

10.2

NOTICE OF PREPARATION

NOTICE OF PREPARATION

September 11, 1987

TO: FROM: County of San Bernardino
Land Management Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
for the East Valley Corridor Specific Plan

The Land Management Department of the County of San Bernardino will be the Lead Agency and will be preparing an environmental impact report for the East Valley Corridor Specific Plan.

The project involves a plan to facilitate industrial, commercial, and residential development in an orderly and aesthetic manner on approximately 4,300 acres of undeveloped and agricultural land along Interstate 10 in the Redlands-Loma Linda area. The project description, location, and Initial Study are contained in the enclosed materials.

This letter is a request for environmental information that you or your organization feel should be addressed in the Environmental Impact Report. Detailed information may be included in your response. Due to time limits, as defined by the California Environmental Quality Act, your response should be sent at the earliest possible date, but no later than 45 days after receipt of this notice.

Please send your response to Michael K. Lerch at the address shown above.

Sincerely,



Stephen T. Lilburn
Project Manager
URS Corporation
(Consultant to the County of San Bernardino)

10.3

NOTICE OF PREPARATION MAILING LIST

NOTICE OF PREPARATION
MAILING LIST

Theresa Bennett
63 CES/DEV
Norton AFB, CA 92409-5045

BEK Consultants
Attn: Mo Behzad
321 West State Street
Redlands, CA 92373

Vince Bautista, Planning Dept.
City of San Bernardino
300 North "D" Street
San Bernardino, CA 92418

John McKenna
McKenna & Associates
18021-J Skypark Circle, #165
Irvine, CA 92714

Jeff Shaw, Director
Community Development Dept.
P.O. Box ~~200~~ 3005
Redlands, CA 92373

Ron Mutter, City Engineer
P.O. Box ~~200~~ 3005
Redlands, CA 92373

City of Loma Linda
Art Kearney, Director
Planning Department
P.O. Box 965
Loma Linda, CA 92354

~~Richard Corneille
Utilities Director
P.O. Box 280
Redlands, CA 92373~~

Robert H. Odle
Odle and Associates
14211 Yorba Street, Ste. 201
Tustin, CA 92680

Noel Christensen
City Engineer
2627 S. Waterman
San Bernardino, CA 92408

Chuck Laird
Dept. of Trans./Flood Control
825 East 3rd Street
San Bernardino, CA 92415-0835

Andrew Schlange
Santa Ana Watershed
Project Authority
3600 Tyler Street, Ste. 207
Riverside, CA 92503

Wes McDaniel
SANBAG
444 N. Arrowhead Ave., Ste. 101
San Bernardino, CA 92401

San Bernardino Valley MWD
Attn: Louis Fletcher
1350 South "E" Street
P.O. Box 5906
San Bernardino, CA 92412

Metcalf & Eddy, Inc.
Attn: Mohammed Rowther
290 North "D" Street, Ste. 401
San Bernardino, CA 92401

Southern California Edison Co.
Attn: Vikki McMillan
287 Tennessee Street
Redlands, CA 92373

NOTICE OF PREPARATION
MAILING LIST (Continued)

South Coast Air Quality Mgmt.
District
9150 Flair Drive
El Monte, CA 91731

John C. Bowman, Jr.
County Geologist
Dept. of Building & Safety
385 N. Arrowhead
San Bernardino, CA 92415-0181

Fred Bell, Senior Planner
East Valley Planning Team
385 N. Arrowhead
San Bernardino, CA 92415-0180

Southern California
Associations of Governments
600 S. Commonwealth Avenue
Suite 100
Los Angeles, CA 90005

Office of Special District
Attn: Tom Breitzkreuz
157 W. Fifth Street
San Bernardino, CA 92415-0450

Southern California Gas Co.
Attn: Planning Department
Box 6226
San Bernardino, CA 92417

Cliff Williams
Environ. Health Services
385 N. Arrowhead
San Bernardino, CA 92415-0160

Local Agency Formation
Commission
175 West 5th - 2nd Floor
San Bernardino, CA 92415

Office of Planning & Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814
(Submit 14 copies)

Archaeological Info. Center
San Bernardino County Museum
2024 Orange Tree Lane
Redlands, CA 92374

Mark Tyo, Planning Officer
Fire Protection Plng. Services
385 N. Arrowhead
San Bernardino, CA 92415-0186

San Bernardino Sheriff's Dept.
655 3rd Street
San Bernardino, CA 92415

U.S. Army Corps of Engineers
Flood Plain Management
P.O. Box 2711
Los Angeles, CA 90053

Redlands Police Department
212 Brookside Avenue
Redlands, CA 92373

Bob Corcheco
Dept. of Trans./Flood Control
825 E. Third Street
San Bernardino, CA 92415-0835

