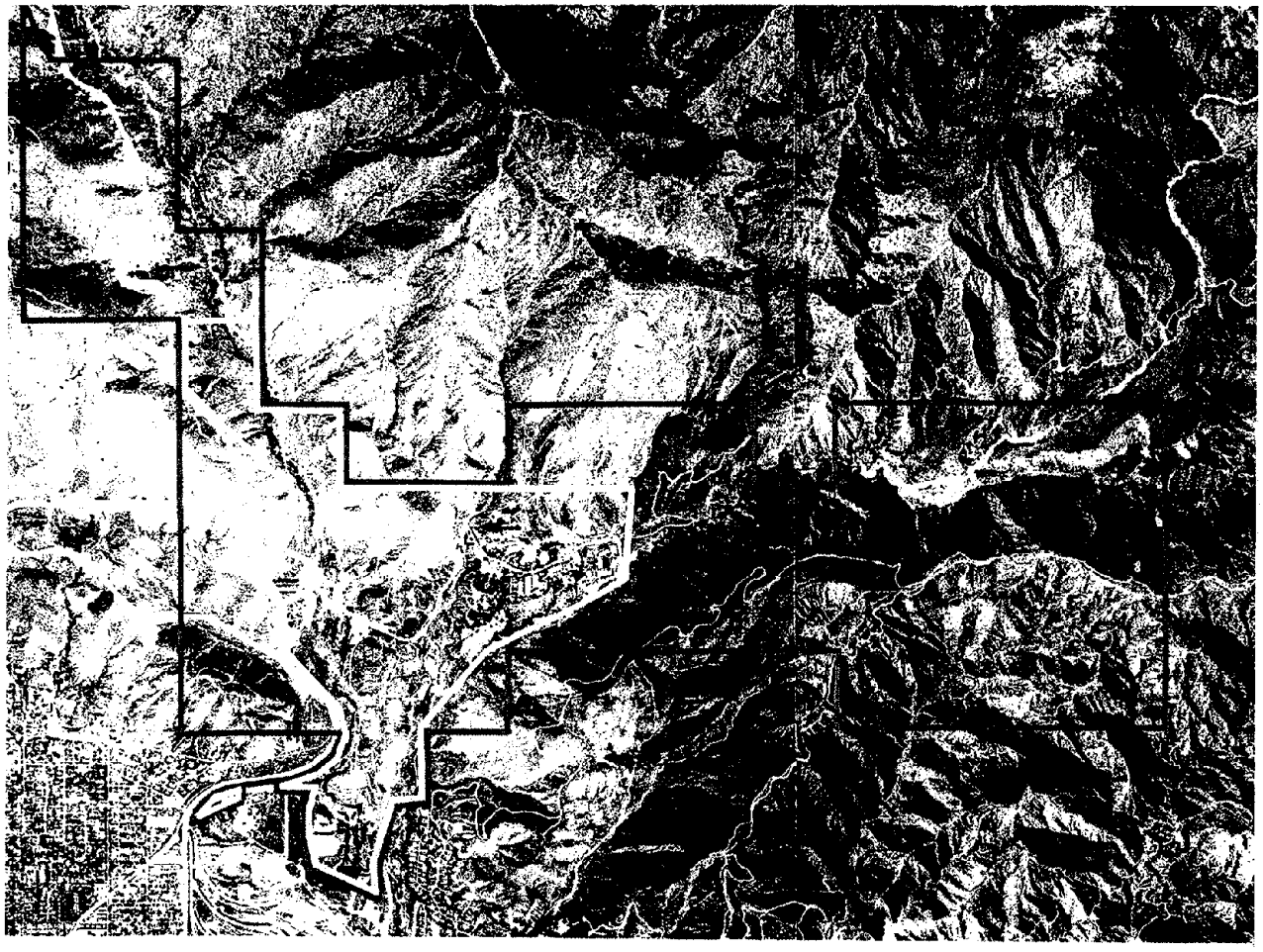
Arrowhead Springs Location



General Area for Proposed Development

Property Boundary

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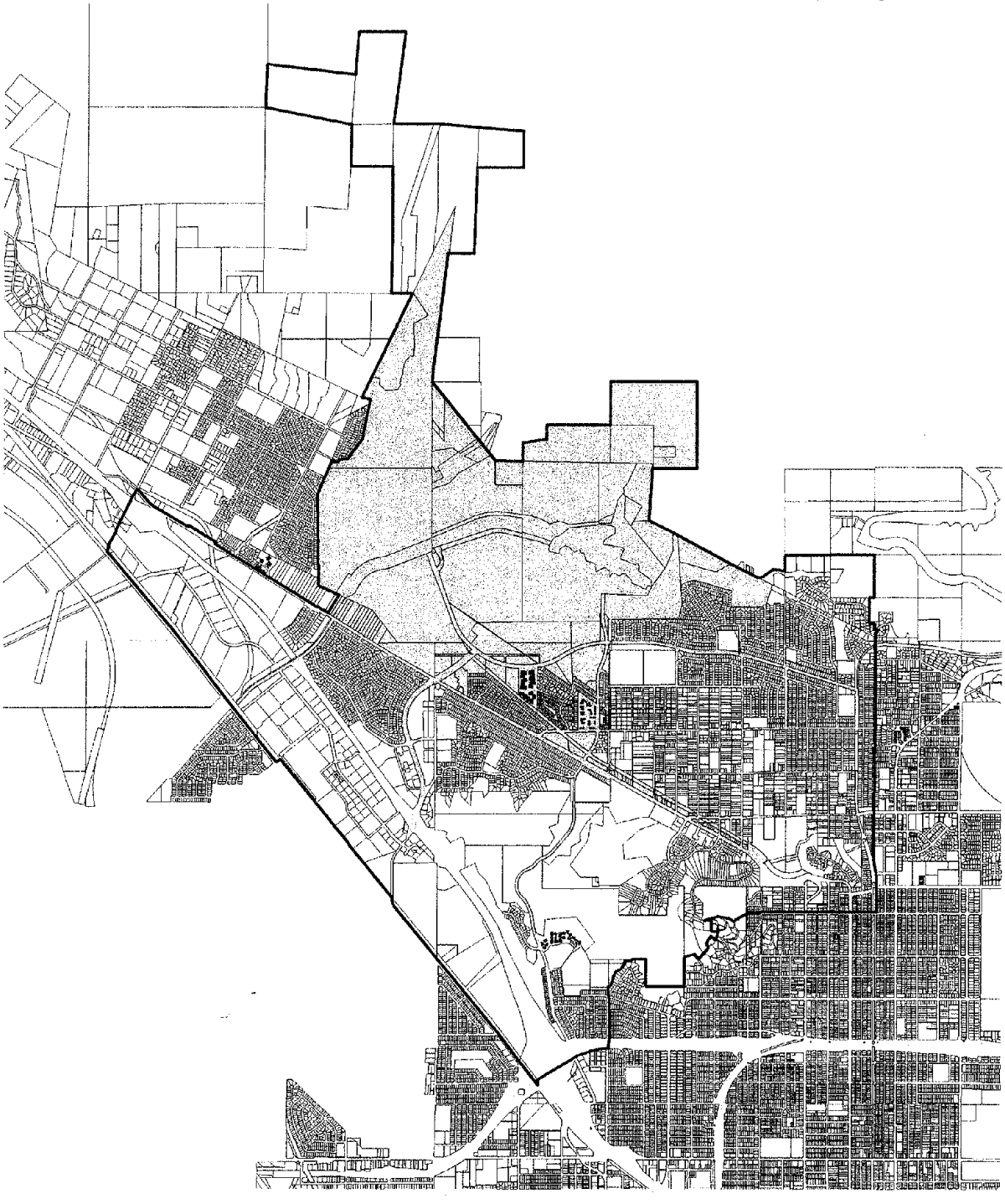
University District Specific Plan