Redlands Fire Department
525 E. Citrus Avenue
Redlands, CA 92373

NOTICE OF PREPARATION
MAILING LIST (Continued)

Redlands Unified School
District
20 W. Lugonia Avenue
P.O. Box 1008
Redlands, CA 92373-0302

City of Loma Linda
Director of Community
Services
11128 Anderson Street
Loma Linda, CA 92354

City of Redlands
Planning Director
P.O. Box 280
Redlands, CA 92373

10.4

RESPONSES TO NOTICE OF PREPARATION



CITY OF LOMA LINDA

11128 Anderson St., Loma Linda, California 92354 • (714) 796-2531

From the Office of: City Engineer

RECEIVED

SEP 21 1987

September 18, 1987

Mr. Michael K. Lerch
San Bernardino County
Land Management Department
385 North Arrowhead Avenue
San Bernardino, California 92415

Reference: Comments on Notice of Preparation of Draft EIR
For East Valley Corridor Specific Plan

Dear Mr. Lerch:

I have reviewed the environmental check list for the East Valley Specific Plan and have the following comments:

1. Environmental Impacts - Water--Section i, Exposure of people or property to water related hazards such as flooding or tidal waves needs to have the substantiation addressed in much more depth. The map prepared by the Federal Emergency Management Agency (FEMA) identifies the westerly portion of Loma Linda within the Corridor Study as lying within the floodway. The restrictions on potential development within that floodway are severe and need to be addressed as well as potential methods for development within the floodway.

In addition to the floodway impacts, the impact of the 100 year flood overflow from both Mission Creek and San Timoteo Creek need to be identified and development costs and alternatives need to be addressed in depth.

2. Item No. 17 - Human Health--Both a & b indicate that no health hazard or potential health hazard will exist. If Item 10a regarding "Risk of Upset" from hazardous substance is identified as "maybe", then 17a & b should be identified as "maybe's".

3. Item No. 22 - Mandatory Findings of Significance, Subsection a--should be "maybe" in my opinion. Reading a portion of it out of context "does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species,...", it would certainly appear that it does have the potential to degrade the quality for wildlife species within the 4,000 acre area.

I realize that the determination has been made that an EIR is to be prepared, however I feel that these items do need to be addressed in much more depth in the environmental impact report.

Thank you for the opportunity of reviewing the checklist and if you have any questions, please contact me at 824-2420.

Sincerely,



Noel L. Christensen
City Engineer

NLCab
020001.00
091802(57,10)

xc: Robert R. Mitchell
Arthur S. Kearney



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 63d AIR BASE GROUP (MAC)
NORTON AIR FORCE BASE, CA 92409

RECEIVED

OCT 21 1987

LAND MANAGEMENT DEPARTMENT

REPLY TO
ATTN OF:

63 CES/DEEV (Ms Bennett, (714) 382-3909)

19 October 1987

SUBJECT:

Notice of Preparation of a Draft Environmental Impact Report for the East Valley Corridor Specific Plan

TO:

County of San Bernardino
Land Management Department
ATTN: Michael K. Lerch
385 North Arrowhead Avenue
San Bernardino CA 92415

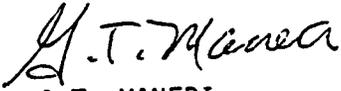
1. Thank you for the opportunity to review and respond to the above-referenced Notice of Preparation on the East Valley Corridor Specific Plan.
2. Portions of the northern area of the Specific Plan lie within the Norton Air Force Base Air Installation Compatible Use Zone (AICUZ) Study boundaries. This area extends east from Mountain View Avenue to Texas Avenue, north to the Santa Ana River and South to San Bernardino Ave.
3. Specifically, those areas of the East Valley Corridor Specific Plan within the Norton AFB AICUZ are located in Compatible Use Districts (CUDs) 11 and 12. CUD 11 consists of Accident Potential Zone II, which is the 65-70 Ldn. CUD 12 consists of the 70-75 Ldn.
4. Our input is divided into two categories; residential land use and commercial/industrial land uses.

a. Residential Land Uses: The land use is generally compatible with Noise Level Reduction (NLR); however, such NLR does not necessarily solve noise difficulties and additional evaluation is warranted. Because of accident hazard potential, the residential density in these CUDs should be limited to the maximum extent possible. It is recommended that residential density not exceed one dwelling unit per acre. Such use should be permitted only following a demonstration of need to utilize this area for residential purposes. Although it is recognized that local conditions may require residential uses in these CUDs, this use is strongly discouraged in CUDs 10 and 12 and discouraged in CUDs 11 and 13. The absence of viable alternative development options should be determined, and an evaluation indicating that a demonstrated community need for residential use would not be met if development were prohibited in these CUDs should be conducted prior to approvals. Where the community determines that residential uses must be allowed (NLR) of at least 30 (CUDs 10 and 12) and 25 (CUDs 11 and 13) should be incorporated into building codes and/or individual approvals. Additional consideration should be given to modify the NLR levels based on peak noise levels. Such criteria will not eliminate outdoor environment noise problems, and as a result, site planning and design should include measures to minimize this impact particularly where the noise is from ground level sources.

b. Commercial/Industrial Land uses: The land use is generally compatible; However, a NLR of 35, 30 or 25 must be incorporated into the design and construction of the structure.