University District Special Study Area

Suggested Boundary of University District Specific Plan

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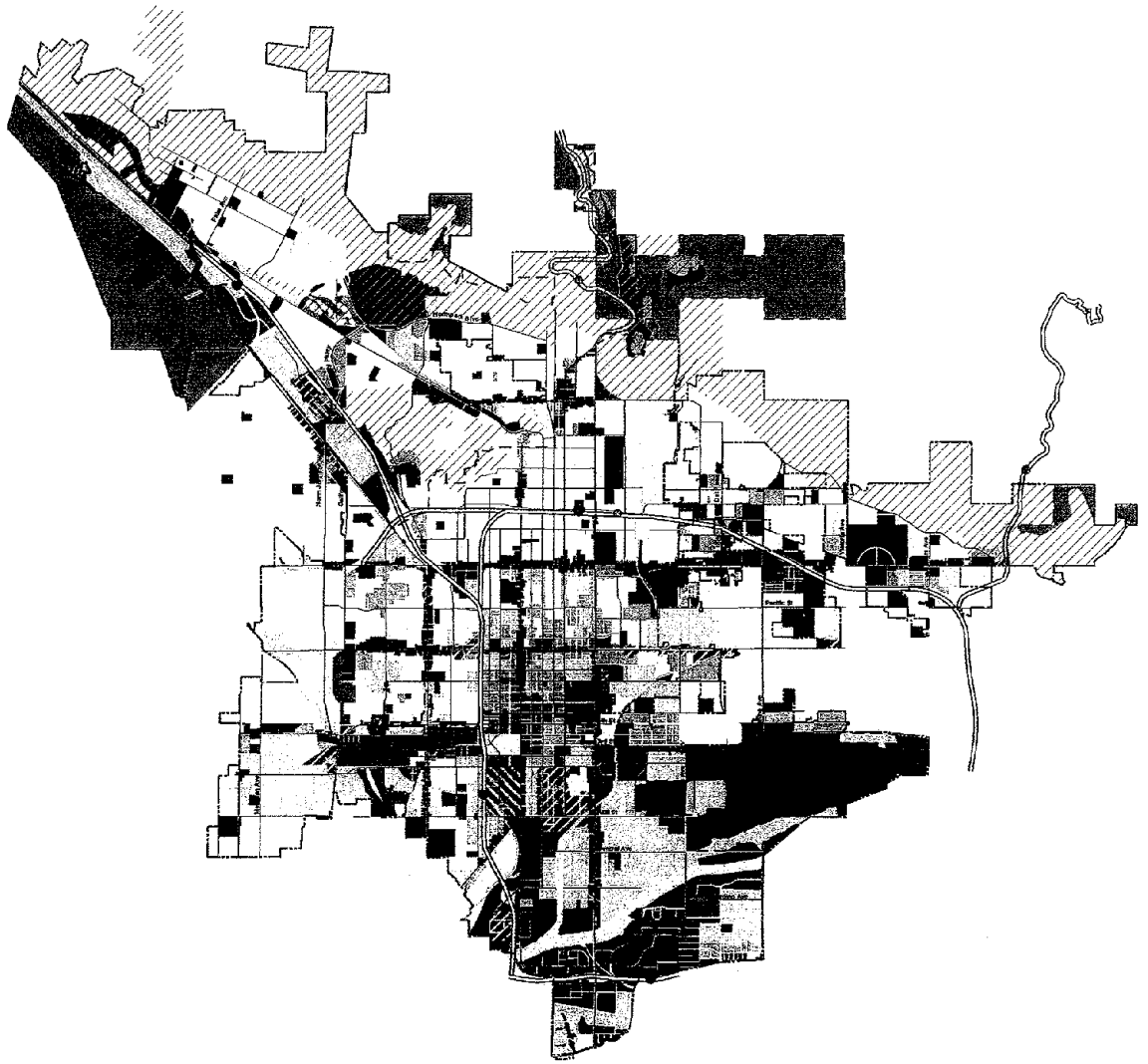

RESIDENTIAL
- RE (1 du/ac)
- RL (3.1 du/ac)
- RL-3.5 (3.5 du/ac)
- RS (4.5 du/ac)
- RU (9 du/ac)
- RM (14 du/ac)
- RMH-20 (20 du/ac)
- RMH (24 du/ac)
- RH (36 du/ac)

COMMERCIAL
- CO
- CG-1
- CG-2
- CG-3
- CCS-1
- UBP-2
- UBP-3
- CR-1
- CR-2
- CR-3
- CR-4
- CH

INDUSTRIAL
- OIP
- IL
- IH
- IE
- UBP-1
- CCS-2

PUBLIC/QUASI-PUBLIC
- PFC (Includes CCS-3)
- PF
- RR

OPEN SPACE
- PP
- OS
- PCR

OVERLAYS
- City Boundary
- Specific Plan Boundaries
- RSH
- Hillside Management Overlay & Foothill Fire Zone Overlay

For additional overlays, see Strategic Area Map (Figure LU-4)

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7. Description of Project (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site feature necessary for its implementation. Attach additional sheets, if necessary):

The proposed project consists of a comprehensive update to the City General Plan with the exception of the Housing Element that was adopted July 2003. The proposed General Plan Update reflects the City's vision for its development through buildout. The General Plan is divided into various topical sections, or Elements, that address a wide range of subjects and provide goals and policies that will guide future development in the City. The General Plan is organized in the following manner:

Introduction - describes the background, development process, features and structure of the General Plan as well as the Vision that guides the entire Plan and Land Use Map.

Land Use - designates the general distribution and intensity of land uses in the community and provides general development guidelines and policy direction for the use and development of land within the planning area.

Housing - assesses the current and projected housing needs, and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the City.

Economic Development - addresses the economic outlook and opportunities in the community and presents strategies to enhance the financial health of the City.

Community Design - assesses the aesthetic qualities of the community and provides design guidelines to help improve the community's image.

Circulation - identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, rail, transit systems, and airports.

Public Facilities and Services - addresses fire, police, and library services as well as schools and cultural facilities.

Parks, Recreation, and Trails - presents guidance for the acquisition, development, maintenance, and improvement of parks, community centers, and trails.

Utilities - provides guidance for infrastructure and utilities.

Safety - addresses geologic and seismic, hazardous materials, wind and fire, aviation, and flooding issues in the community.

Historical and Archeological Resources - addresses the enhancement and preservation of the City's historic resources.

Natural Resources and Conservation - provides guidance for the preservation, use, and enhancement of the City's natural resources.

Energy and Water Conservation - addresses the efficient use and conservation of the City's valuable energy and water resources.

Noise - identifies and appraises noise problems and includes policies to protect the City from excessive noise.

Buildout Assumptions

Dwelling unit projections were estimated by multiplying the number of acres by the maximum density for each land use designation. This result was then reduced by the typical buildout factor (85%). Building square footage for the non-residential land use designations were calculated by multiplying the acres for each land use designation by the maximum FAR. This result was then reduced by the typical buildout factor (60% for commercial land uses and 70% for industrial land uses). These adjustments account for the fact that buildout, on average, typically occurs at less than the maximum density.

Assuming buildout of the plan at the adjusted level, the land use plan accommodates approximately 81,333 dwelling units in the incorporated City and approximately 14,093 dwelling units in the City's sphere of influence for a total of 95,426 dwelling units. The total figure includes the Arrowhead Springs Specific Plan, which is partly in the incorporated City and in the sphere of influence. Based on a factor of 3.340 persons per household, this equates to a projected population of 271,653 persons in the City and 46,567 persons in the City's sphere of influence at build-out.

Within the total planning area (incorporated plus sphere of influence), the land use plan also provides for a total of approximately 4,035.4 acres of commercial and office uses and 6,081.7 acres of light and general industrial uses. There would also be the opportunity for mixed-use development on approximately 231.9 acres within selected commercial zones. Mixed-use development is intended to include a mix of commercial, office, and higher density residential development. At build out the land use plan for the total planning area could generate approximately 352,564 jobs using the adjusted intensity factors (FARs). A statistical summary of the proposed Land Use Plan (total of incorporated City and sphere of influence) at buildout is shown on Table 1.

Arrowhead Springs Specific Plan

The majority of the Arrowhead Springs property is currently undeveloped. As of 2002, the developed portion of the property consisted of less than 200 acres and approximately 300,000 square feet of buildings including the historic 1939 hotel/spa resort, consisting of approximately 135 rooms, steam caves, ten residential-styled bungalows, an historic swimming pool, tennis courts, outdoor theater, meeting halls, and maintenance buildings. The Arrowhead Springs Specific Plan would accommodate the development of the following on approximately 506 acres:

- The reuse of the historic Arrowhead Springs Hotel;
- Reuse and expansion of the Arrowhead Springs spa/resort;

- 18-hole public golf course;
- Multi-use open space (within the developed area) that would include amenities such as botanical gardens, ornamental parks, thermal pools, outdoor entertainment, lighted tennis courts, Olympic-size swimming, hiking and equestrian trails;
- A community of distinctive residential neighborhoods;
- A 'village' commercial center surrounding an expanded Lake Vonette;
- A new 300 room hotel;
- A new conference center and
- An office location setting for corporate headquarters.

The Arrowhead Springs Specific Plan allows for the demolition of 84,610 square feet of building space, while retaining 235,996 square feet of existing building space, including the historic hotel/spa facility. A new 115-room annex would be added to the original hotel site and with all improvements are completed the Arrowhead Springs Specific Plan would allow for a total of 600 rooms. There would be a total of 1,350 residential units constructed and 1,044,646 square feet of commercial space constructed, which includes 250,000 square feet of office space. The remaining 1,400 acres of the SP would be preserved as open space including the use of up to 28 acres for conditionally permitted agricultural uses such as vineyards to serve as a firebreak (up to 100 feet wide in selected locations). To accommodate any new development, the existing infrastructure of roads and utilities would need to be expanded and/or replaced.

The proposed Land Use Plan for the Arrowhead Springs Specific Plan is shown on Figure 6 and a statistical summary of the proposed Specific Plan, which is also included in the total statistics for the General Plan, is shown in Table 2.

University District Specific Plan

As part of the General Plan Update, the City of San Bernardino has prepared a Specific Plan for the University District to integrate the California State University, San Bernardino campus with the surrounding community. Due to the existing commitments and existing developments, there is little ability to make significant land use changes. Instead, the focus of this Specific Plan is upon the aesthetic treatment of the public rights-of-way within the University District. The Land Use Plan contained in the Specific Plan reflects the General Plan Land Use Designations included in the General Plan Update and the buildout statistics are reflected in the total for Table 2. Therefore, no separate impact analysis of the University District Specific Plan is presented in this document or proposed for further study. The University District Specific Plan would provide policy guidance and be adopted by resolution rather that ordinance and would not authorize development.

8. Surrounding Land Uses and Setting:

The City of San Bernardino is surrounded by a variety of land uses located in the Cities of Colton, Loma Linda and Redlands to the south; Rialto to the west; unincorporated San Bernardino County and the City of Highland to the east; and unincorporated San Bernardino County and open space uses in the San Bernardino National Forest to the north.

9. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):

U.S. Army Corps of Engineers	Section 404 permit (if necessary)
U.S. Fish and Wildlife Service	Permits pursuant to the Endangered Species Act (if necessary)
California Department of Fish and Game	Section 1603 Streambed Alteration Agreement (if necessary)
Local Agency Formation Commission (LAFCO)	Annexation approval
Regional Water Quality Control Board	Section 401 certification
San Bernardino Associated Governments (SANBAG)	Consistency of the Circulation Element with the County's Congestion Management Program and Master Plan of Arterial Highways
Southern California Association of Governments (SCAG)	Revision of regional models related to growth and development projections
South Coast Air Quality Management District (SCAQMD)	Construction-related air permits

Table 1
City of San Bernardino
General Plan Buildout Statistics
TOTAL PLANNING AREA

Developable/Usable Area [2]			Residential			Non-Residential		
Foundation Component	Land Use Designation	Acres [3]	Density (Units per acre)	Units (Gross) [7]	Population (Gross) [1]	FAR	Non-Res.Sq. Ft. (Gross) [6]	Jobs (Gross) [4]
RESIDENTIAL DESIGNATIONS								
Single Family	Residential Estate (RE)	1,210.3	1.0	1,029	3,436			
	Residential Low (RL)	5,768.9	3.1	15,082	50,374			
	Residential Low-3.5 (RL-3.5)	68.0	3.5	202	676			
	Residential Suburban (RS)	8,182.0	4.5	31,185	104,159			
Multi-Family	Residential Urban-1 (RU-1)	1,731.9	9.0	13,249	44,252			
	Residential Medium (RM)	1,352.3	14.0	16,551	54,778		1,500	5
	Residential Medium High (RMH)	331.8	24.0	6,769	22,608			
	Residential Medium High/20 (RMH/20)	19.5	20.0	332	1,107			
	Residential High (RH)	126.9	36.0	3,883	12,970			
	Subtotal	*18,791.6*		*88,282*	*294,3594*		*1,500*	*5*
BUSINESS DESIGNATIONS								
Commercial Office	Commercial Office (CO)	462.4				*1.00*	*12,085,286*	*40,284*
General Commercial	Commercial General (CG-1)	1,985.6				*0.70*	*34,209,898*	*114,033*
	Commercial General-2 (CG-2)	19.8				*1.00*	*517,493*	*1,035*
	Commercial General-3 (CG-3)	26.1				*1.00*	*682,150*	*1,364*
	Central City South-1 (CCS-1)	123.9				*1.00*	*3,238,250*	*6,477*
	University Business Park-2 (UBP-2)	28.5				*1.00*	*744,876*	*2,483*
	University Business Park-3 (UBP-3)	12.2				*1.00*	*318,859*	*1,063*
Regional Commercial	Commercial Regional-1 (CR-1)	123.0				*1.50*	*4,822,092*	*9,644*
	Commercial Regional-2 (CR-2)	231.9	54.0	7,144	23,861	*3.00*	*12,795,399*	*25,591*
	Commercial Regional-3 (CR-3)	567.2				*0.70*	*10,377,037*	*20,754*
	Commercial Regional-4 (CR-4)	46.2				*0.70*	*845,238*	*1,690*
Commercial Heavy	Commercial Heavy (CH)	408.6				*0.70*	*7,475,419*	*14,951*
Industrial	Office Industrial Park (OIP)	523.6				*1.00*	*15,965,611*	*26,609*
	Industrial Light (IL)	2,588.7				*0.75*	*59,200,980*	*57,477*
	Industrial Heavy (IH)	1,196.9				*0.75*	*27,371,906*	*18,248*
	Industrial Extractive (IE)	1,729.5				*0.05*	*2,636,796*	*1,758*
	University Business Park-1 (UBP-1)	31.3				*0.75*	*715,800*	*1,193*
	Central City South-2 (CCS-2)	11.7				*0.70*	*249,729*	*242*
	Subtotal	*10,117.1*		*7,144*	*23,861*		*194,252,820*	*344,897*
PUBLIC/QUASI PUBLIC DESIGNATIONS								
Public/Quasi Public	Public Facilities (PF) [5]	3,367.4				*0.05*	*7,334,197*	*7,334*
	Central City South-3 (CCS-3)	7.1						
	Subtotal	*3,374.5*		*0*	*0*		*7,334,197*	*7,334*

Table 1
City of San Bernardino
General Plan Buildout Statistics
TOTAL PLANNING AREA

Developable/Usable Area[2]			Residential			Non-Residential		
Foundation Component	Land Use Designation	Acres[3]	Density (Units per acre)	Units (Gross)[7]	Population (Gross)[1]	FAR	Non-Res.Sq. Ft. (Gross)[6]	Jobs (Gross)[4]
OPEN SPACE DESIGNATIONS								
Open Space	Public Parks (PP)	651.4						
	Open Space (OS)	1,683.6						
	Public/Commercial Recreation (PCR)[5]	738.3				0.02	491,888	328
	Subtotal	*3,073.3*		*0*	*0*		*491,888*	*328*
	Total for Developable/Usable Area	*35,356.5*		*95,425.97*	*318,219.73*		*202,080,405.76*	*352,563.63*
Non-Developable/Un-Usable Area[2]								
PUBLIC/QUASI PUBLIC DESIGNATIONS								
Public/Quasi Public	Publicly Owned Flood Control (PFC)	3,525.5						
	Road Right-of-Way	5,904.2						
	Railroad (RR)	6.5						
	Total for Non-Developable/Un-Usable Area	*9,436.2*		*0.00*	*0.00*		*0.00*	*0.00*
Grand Totals								
	Grand Total Incorporated City and Sphere of Influence	*44,792.7*		*95,425.97*	*318,219.73*		*202,080,405.76*	*352,563.63*
	SCAG 2004 RTP 30 Year Growth Projections			*59,311*	*220,159*			

[1] An average household size of 3.340 persons per household was utilized and derived from the Department of Finance, City/County Population and Housing Estimates, 1/1/2004.