7. We would appreciate the opportunity to review both the draft and final environmental impact report on the East Valley Corridor Specific Plan.

8. Please direct any questions to Ms Theresa Bennett, the Base Community Planner.



G.T. MANERI
Deputy Base Civil Engineer

City of Redlands

RECEIVED

OCT 19 1987



REDLANDS FIRE DEPARTMENT
525 E. CITRUS AVENUE
REDLANDS, CA 92373

October 14, 1987

Mr. Michael K. Lerch
County of San Bernardino
Land Management Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Dear Mr. Lerch:

The Redlands Fire Department has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the East Valley Corridor Specific Plan and based on the information available and projected, we are providing the following information for your report:

I. Fire Station Locations

A. North of Redlands Blvd. Response:

1. First Due: (For City of Redlands area) Medical Engine 263, 10 W. Pennsylvania Avenue. Type 1 Engine, 1500 GPM, crew of 4.

Response to Location: Response time to Lugonia Ave. and Nevada St. @ 2-1/4 miles and 3½ minutes (recommended 1½ miles and 3 minutes.)

2. Second Due: Engine 261, Truck 261, Medical Squad 261, 525 E. Citrus Avenue.

Response time to Lugonia Avenue and Nevada Street @ 3 miles and 5½ minutes.

3. Automatic Mutual Response: Engine 251, Loma Linda City, 11325 Loma Linda Dr. @ 3½ miles and 5½ minutes.

B. South of Redlands Blvd. Response:

1. First Due: (For City of Redlands area) Engine 261, Truck 261, and Medical Squad 261, 525 E. Citrus Avenue. Type 1 Engine 1500 GPM, crew of 3; 100' aerial ladder, crew of 4; Medical Squad - Paramedic, crew of 2.

Response to Location: Response time to Alabama St. and Citrus Ave. @ $2\frac{1}{2}$ miles and $4\frac{1}{2}$ minutes (recommended $1\frac{1}{2}$ miles and 3 minutes).

2. Second Due: Automatic mutual response Engine 251, Loma Linda Dr., @3 miles and $5\frac{1}{2}$ minutes.
3. Third Due: Medical Engine 263, 10 W. Pennsylvania Ave., @ $3\frac{1}{2}$ miles and $5\frac{1}{2}$ minutes.

II. Alarm Response

A. Structure - Commercial or Apartment:

1. Three engines, one truck, one medical squad, one Chief Officer. Minimum manning - 16 firefighters and Chief Officer.

B. Medical Aid:

1. North of Redlands Blvd. - one medical engine and ambulance (private).
2. South of Redlands Blvd. - one medical squad, one engine and ambulance (private).

C. Brush:

1. Off season: one engine
2. Low hazard: one engine, one watertender and one Chief Officer
3. High hazard: two engines, two watertenders and one Chief Officer (second alarm would double first alarm)

III. Proposed New Fire Stations

- A. Location: Barton Rd., 200 feet west of Lakeside Ave. This location will place a fire station at the southeast corner of the Specific Plan and will be equipped with one engine company, 1500 GPM.

1. Response to Lugonia Ave. and Nevada St. - $2\frac{1}{2}$ miles.
2. Response to Alabama St. and Citrus Ave. - $\frac{3}{4}$ miles.

B. Location: Nevada St. and Lugonia Ave. This location is in the center of the Specific Plan Area and will provide for the recommended response level of 1½ miles and 3 minutes to a large portion of the Specific Plan.

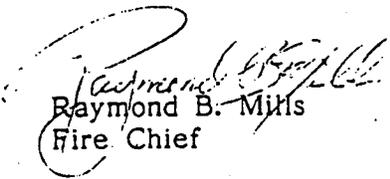
1. Response to Lugonia Ave. and Nevada St. - 0 miles.
2. Response to Alabama St. and Citrus Ave. - 1½ miles.

IV. Service Level Factors

- A. Needed fire flow of 4500 GPM with minimum residual water pressure of 20 psi. Flow duration shall be four (4) hours for the NFF of 4500 GPM.
- B. Hydrant distribution shall be every 300 feet for all commercial property and multi-residential.
 1. Individual properties may require greater NFF for individual buildings. This will be determined by the Fire Department.
- C. Department service level (recommended) for Fire Department is 1.16 per 1000 population for suppression, and 1.25 per 1000 population for department.
 1. The City of Redlands has an ordinance that provides for fire sprinklers in all buildings over 5000 sq.ft.