[2] Developable/Usable area accounts for areas of the City in which the land use can be developed or used in some manner. The Non-Developable/Un-Usable Area is land that is not available for use as it is utilized for roads, drainage, or railroads.

[3] Acres in the Developable/Usable area are adjusted and do not include existing or approved roadways, flood control facilities, nor railroads.

[4] Employment Assumptions as listed in the Methodology Report

[5] There is no maximum FAR for the PCR and PF land use designations. The FARs listed are assumptions for the purposes of the statistical analysis only.

[6] Non-residential buildout does not assume buildout at the maximum intensity. Instead, square feet are adjusted by 60% of the Maximum FAR for commercial and 70% for industrial.

[7] Residential buildout does not assume buildout at the maximum density, instead residential buildout is projected to occur at 85% of the maximum density for each land use category.

Some categories have been manipulated to account for the Arrowhead Springs Specific Plan.

Source: The Planning Center

Table 2
City of San Bernardino
Buildout Statistics
ARROWHEAD SPRINGS SPECIFIC PLAN

Developable/Usable Area [2]		Acres			Residential				Non-Residential			
Foundation Component	Land Use Designation	Acres (Incorporated) [3]	Acres (Unincorporated) [3]	Total Acres [3]	Proposed Units (City)	Proposed Units (Sphere)	Proposed Units (Total)	Population (Gross) [1]	*Proposed Sq. Ft. (City)*	*Proposed Sq. Ft. (Sphere)*	*Proposed Sq. Ft. (Total)*	*Jobs (Gross) [4]*
RESIDENTIAL DESIGNATIONS												
RL	Residential Low (Golf course - residential north)		25	25.0		24	24	80				
	Residential Low (Golf course - residential south)	8.8		8.8	12.0		12	40				
RM	Residential Medium-Detached Vilalge (RM-DV)	29	25	54.0	377.0	52	429	1,433				
	Villge Walk Residential Medium-Attached Village (RM-AV)	1	20	21.0	10.0	256	266	888				
	Hilltown Residential Medium-Attached Village (RM-AV)		46.3	46.3		285	285	952		*1,500*	*1,500*	*5*
	Residential Medium-Senior Village (RM-SV)	22		22.0	300.0		300	375				
	Subtotal	*60.8*	*116.3*	*177.1*	*699*	*617*	*1,316*	*3,768*	*0.00*	*1,500*	*1,500*	*5*
BUSINESS DESIGNATIONS												
CG & CR	Commercial General-1 (Hilltown shops and Spring House)		0.7	0.7						*10,667*	*10,667*	*36*
	Commercial General-1- Hotel/Spa (GG-1-H/S)=25+22		47	47.0						*340,429*	*340,429*	*1,135*
	Commercial Regional-2 (CR-2) 46+17+14		77	77.0		34	34	114		*650,000*	*650,000*	*1,300*
	Commercial General-1-Windy Point (CG-1-WP)	5		5.0					*20,000*		*20,000*	*40*
	Subtotal	*5*	*124.7*	*129.7*	*0.0*	*34*	*34*	*114*	*20,000*	*1,001,096*	*1,021,096*	*2,510*
PUBLIC/QUASI PUBLIC DESIGNATIONS												
PF	Public Facilities (MWD site) [5]	10.2		10.2						*0*	*0*	*0*
	Subtotal	*10.2*		*10.2*	*0.0*	*0*	*0*	*0*	*0.00*	*0*	*0*	*0*

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Table 2
City of San Bernardino
Buildout Statistics
ARROWHEAD SPRINGS SPECIFIC PLAN

Developable/Usable Area [2]		Acres			Residential				Non-Residential			
Foundation Component	Land Use Designation	Acres (Incorporated) [3]	Acres (Unincorporated) [3]	Total Acres [3]	Proposed Units (City)	Proposed Units (Sphere)	Proposed Units (Total)	Population (Gross) [1]	*Proposed Sq. Ft. (City)*	*Proposed Sq. Ft. (Sphere)*	*Proposed Sq. Ft. (Total)*	*Jobs (Gross) [4]*
OPEN SPACE DESIGNATIONS												
OS	Open Space/Watershed (OS/W)	166.6	1233.4	1,400.0								
	Public/Commercial Recreation (PCR) [5]	125.4	73.6	199.0					22,050		22,050	15
	Subtotal	*292*	*1307*	*1,599.0*	*0.0*	*0*	*0*	*0*	*22,050.00*	*0*	*22,050*	*15*
	Total for Developable/Usable Area	***368.00***	***1,548.00***	***1,916.0***	***699.00***	***651.00***	***1,350.00***	***3,882.00***	***42,050.00***	***1,002,596.00***	***1,044,646.00***	***2,530.02***
Non-Developable/Un-Usable Area [2]												
PUBLIC/QUASI PUBLIC DESIGNATIONS												
Public/ Quasi Public	Publicly Owned Flood Control (PFC)											
	Road Right-of-Way											
	Railroad (RR)											
	Total for Non-Developable/Un-Usable Area	***0***	***0***	***0.0***	***0.0***	***0.00***	***0.00***	***0.00***	***0.00***	***0.00***	***0.00***	***0.00***
Grand Totals												
	Grand Total for Arrowhead	***368.00***	***1,548.00***	***1,916.0***	***699.00***	***651.00***	***1,350.00***	***3,882.00***	***42,050.00***	***1,002,596.00***	***1,044,646.00***	***2,530.02***
	Existing									***235,996.00***	***235,996.00***	

[1] An average household size of 3.340 persons per household was utilized and derived from the Department of Finance, City/County Population and Housing Estimates, 1/1/2004.

[2] Developable/Usable area accounts for areas of the City in which the land use can be developed or used in some manner. The Non-Developable/Un-Usable Area is land that is not available for use as it is utilized for roads, drainage, or railroads.