I hope this will be of some help in the formulation of your report.

Sincerely,


Raymond B. Mills
Fire Chief

jb

DEPARTMENT OF CONSERVATION

DIVISION OF ADMINISTRATION
DIVISION OF MINES AND GEOLOGY
DIVISION OF OIL AND GAS
DIVISION OF RECYCLING

OCT 26 1987



1416 Ninth Street
SACRAMENTO, CA 95814

October 21, 1987

Mr. Michael K. Lerch
San Bernardino County Land Management
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Subject: Notice of Preparation NOP of a Draft Environmental
Impact Report (DEIR) for East Valley Corridor
Specific Plan SCH #87091408

Dear Mr. Lerch:

The Department of Conservation has reviewed the County of San Bernardino's NOP for the project referenced above and has noted that the proposal may involve the conversion of valuable farmland and mineral deposits. The Department, therefore, offers comments on agricultural and mineral issues that should be analyzed in the DEIR.

The proposal would involve a plan to facilitate industrial, commercial and residential development on approximately 4,300 acres of undeveloped and agricultural land along Interstate 10 in the Redlands-Loma Linda area. Over half of the planning area is in agricultural production, located on mostly prime agricultural land.

Agricultural

The DEIR should provide information on the number of acres of agricultural land to be developed, the potential agricultural value of the site, the impacts of the conversion of that land and possible mitigation actions. We recommend the DEIR contain the following information to ensure the adequate assessment of the project's impacts in these areas.

- o The agricultural character of the area covered by the project and of nearby or surrounding lands which may be affected by the conversion.
 - Identify agricultural preserves, the number of acres of land, type of land, (i.e. prime/non-prime) and location.
 - Types and relative yields of crops grown.
 - Agricultural potential, based on Important Farmland Series Map designations, as prepared by the Department

- of Conservation (a cursory review showed nearly all land in the project area to be currently mapped as Prime Agricultural Land and Farmland of Statewide Importance).
- The impact upon current and future agricultural operations.
- o The impacts of any required cancellations of Williamson Act contract(s) affecting the property, as well as any of the following data.
 - The location of Williamson Act contracts on lands within and adjacent to the planning area.
 - A discussion of the effects that cancellation of Williamson Act contracts would have on nearby properties also under contract.
 - o Farmland Conversion Impacts.
 - The type and amount of farmland conversion that would result from implementation of the plan.
 - The proportion of the County's total farmland that this conversion would represent.
 - The percentage of the County's total acreage of those crops currently grown in the planning area.
 - The cumulative and growth inducing impact of the plan on other farmland in and around the planning area.
 - o Mitigation measures and alternatives that would lessen the farmland conversion impact of the project. Some of the possibilities are:
 - Direct growth to lower quality soils in order to protect prime agricultural land.
 - Protect other, existing farmland through the use of Williamson Act contracts.
 - Establish greenbelt and open space areas.
 - Use setbacks, buffers, and right-to-farm ordinances to offset nuisance impacts of urban uses on neighboring agricultural operations, and vice-versa.

Also, farmland trusts, such as established by the Santa Barbara Farmland Trust and the Vista Farmland Trust, can effectively preserve agricultural land and should be considered in the analysis of mitigation alternatives.

Minerals

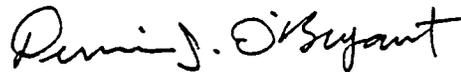
The Department's Division of Mines and Geology (DMG) has special expertise in evaluating geologic and seismic hazards, as well as mineral resource issues, and will review the relevant information and analysis when we receive your document from the State Clearinghouse.

DMG Note 46, enclosed, is used as a guide by DMG staff when reviewing Draft EIRs. It contains a checklist of potential environmental impacts related to geology, seismology and mineral resource conservation, which you should consider in preparing the EIR.

Under the Surface Mining and Reclamation Act of 1975, DMG has classified sand and gravel resources in the San Bernardino Production-Consumption Region. The results of this classification are presented in California Division of Mines and Geology Special Report 143, Part VII. Mitigations for any losses of mineral resources in the project area should be identified in the DEIR. Also, regional aggregate supplies should be addressed and mitigations proposed for any significant aggregate losses.

The Department appreciates the opportunity to comment on the NOP. We hope that the issues noted above are given adequate consideration in the DEIR. If I can be of further assistance, please feel free to call me at (916) 322-5873.

Sincerely,



Dennis J. O'Bryant
Environmental Program Coordinator

DJO:dlw
0430H

Enclosure

cc: Stephen Oliva, Chief
Office of Land Conservation
Zoe McCrea, Division of Mines and Geology
Richard B. Saul, Division of Mines and Geology
State Clearinghouse

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OCT 15 1987



LAND MANAGEMENT DEPARTMENT

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

600 South Commonwealth Avenue • Suite 1000 • Los Angeles • California • 90005 • 213/385-1000

October 12, 1987

Mr. Michael K. Lerch
County of San Bernardino
Land Management Department
385 N. Arrowhead Avenue
San Bernardino, California 92415

RE: East Valley Corridor Specific Plan
SCAG No. SB-50772-NPR

Dear Mr. Lerch:

Thank you for submitting the Notice of Preparation for an Environmental Impact Report (EIR) for the East Valley Corridor Specific Plan. Staff has reviewed the Notice and offers the following comments in accordance with our procedures for voluntarily submitted projects.

The DEIR should address SCAG plans and policies. For population, housing, and employment forecasts, the document entitled SCAG-82 Modified, adopted in February 1985, is the basis for review for consistency with regional plans and policies. The project should also be reviewed against the Baseline Projection which was approved, for planning purposes, June 1987. In order to evaluate the relationship of this project to the forecasts, the EIR should address the following issues:

- o What is the growth permitted in the project as a percent of the growth forecast in SCAG-82 Modified for RSA 29 at the anticipated dates of project completion or phasing?
- o What is the anticipated employment level associated with the project and how does it relate to the most recent SCAG growth forecasts for RSA 29?
- o What is the availability of housing to accommodate the employees in the area, as provided for in the Regional Housing Allocation Model?
- o What are the cumulative impacts of this project and other projects in RSA 29, as related to SCAG-82 Modified for the anticipated dates of completion or phasing?
- o Are the provisions of the Regional Air Quality Management Plan, adopted in 1982, being implemented? What are the air quality impacts of the project?

Mr. Michael K. Lerch
Page 2
October 12, 1987

- o In evaluating both the transportation and air quality impacts, the DEIR should also provide a detailed description and documentation of the assumptions used in estimating total trips generated and their related vehicular emissions. This information is essential in estimating the project's impact on traffic in the area. To relieve significant air quality and traffic impacts, the DEIR should include transportation system and demand management programs to encourage the use of mass transit, ridesharing, trip-reduction strategies, etc., in order to reduce these impacts.
- o What are the impacts of the project on water, waste treatment, power, and school facilities?

Thank you again for the opportunity to comment. SCAG would appreciate the opportunity to review the draft environmental impact report when it is available.

If you have any questions, please contact Tom Brady at (213) 739-6742 or me at (213) 739-6649.

Sincerely,

RICHARD SPICER
Principal Planner

RS:TB

DEPARTMENT OF TRANSPORTATION

DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CA 92402
TDD (714) 383-4609

**RECEIVED**

October 2, 1987

OCT 07 1987

LAND MANAGEMENT DEPARTMENT

Mr. Michael K. Lerch
San Bernardino County Land Management
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Dear Mr. Lerch:

This is in response to the Notice of Preparation of a Draft Environmental Impact Report for East Valley Corridor Specific Plan.

We would appreciate the opportunity to review and comment on the proposed DEIR in order to evaluate possible impacts to the transportation system, particularly Interstate Route 10.

Consideration should be given to the cumulative effects that continued development in the area will have on the transportation system from a "worst case" viewpoint. Discussion on the impacts to the transportation system should include traffic growth, traffic safety, drainage, and those associated with the construction, maintenance, and operation of any anticipated highway improvements. Mitigation for traffic impacts should consider the use of carpooling, vanpooling, public transit, the reservation of areas for park and ride facilities, and accommodations for pedestrians and bicycles. Any industrial development should consider the use of flex-time work scheduling and rideshare coordinators. Costs related to any transportation improvements, potential for funding, and sources of funds should be discussed.

Should any work be required within State highway right of way, Caltrans would be a responsible agency and may require that certain mitigation measures be provided as a condition of permit issuance.

A detailed traffic study should be prepared for this project which would include existing and future average daily traffic (ADT) volumes, traffic generation (including peak hour), traffic distribution, intersection capacity utilization (ICU) analysis along with current and projected capacities of local roads, State highways and freeways that might be impacted.

Mr. Michael K. Lerch
Page 2
October 2, 1987

It is recognized that there is considerable public concern about noise levels adjacent to heavily traveled highways. Land development, in order to be compatible with this concern, may require special noise attenuation measures. Development of this property should include any necessary noise attenuation.

Care is to be taken when developing this property to preserve and perpetuate the existing drainage pattern of the State highway. Particular consideration must be given to cumulative increased storm runoff to insure that a highway drainage problem is not created.