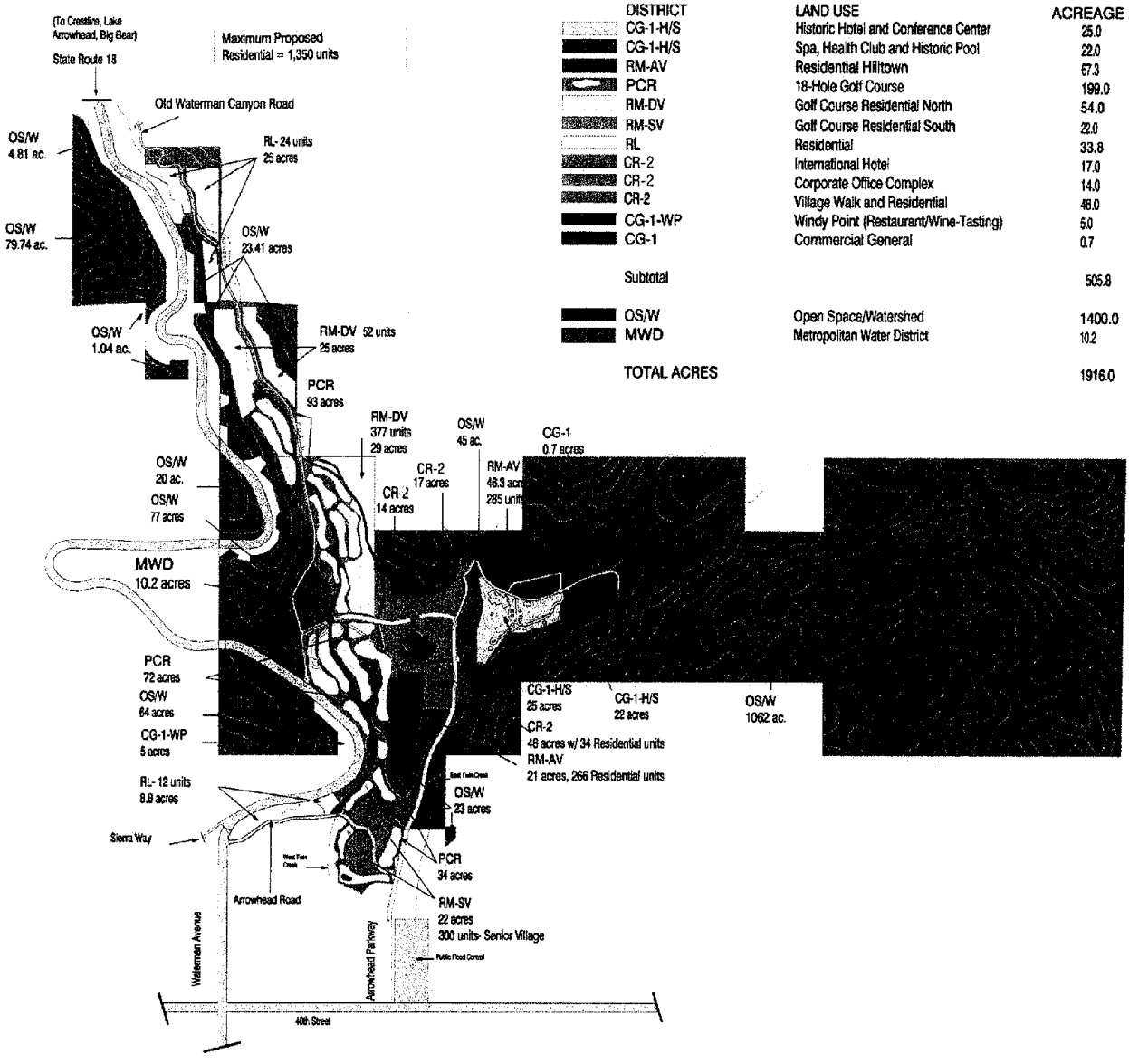
[3] Acres in the Developable/Usable area are adjusted and do not include existing or approved roadways, flood control facilities, nor railroads.

[4] Employment Assumptions as listed in the Methodology Report

[5] There is no maximum FAR for the PCR and PF land use designations. The FARs listed are assumptions for the purposes of the statistical analysis only.

Some categories have been manipulated to account for the Arrowhead Springs Specific Plan.

Arrowhead Springs Land Use



DISTRICT	LAND USE	ACREAGE
CG-1-H/S	Historic Hotel and Conference Center	25.0
CG-1-H/S	Spa, Health Club and Historic Pool	22.0
RM-AV	Residential Hilltown	67.3
PCR	18-Hole Golf Course	199.0
RM-DV	Golf Course Residential North	54.0
RM-SV	Golf Course Residential South	22.0
RL	Residential	33.8
CR-2	International Hotel	17.0
CR-2	Corporate Office Complex	14.0
CR-2	Village Walk and Residential	46.0
CG-1-WP	Windy Point (Restaurant/Wine-Tasting)	5.0
CG-1	Commercial General	0.7
	Subtotal	505.8
OS/W	Open Space/Watershed	1400.0
MWD	Metropolitan Water District	10.2
	TOTAL ACRES	1916.0

NOT TO SCALE

Source: American Development Group

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CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☒ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology / Soils
☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality	☒ Land Use / Planning
☒ Mineral Resources	☒ Noise	☒ Population / Housing
☒ Public Services	☒ Recreation	☒ Transportation / Traffic
☒ Utilities / Service Systems	☒ Mandatory Findings of Significance	

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

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

T. Rahhal — November 18, 2004

Terri Rahhal, Principal Planner — Date

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

Discussion:

a) **Potentially Significant Impact.** When compared with existing conditions, future development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan would allow for development of currently undeveloped parcels. Therefore, future development has the potential to impact scenic views within the City. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **No Impact.** The planning area does not contain a state scenic highway. Therefore, the proposed project would not impact scenic resources within a state scenic highway. This issue will not be addressed further in the EIR. No mitigation measures are necessary.

c) **Potentially Significant Impact.** When compared with existing conditions, future development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan would allow for development of currently undeveloped parcels. Therefore, future development has the potential to impact the existing visual setting. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** When compared with existing conditions, future development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan would allow for development of currently undeveloped parcels thereby introducing new sources of light and glare. The Arrowhead Springs development would consist of single-family detached, town homes, condominiums and office complexes in an undeveloped area. Such uses may create a new source of light and glare in the project vicinity. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
II. AGRICULTURE RESOURCES:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	☐	☐	☐	☒
b) Other:	☐	☐	☐	☒

Discussion:

a) **No impact.** A review of the Department of Conservation Farmland Maps for San Bernardino County indicated that there are no areas designated as Prime and Unique Farmland by the California Resources Agency within the City. The City of San Bernardino consists of Grazing Land and Urban and Built Up Land designations according to the Department of Conservation Farmland Maps for San Bernardino County. The General Plan Update would not result in the redesignation of any such agricultural areas. The majority of San Bernardino, including Arrowhead Springs property, is designated Urban and Built-Up Land on the maps prepared for the Farmland Mapping and Monitoring Program. Therefore, no impacts are anticipated and no further analysis in the EIR is required.

b) **No impact.** There is no land currently under a Williamson Act contract in the City and the actions associated with this project would not conflict with existing Zoning for agricultural uses. According to the General Plan Land Use Map for San Bernardino County, the proposed project, Arrowhead Springs, is not designated under a Williamson Act contract. Therefore, no impacts are anticipated and no further analysis in the EIR is required.

San Bernardino City is generally urbanized and does not have any areas designated for agriculture (Farmland). Because the General Plan Update would not result in the redevelopment of any agricultural areas, no impacts are anticipated and no further analysis in the EIR is required. The Arrowhead Springs property would be developed in an area known as Waterman Canyon and the Twin Creek Flood Control Debris Basin. No agricultural uses exist in this area therefore development of the proposed Arrowhead Springs Specific Plan, would not result in conversion of Farmland to non-agricultural use. No impacts on agricultural resources are anticipated and no further analysis in the EIR is required.

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

Discussion:

a) **Potentially Significant Impact.** This project includes a number of changes to the General Plan, as described in Item #7 of this Initial Study. These changes could result in an increase or decrease the intensity of land uses throughout the City. Increasing the intensity of land uses could result in potentially significant impacts related to air quality issues. The Arrowhead Springs property would be within the South Coast Air Basin along with the City of San Bernardino. Thus, the proposed project would be subject to the South Coast Air Quality Management Plan (SCAQMP), prepared by the South Coast Air Quality Management District (SCAQMD). Further evaluation is required to determine whether this project will conflict with the adopted South Coast Air Quality Management Plan. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of

significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** Development pursuant to the General Plan Update and Arrowhead Springs Specific Plan has the potential to generate additional vehicular trips within the South Coast Air Basin (SCAB) that is classified as a non-attainment area. An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** As stated in b) above, the SCAB is a non-attainment area for ozone, carbon monoxide, particulate matter, and nitrogen oxide. Cumulative projects include local development as well as general growth within the City. From an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. A cumulative impact would include the development of Arrowhead Springs as well future local development within this region. Construction and operation of cumulative projects has the potential to further degrade the local air quality, as well as the air quality of the SCAB. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with the project could result in exposure of sensitive receptors to significant concentrations of air pollutants. This evaluation will need to address potential impacts to sensitive receptors that would be exposed on a recurring basis to substantial air emissions associated with this project. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Less Than Significant Impact.** Future residential and commercial development, pursuant to the General Plan Update, would involve minor, odor-generating activities, such as backyard barbeque smoke, lawn mower exhaust, application of exterior paints, etc. These types and concentrations of odors are typical of residential communities and are not considered significant air quality impacts. Industrial uses do have the potential to generate objectionable odors, depending on the actual uses proposed. However, the General Plan update is proposing a reduction in the amount of land designated for industrial uses therefore, the potential for creation of objectionable odors would be reduced. All industrial uses with the potential to cause odor would be subject to the performance standards of the San Bernardino Development Code and require project-specific analysis to mitigate any potential odors. No significant impacts related to odors are anticipated and no further analysis of this issue is required.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐
f) Other:	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** Development pursuant to the General Plan Update and Arrowhead Springs Specific Plan has the potential to impact land within the City's Biological Resources Management Overlay. Sensitive species are located within the riparian and woodland communities of the San Bernardino Mountains and the Santa Ana River and its tributaries. The alluvial fans and floodplains of the valley floor and surrounding hillsides support distinctive scrub vegetation that could support several sensitive or special status species, including but not limited to the Santa Ana River Wooly Star, the Slender-horned spineflower, the San Bernardino Kangaroo Rat and the California Gnatcatcher. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** The mountain foothills contain extensive and important riparian habitats and scrub lands. The Santa Ana River, Cajon Creek, Lytle Creek, and tributary drainages contain significant habitat that might be impacted through the update to the General Plan including the Arrowhead Springs Specific Plan. There are riparian corridors within the planning area and the Arrowhead Springs property that could provide potential nesting and roosting habitats for hawks and falcons. Plan policies provide for the protection of significant environmental habitats in the City; particularly those located in the foothill drainages, Santa Ana River, Cajon Creek, and Lytle Creek. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** The General Plan update proposes to acknowledge and protect the Santa Ana River and tributary streams by ensuring that future development does not destroy these resources. The Arrowhead Springs property contains wetlands that may be affected by the proposed Specific Plan. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** Development pursuant to the General Plan Update and Arrowhead Springs Specific Plan has the potential to impact land within the City's Biological Resources Management Overlay. Wildlife corridors may exist in the foothills of the San Bernardino Mountains. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** A San Bernardino Valley-Wide Multiple Species Habitat Conservation Plan (HCP) covering over 500 square miles has been initiated, but has not been completed or adopted. Parts of the City may be included under this Plan and parts of the Arrowhead Springs property may also be included in the HCP. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level

of significance and to identify mitigation measures which reduce impacts on any applicable HCP to below a level of significance, if possible.

f) **Potentially Significant Impact.** San Bernardino City has a Biological Resources Management Overlay with policies for protection of biological resources. Future development pursuant to the General Plan Update and the Arrowhead Springs Specific Plan may result in conflicts with those policies. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

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

Discussion:

a) **Potentially Significant Impact.** Development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan could have the potential to affect sensitive archaeological areas defined in the existing General Plan. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** Sensitive archaeological resources occur along mountain foothills and canyons, and in the Shandin Hills. Future development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan would allow for development of currently undeveloped parcels that may impact cultural resources. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** The update to the General Plan may adversely impact historical resources. However, it will also enhance cultural resources in the Historic Santa Fe Depot District and other opportunity areas. In addition, the General Plan update would allow

for the continuation and expansion of California State University San Bernardino as a major region-serving educational and cultural facility; it would allow for the development of specialty and theme-oriented commercial centers to reflect the City's historical and ethnic heritage; and it would establish Historic Preservation District(s) to help reinforce cultural resources and opportunities in the community. The proposed Arrowhead Springs development would include the renovation of the 1939 hotel and spa resort to commercialize the existing and natural resources in the area. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** The City of San Bernardino is built out with a small likelihood of impacting paleontological resources or unique geologic features in the area. Arrowhead Springs would be located in an undeveloped area, which might lead to an adverse change in paleontological resources or unique geologic features. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** The City of San Bernardino is built out with a small likelihood of disturbing human remains in the area. Arrowhead Springs would be located in an undeveloped area. Construction for this development could possibly disturb unknown human remains. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
VI. GEOLOGY AND SOILS – Would the project:				
a) Involve earth movement (cut and/or fill) based on information included in the Project Description Form?	☒	☐	☐	☐
b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☒	☐	☐	☐
c) Be located within an Alquist-Priolo Earthquake Fault Zone?	☒	☐	☐	☐
d) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
e) Be located within an area subject to landslides, mudslides, subsidence, or other similar hazards, as identified in the City's General Plan?	☒	☐	☐	☐
f) Be located within an area subject to liquefaction as identified in the City's General Plan?	☒	☐	☐	☐
g) Modify any unique physical feature based on a site survey/evaluation?	☒	☐	☐	☐
h) Result in erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities?	☒	☐	☐	☐
i) Other: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

Discussion:

a) **Potentially Significant Impact.** The General Plan Update and Arrowhead Springs Specific Plan allow for development within areas where cut and fill may be required. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** According to the California Division of Mines and Geology, certain faults within the planning area are part of the Alquist-Priolo Earthquake Fault Zone. Major faults that go through the City are the San Jacinto Fault, Glen Helen Fault, Loma Linda Fault and San Andreas Fault. One of the major faults in California, the San Andreas Fault, passes through the southwestern portion of the Arrowhead Springs area. Major ground shaking can be expected by an earthquake rupturing from these faults. Liquefaction can occur when strong, earthquake shaking causes sediment layers that are saturated with groundwater to behave as a fluid. Regional studies show liquefaction susceptibilities for earthquakes along San Andreas Fault and Cucamonga Fault (to the northwest of the planning area). A large area along the San Andreas Fault is subject to a high liquefaction potential. The presence of these faults could substantially impact the Arrowhead Springs Specific Plan, by creating limitations on development in high earthquake hazard areas (fault zone and liquefaction areas) and creating a need for increased standards for development. The General Plan Update and Arrowhead Springs Specific Plan would allow for development within hillside areas that may be subject to landslides. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** As discussed in b) above, certain faults within the planning area are part of the Alquist-Priolo Earthquake Fault Zone. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** Soil erosion or the loss of topsoil can be a result of sparsely vegetated and barren slopes or construction involving substantial grading and cut and fill. Slope instability can also lead to soil erosion or the loss of topsoil in areas at the base of San Bernardino Mountains, Shandin Hills and other steep slopes in the area. Other factors leading to soil erosion or the loss of topsoil are wind and water. The northern portions of the City, including the Arrowhead Springs Specific Plan area, are subject to water and wind erosion. Heavy amounts of rainfall and runoff from the mountains or steep slopes may degrade soil around the Arrowhead Springs access way. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to

determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** As discussed in b and d) above, the General Plan Update and Arrowhead Springs Specific Plan allow for development within hillside areas that may be subject to landslides. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

f) **Potentially Significant Impact.** As discussed in b) above, regional studies show liquefaction susceptibilities for earthquakes along San Andreas Fault and Cucamonga Fault (to the north of the planning area). A large area of the City along the San Andreas Fault is subject to a high liquefaction potential. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

g) **Potentially Significant Impact.** The General Plan Update and Arrowhead Springs Specific Plan allow for development within areas exceeding 15% slope that may contain unique geologic features. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

h) **Potentially Significant Impact.** As discussed in d) above, slope instability can lead to soil erosion or the loss of topsoil in areas at the base of San Bernardino Mountains, Shandin Hills and other steep slopes in the area. Development in the Arrowhead Springs Specific Plan area would involve grading, excavation, cut and/or fill operations. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

i) **Less Than Significant Impact.** The update to the General Plan does not propose septic tanks or alternate wastewater disposal systems since the City has an established wastewater collection system that would be available to all new development. Arrowhead Springs currently has permitted on-site wastewater treatment facilities that would require expansion to accommodate the development planned, however area soils do not pose a significant problem or impact for construction of additional facilities. No further evaluation of soil suitability for use of septic systems is required.