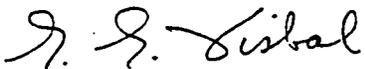
The Southern California Association of Governments in its Regional Transportation Plan, has identified a number of future transportation corridors. These corridors will be needed to help relieve congestion, especially during peak commute periods.

One of the identified corridors lies in the vicinity of this development (see attached map). We request that land be set aside and dedicated for possible use as a transportation facility.

As a measure to decrease demand and smooth traffic flow, Caltrans plans to install ramp metering devices on freeway entrance ramps in the Riverside/San Bernardino urbanized area. The developer should be required to install the initial materials such as conduit in order to mitigate traffic impacts. This will facilitate later installation of the meters. The impacted interchanges are Tippecanoe Avenue (Anderson Street), Mountain View Avenue, California Street and Alabama Street. Details should be coordinated with Caltrans.

If you have any questions, please contact Morgan Choate at (714) 383-4233.

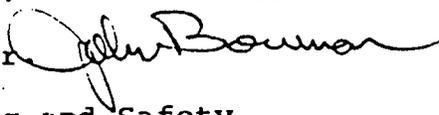
Very truly yours,



GUY G. VISBAL
Chief, Transportation Planning Branch

Att.

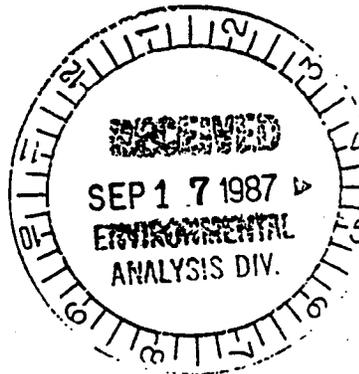
INTER-OFFICE MEMO
COUNTY OF SAN BERNARDINO

DATE September 16, 1987 PHONE 387-4245
FROM John C. Bowman, Jr. 
County Geologist
Office of Building and Safety
TO Michael K. Lerch
County of San Bernardino
Land Management Department

SUBJECT REVIEW OF NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR THE EAST VALLEY CORRIDOR SPECIFIC PLAN

I have reviewed subject notice dated September 11, 1987 and offer the following comments: Section 11 l.g. Exposure of people or property to geologic hazards will be increased. The effects of development along the San Jacinto fault and the Loma Linda fault should be analyzed. Also the effects of development adjacent to the Santa Ana River in potential liquefaction areas should be addressed. The potential for seismic shaking in the area should be analyzed. Accelerations range between .5g to .6g from both the San Jacinto and San Andreas faults within the area and this should be addressed in depth.

JCB:lja



DEPARTMENT OF FISH AND GAME

245 W. Broadway, Suite 350
Long Beach, CA 90802-4467
(213) 590-5113



RECEIVED

OCT 07 1987

LAND MANAGEMENT DEPARTMENT

October 6, 1987

Michael K. Lerch
San Bernardino County Land Mgmt.
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Dear Mr. Lerch:

We have reviewed the Notice of Preparation of a Draft EIR for the East Valley Corridor Specific Plan (SCH 87091408). To enable our staff to adequately review and comment on this project, we recommend the following information be included in the Draft EIR:

1. A complete assessment of flora and fauna within the project area should be provided. Particular emphasis should be placed upon identifying endangered, threatened, and locally unique species.
2. Documentation of direct, indirect, and cumulative impacts expected to adversely affect biological resources within and adjacent to the project site. Mitigation measures proposed to offset such impacts should be included.
3. Assessment of growth-inducement factors attributable to the project potentially affecting natural open space and biological resources. Also include the setting aside of natural open space in sufficient acreage to provide habitat for native wildlife and landscape programs including native trees and shrubs to provide habitat for wildlife.

Diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream, or lake will require notification to the Department of Fish and Game as called for in the Fish and Game Code. Notification should be made after the project is approved by the lead agency.

Thank you for the opportunity to review and comment on this Notice of Preparation. If you have any questions, please contact Jack L. Spruill of our Environmental Services staff at (213) 590-5137.

Sincerely,

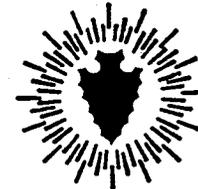
A handwritten signature in cursive script that reads "Fred Worthley".