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

Discussion:

a) **Potentially Significant Impact.** Industrial uses are the most likely source for transport, use or disposal of hazardous materials. Although the proposed General Plan would reduce the number of acres that would be designated for industrial uses, that action may result in an intensification of industrial use in the areas not yet developed that remain designated for industrial use. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** The Santa Ana Regional Water Quality Control Board's Spill, Leaks, Investigation and Cleanup (SLIC) List has identified a number of businesses in San Bernardino that may be contaminated. It would be important to ensure that the proper environmental analysis and clean-up are conducted prior to development or redevelopment on these sites. In addition, California Department of Toxic Substances Control Site Clean Up lists three sites for remedial clean up. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** As mentioned above, there are a number of businesses in San Bernardino that may be contaminated requiring cleanup and others are listed for cleanup. The location of public schools is typically determined by school districts and not the City, however it would be important to identify the location of potential industrial uses (or contaminated sites) that may have the potential to affect schools. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** There are businesses that are listed for cleanup as stated above. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** The San Bernardino International Airport is situated on the former Norton Air Force Base and is owned by the Department of Defense and leased to the Inland Valley Development Agency (IVDA), responsible for overseeing the transition of the former base to private use and ownership. The San Bernardino International Trade Center Specific Plan details land use, infrastructure, circulation, and design plans for the airport. In addition, the airport operates under a master plan that dictates the flight mixture, flight patterns, and facility operations. In accordance with Federal Aviation Regulations, restrictions may apply to some types of development proposed within the airport's identified safety and noise zones. Other private air transportation facilities such as heliports do exist throughout the City. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

f) **Potentially Significant Impact.** The San Bernardino Fire Department has a Hazardous Materials Division that works with the County Hazardous Materials Team to address emergency plans, spills, leaks, contamination or contaminated sites, and evacuation plans. Emergency evacuation plans would be the responsibility of the San Bernardino Fire Department and the San Bernardino Police Department. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

g) **Potentially Significant Impact.** The northern portions of the City are impacted by high wildfire and wind hazards. Arrowhead Springs is located within the northern portion of the City and may be impacted by high wildfire and wind hazards. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☒	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment maintenance (including washing or detailing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas?	☒	☐	☐	☐

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
VIII. HYDROLOGY AND WATER QUALITY – Continued				
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Panel No. _____)	☒	☐	☐	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☒	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☒	☐	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** Pursuant to Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Quality Control Board (WQCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates pollutant discharges, including construction activities. The Arrowhead Springs Specific Plan buildout would require an expansion of wastewater treatment facilities on that property which would also require permitting for any discharge to the Santa Ana system. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** Any increase in growth throughout the General Plan planning area or Arrowhead Springs will require sufficient water supplies. Along with an increase in demand, the additional growth and development would reduce the amount of permeable surfaces for groundwater recharge. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** Drainage patterns within the City are varied and are mostly conveyed on street surfaces as well as local storm drainage facilities, which convey runoff to regional facilities. The northern portions of the City, including the Arrowhead Springs Specific Plan area, contain several undeveloped drainage courses that may need to be improved to provide adequate flood protection. Additionally, construction or development in northern portions of the City may experience substantial soil erosion. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** Development pursuant to the General Plan and Arrowhead Springs Specific Plan would result in an increase in impervious surfaces that would result in an increase in the rate and amount of runoff. Drainage patterns within the City are varied and are mostly conveyed on street surfaces as well as local storm drainage facilities, which convey runoff to regional facilities. The northern portions of the City, including the Arrowhead Springs Specific Plan area, contain several undeveloped drainage courses. In order to protect future development, some of the drainages may need to be improved to provide adequate flood protection. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** Intensified land uses could lead to an increase in impervious surfaces, which would result in an increase in the rate and amount of runoff. New storm water systems are planned for the Arrowhead Springs Specific Pan area, which may require connection to existing storm water collection systems potentially affecting the capacity of those systems. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

f) **Potentially Significant Impact.** See response (a) of this section.

g) **Potentially Significant Impact.** Parts of the City are within the 100-year flood zone, which is primarily confined to constructed conveyances but there are a few low lying areas within the 100-year flood plain. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

h) **Potentially Significant Impact.** See response (g) above.

i) **Potentially Significant Impact.** Parts of the City are within an inundation zone that would result from of the failure of the Seven Oaks Dam. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

j) **Potentially Significant Impact.** Northern portions of the City have experienced mudflows in the past. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☒	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☒	☐	☐	☐
d) Be developed within the Hillside Management Overlay District?	☒	☐	☐	☐
e) Be developed within Foothill Fire Zones A, B, or C as identified in the City's General Plan?	☒	☐	☐	☐
f) Be developed within the Airport Influence Area as adopted by the San Bernardino International Airport Authority?	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** The General Plan update would permit the adjustment of the location of designated commercial-residential boundaries to facilitate a more uniform pattern of development and sufficient area to create economically viable uses, which would have the potential to affect existing neighborhoods. Buffering would be used between residences and industrial uses in the Redlands Opportunity Area, Southeast Industrial Opportunity Area, and Southeast Opportunity Area. The Arrowhead Springs development would consist of multi-use of open space, new residential neighborhoods, Village Walk Commercial Center, historic hotel and spa resort, and a corporate office complex in an area that has not been extensively developed. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** The proposed project consists of a comprehensive General Plan Update. Some changes to existing Land Use Designations are proposed. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** According to the California Department of Fish and Game's Natural Community Conservation Planning, a Multiple Species Habitat Conservation Plan (MSHCP) has been initiated to encompass approximately 500 square miles in the San Bernardino Valley, but it has not been completed or approved. This area contains six state endangered or threatened species, 13 federally endangered or threatened species, and over 53 species of special concern. Parts of the City might be included in the MSHCP region that would be impacted by the proposed implementation of the update to the General Plan. Parts of Arrowhead Springs might also be included in the same MSHCP. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** Portions of the City including the Arrowhead Springs Specific Plan area are included in the Hillside Management Overlay District and additional development is proposed for Arrowhead Springs. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** Portions of the City, including the Arrowhead Springs Specific Plan Area, are located within Foothill Fire Zones A, B, & C as identified on the City's Fire Hazards Map. Introduction of development into this landscape pursuant to the General Plan would reduce the potential for such hazards within existing developed areas. Along the interfaces between development areas and natural open space, there would remain a risk for wildland fires spreading into development areas and also a risk of fires within natural open space as a result of deliberate actions or carelessness by future residents or travelers through this area. A fuel modification plan is required around proposed development areas. This plan would need to be reviewed by the City of San Bernardino Fire Department to ensure an adequate buffer between natural open space susceptible to fire hazards and adjacent development areas. If the proposed fuel modification plan is found to contain deficiencies, measures to correct such deficiencies will also need to be developed to ensure that this project does not result in significant fire hazards, either on or off-site. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

f) **Potentially Significant Impact.** The General Plan update encourages development in the area surrounding the San Bernardino International Airport and additional evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐
b) Result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☒	☐	☐	☐
c) Be located in a Mineral Resource Zone as adopted by the State Mining and Geology Board and identified in the City's General Plan?	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** According to the City's General Plan, Mineral Resources Zones are found in the western and southeastern region of the City. The update to the General Plan would provide for the development of uses that capitalize on the mineral resources available in the area and would accommodate mineral production activities in areas designated as "Industrial Extractive (IE)." Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** See response (a) above.