Fred Worthley
Regional Manager
Region 5

cc: Office of Planning & Research

INTEROFFICE MEMO

1853



County of San Bernardino

DATE September 28, 1987
FROM PAMELLA V. BENNETT, R.S.
Land Use Coordinator
TO MICHAEL K. LERCH
Land Management Department

PHONE 4677
RECEIVED

SEP 30 1987

LAND MANAGEMENT DEPARTMENT

SUBJECT DRAFT EIR FOR EAST VALLEY CORRIDOR SPECIFIC PLAN

As noted in the Environmental Checklist dated September 11, 1987, environmental impacts have been identified as follows:

1. Air Quality
2. Water and Wastewater
3. Noise
4. Light and Glare
5. Risk of Upset

We agree that each of these areas should be addressed in more detail. Specifically, the risk of upset is a major concern. The proposed plan will designate industrial, commercial and residential areas. Our concern is the interface between these areas. Industrial and some types of commercial business either process, manufacture or store chemicals or products that may create the following problems:

1. Emit toxic fumes during manufacture.
2. Emit toxic fumes from burning chemicals or products (such as certain plastics) or cause explosion when accidentally spilled/mixed during fire or earthquake.
3. Allow toxic fluids to flow onto adjoining property during accidental spill, during earthquake or from fire and/or fire suppression water and chemicals.

Therefore, the environmental impact report should specify that buffer zones of light commercial be located between the industrial/commercial zones and the residential zones. The activities in this buffer zone should be restricted so that no storage or manufacture of any potentially toxic chemicals or products be allowed. The buffer zone should be more extensive downwind and downstream from the industrial/commercial zone than is needed adjacent, upwind or upstream. The standard prevailing wind from southwest and Santa Ana wind from the northwest should be used for wind direction.

Memo to Michael K. Lerch
September 28, 1987
Page 2

This buffer zone would also serve to buffer the effects of noise, vibration, light and glare from the industrial/commercial zone on the residential zone.

If you have any questions, please call me at 387-4677.

PVB:jm

INTEROFFICE MEMO

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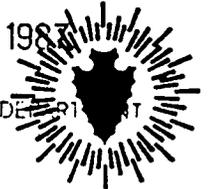
DATE October 13, 1987
FROM *Robert W. Corchero*
ROBERT W. CORCHERO, Chief
Water Resources Division
EPWA - Transportation/Flood Control
TO MICHAEL K. LERCH
Land Management Department

PHONE 2515

LAND MANAGEMENT DEPARTMENT

County of San Bernardino

File: 3-501/1.00



SUBJECT NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE EAST VALLEY CORRIDOR SPECIFIC PLAN

By the subject Notice of Preparation dated September 11, 1987, the District's comments were requested.

The northerly portions of the specific plan area lies adjacent to the Santa Ana River (S.A.R.). The S.A.R. is a regional outlet for highly debris laden storm flows generated in the mountains to the north and east. Severe erosion has occurred along the river banks.

Therefore, in our opinion, those portions of the specific plan area lying adjacent to the S.A.R. and within its overflow area are subject to infrequent flood hazards by reason of overflow, erosion and debris deposition in the event of a major storm.

The District's Mission and San Timoteo Creek Channels traverse the southerly portion of the specific plan area. Severe erosion of the channel banks and overflow has occurred along both channels. The Morey Arroyo, a natural drainage course also traverses the southerly portion of the site. These regional drainage facilities are not considered adequate to contain major storm flows. According to reports by the Corps of Engineers portions of the specific plan area are subject to overflow from these sources.

Therefore, in our opinion, those portions of the specific plan area lying within San Timoteo Channel, Mission Channel and Morey Arroyo, and their overflow areas are subject to infrequent flood hazards by reason of overflow, erosion and debris deposition in the event of a major storm, until such time as adequate channel and debris retention facilities are provided for these facilities.

Full development of the specific plan area will increase storm flows to and within the aforementioned drainage facilities, especially Mission Channel. The additional flows in these facilities will increase the erosion of the channel banks and may broaden the existing overflow limits, thus increasing the flood hazard risks within the specific plan area and to downstream properties.

The specific plan and environmental impact report should address:

1. flood proofing measures as development occurs,

Memo to Michael K. Lerch
Land Management Department
October 13, 1987
Page 2

2. mitigation measures to protect downstream properties from the increased flows generated by future development,
3. the need for additional drainage infrastructure, and
4. the financing and phasing of the needed drainage infrastructure.

Should you have any questions, please call.

RWC:mjs

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
6809 INDIANA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 782-4130

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OCT 27 1987

October 23, 1987

LAND MANAGEMENT DEPARTMENT

Mr. Michael K. Lerch
San Bernardino County Land Management
385 N. Arrowhead Avenue
San Bernardino, CA 92415

NOP: EAST VALLEY CORRIDOR SPECIFIC PLAN, SCH 87091408

Dear Mr. Lerch:

We have reviewed the Notice of Preparation (NOP) for this project. In response to the statutory concerns of this office, the Draft EIR should address the following:

I. Water Quality

A. Potential impacts of the proposed project on surface and ground water quality:

- Construction activities (including grading) that could result in water quality impacts.
- Discussion of Best Management Practices to control soil erosion and sedimentation.
- Soil characteristics related to water quality (potential for erosion and subsequent siltation, increase or decrease in percolation).
- Impacts of waste generation, treatment and disposal.
- Impacts of toxic substances handling and/or disposal (if appropriate).
- Degree and seasonal variation of impact.