c) **Potentially Significant Impact.** Several areas within the City have been identified as Mineral Resource zones. Buildout of the General Plan may affect those resource areas. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XI. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the City's General Plan or Development Code, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundbourne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan or Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐
d) Other: For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** Construction activities related to renovations or construction of buildings and structures in the Southeast, Baseline, Highland and Mount Vernon Opportunity Area and Arrowhead Springs would cause a temporary increase in noise level in excess of standards. The General Plan update could result in changes and/or intensification of land uses causing an increase in traffic generated noise levels, which could possibly result in the exposure of persons to noise levels in excess of the City's noise ordinance. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** Groundborne vibration and groundbourne noise are typically caused by construction activities or operation of heavy equipment such as aircraft or equipment used for soil or mineral extraction. Sensitive receptors in close proximity to these activities could be affected. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** As stated previously, an intensification of land uses could result in an increase in traffic, which could contribute to a permanent increase in ambient noise levels. Intensification of land uses surrounding the airport could also contribute to a need for additional air traffic and associated noise, which would permanently increase ambient noise levels. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** See response (a) of this section. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** The San Bernardino International Airport is located in the southeastern portion of the City. The General Plan update buildout has the potential to change the uses surrounding the airport and consequently change the noise levels affecting sensitive receptors nearby. Further evaluation of the General Plan Update and Arrowhead Springs Specific Plan in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b) Remove existing housing and displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** The General Plan update may induce population growth in the City either directly or indirectly by: 1) Allowing for the reconstruction of residential buildings destroyed by a catastrophe to their preexisting density in residential zones wherein the permitted density is less than the preexisting structures; 2) Expansion of job-generating industrial uses in the west side, southwest of SBIA, and northwest along I-215; 3) Expansion of high quality residential development into the City's hillsides and periphery within the constraints of environmental and infrastructure resources; and, 4) Development of higher quality multi-family residential units in existing multi-family districts. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** The General Plan update would involve relocating current residential tenants and swapping lands with property owners for other residentially designated areas in the Eastern Recreation Village Area in the City. Also included would be the revitalization of residential areas and the rehabilitation of run-down units in the Southeastern area of the City. The General Plan update would encourage an increase in industrial use in the Tippecanoe area that may result in conflict and/or replacement of existing housing. Primary projects of the Corridor Improvement Program would be to develop/improve mixed uses on major arterials and replace commercial use with residential or improve existing residential uses between the intersections of arterials. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection, including medical aid?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks or other recreational facilities?	☒	☐	☐	☐
Other governmental services?	☐	☐	☒	☐
b) Other:	☐	☐	☐	☐

Discussion:

a) *Fire Protection, Police Protection, Schools, Parks or other Recreational Facilities*

Potentially Significant Impact. When compared with existing conditions, future development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan will result in an increased demand for fire protection, medical aid, police protection, schools, parks and other recreational facilities. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

Other governmental services

Less Than Significant Impact. The Public Facilities and Services Element of the General Plan contains goals and policies relating to the provision of governmental services. As a result, the

proposed General Plan Update is not anticipated to result in any significant impacts to other governmental facilities and no further assessment of this issue is warranted.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

Discussion:

a) **Potentially Significant Impact.** When compared with existing conditions, future development in accordance with the General Plan Update and the Arrowhead Springs Specific Plan will result in increased population with the City of San Bernardino. The growth in population could significantly increase the demand for neighborhood and regional parks and recreational facilities in the City. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

b) **Potentially Significant Impact.** The General Plan Update includes changes to increase the amount of open space and to add recreational facilities to areas designated as Public Parks (PP) and Parks Commercial Recreation (PCR). The Arrowhead Springs Specific Plan would include renovation of the property and preservation of open space that may allow for increased recreational opportunities in the City. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☒	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐
f) Result in inadequate parking capacity?	☒	☐	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Discussion:

a)-b) **Potentially Significant Impact**. Compared to existing conditions, development pursuant to the General Plan Update and Arrowhead Springs Specific Plan would generate a substantial amount

of additional traffic and could result in significant traffic congestion at various locations. A comprehensive analysis is required to evaluate the traffic generation and distribution associated with this potential development to determine where significant congestion is likely to occur. The General Plan update would include the following proposed changes: synchronize traffic signals along Tippecanoe Avenue, explore opportunities to implement pedestrian connections in the Eastern Recreation Opportunity Area, encourage the continued development of the industrial area by enhancing connections and access to the railroad and airport in the Southeast Industrial Opportunity Area. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures which reduce impacts to below a level of significance, if possible.

c) **Potentially Significant Impact.** The intensification of land uses (especially industrial land uses) over existing uses pursuant to the General Plan Update or the Arrowhead Springs Specific Plan could result in an increase in the level of air traffic at the San Bernardino International Airport. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

d) **Potentially Significant Impact.** The General Plan update proposes changes in the design of some corridors to increase pedestrian access and orientation of buildings and includes a number of changes in the circulation system throughout the City including the addition of new roads. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures, which reduce impacts to below a level of significance, if possible.

e) **Potentially Significant Impact.** Further evaluation is required to determine whether the traffic generated by future development pursuant to the General Plan Update or the Arrowhead Springs Specific Plan could result in inadequate emergency access within the City. Numerous changes are proposed in the circulation system. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

f) **Potentially Significant Impact.** The intensification of land uses has the potential to affect the availability of parking. The General Plan update would cooperatively address parking issues. Options to address the parking issue include shared off-site parking, providing a parking structure or shared parking facilities at the Arden-Guthrie area-Eastern Recreation Opportunity. City has also earmarked money to procure parking on empty lots around Emmerton Elementary-Eastern Recreation Opportunity Area. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures, which reduce impacts to below a level of significance, if possible.

g) **Less Than Significant Impact.** The General Plan Update contains goals and policies consistent with adopted policies supporting alternative transportation. Associated policies include incentive programs to encourage developments to address public needs like proximity of residential projects to designated transit stops and to provide for an improved pedestrian building orientation. No significant impacts are anticipated and no further analysis of this issue is required.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board?	☒	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion:

a)-e) **Potentially Significant Impact.** The update to the General Plan, as discussed in Item #7 *Description of Project*, includes changes that could result in the intensification of land uses in certain areas of the City. Intensification of land uses and development within the Arrowhead Springs Specific Plan area could exceed Regional Water Quality Control Board wastewater treatment requirements. Intensification of land uses could result in an increased demand for water, wastewater facilities, storm water drainage facilities, solid waste disposal facilities, electrical and natural gas services or communication services in the City. Development of Arrowhead Springs would meet the basic engineering design guidelines established by the City of San Bernardino Wastewater Master Plan. The developers of property within Arrowhead Springs would be required to comply with all grading, drainage and road improvements identified in the Specific Plan. The increase in impermeable surfaces would affect the amount of runoff flowing into each of the drainage basins. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures, which reduce impacts to below a level of significance, if possible.

f)-g) **Potentially Significant Impact.** The General Plan Update addresses solid waste services and facilities in the City and establishes goals and policies for future service. Intensification of land uses may create a significant impact in the level of service of the solid waste facilities. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures, which reduce impacts to below a level of significance, if possible.

	Potentially Significant Impact	*Less Than Significant With Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion:

a) Based on the preceding responses, this project has the potential to degrade the quality of the environment, and may impact important biological, archaeological and historical resources that require further analysis within an EIR. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

b) Future development pursuant to the General Plan Update and the Arrowhead Springs Specific Plan may result in cumulative traffic, air quality, noise, public services and utility impacts.

Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

c) Based on the preceding responses, this project would result in environmental effects. Such effects could result in substantial adverse impacts to human beings, either directly or indirectly that requires further analysis within an EIR. These impacts include air quality, transportation and circulation, noise, public services, water quality, geological/soils, hazardous materials, population, housing, land use, mineral resources, recreation, biological and aesthetic impacts relating to future development pursuant to the General Plan Update and the Arrowhead Springs Specific Plan. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures that reduce impacts to below a level of significance, if possible.

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

1. City of San Bernardino General Plan.
2. City of San Bernardino General Plan Land Use Plan/Zoning Districts Map.
3. City of San Bernardino Development Code (Title 19 of the San Bernardino Municipal Code).
4. City of San Bernardino Historic Resources Reconnaissance Survey.
5. Alquist-Priolo Earthquake Fault Zones Map.
6. South Coast Air Quality Management District, CEQA Air Quality Handbook.
7. Federal Emergency Management Agency, Flood Insurance Rate Maps.
8. Public Works Standard Requirements—water.
9. Public Works Standard Requirements—grading.