B. Mitigation of Adverse Impacts.

II. Water, Wastewater and Solid Waste Service

A. Water

- Availability of water for the proposed project.
- Existing infrastructure: location of water supply lines, tie-ins.
- Applications or permits required for water acquisition.
- Impact of calculated project demand on water supply.

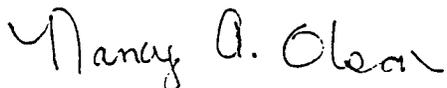
B. Waste Disposal/Treatment

- Types and amounts of waste materials generated by project.
- Proposed waste treatment and disposal methods.
- Existing infrastructure:
 - * treatment facilities: location, current capacity, treatment standards; master treatment facilities expansion plan (if appropriate)
 - * treatment plant collector system: location of major trunk lines and tie-ins, current capacity
 - * disposal facilities: location, capacity
 - * location of discharge areas
- Applications or permits required to implement waste disposal.
- Impact of calculated project waste volume on capacity of existing and proposed treatment and disposal facilities.
- Need for pretreatment of industrial flows (if appropriate).

We look forward to review of the DEIR when it becomes available.

If you have any questions, please contact this office.

Sincerely,



Nancy A. Olson
Sanitary Engineering Technician

cc: Keith Lee, Office of Planning and Research

NAO:ww

DEPARTMENT OF WATER RESOURCES

P. O. Box 6598
LOS ANGELES
90055

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OCT 16 1987



OCT 9 1987

LAND MANAGEMENT DEPARTMENT

County of San Bernardino
Land Management Department
385 North Arrowhead Avenue
San Bernardino, CA 92415

Attention: Michael K. Lerch

Subject: Notice of Preparation of DEIR for East Valley Corridor Specific Plan,
dated September 18, 1987, SCH# 87091408.

Your referenced document has been reviewed by our Department staff. Recommendations, as they relate to water conservation and flood damage prevention, are attached.

The Department recommends that you consider implementing a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high quality water supplies.

For further information, you may wish to contact John Pariewski at 213-620-3951.

Thank you for the opportunity to review and comment on this report.

Sincerely,

A handwritten signature in cursive script that reads "Charles R. White".

Charles R. White, Chief
Planning Branch
Southern District

Attachments

cc: Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

DEPARTMENT OF WATER RESOURCES RECOMMENDATIONS
FOR WATER CONSERVATION AND WATER RECLAMATION

To reduce water demand, implement the water conservation measures described here.

Required

The following State laws require water-efficient plumbing fixtures in structures:

- o Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings as follows:

"After January 1, 1983, all new buildings constructed in this state shall use water closets and associated flushometer valves, if any, which are water-conservation water closets as defined by American National Standards Institute Standard A112.19.2, and urinals and associated flushometer valves, if any, that use less than an average of 1-1/2 gallons per flush. Blowout water closets and associated flushometer valves are exempt from the requirements of this section." 1

- o Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979, and known as ANSI A112.18.1M-1979.
- o Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards.
- o Title 24 of the California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.
- o Title 24, California Administrative Code Sections 2-5352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. These requirements apply to steam and steam-condensate return piping and recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls. Insulation of water-heating systems is also required.

- o Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied. Included is the requirement that, in most instances, the installation of the appliance must be accompanied by water conservation devices on fixtures using softened or conditioned water.
- o Government Code Section 7800 specifies that lavatories in all public facilities constructed after January 1, 1985, be equipped with self-closing faucets that limit flow of hot water.

To be implemented where applicable

Interior:

1. Supply line pressure: Water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure-reducing valve.
2. Drinking fountains: Drinking fountains be equipped with self-closing valves.
3. Hotel rooms: Conservation reminders be posted in rooms and restrooms.* Thermostatically controlled mixing valve be installed for bath/shower.
4. Laundry facilities: Water-conserving models of washers be used.
5. Restaurants: Water-conserving models of dishwashers be used or spray emitters that have been retrofitted for reduced flow. Drinking water be served upon request only.*
6. Ultra-low-flush toilets: 1-1/2-gallon per flush toilets be installed in all new construction.

Exterior:*

1. Landscape with low water-using plants wherever feasible.
2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.
3. Group plants of similar water use to reduce overirrigation of low-water-using plants.
4. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.

*The Department of Water Resources or local water district may aid in developing these materials or providing other information.

5. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
6. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.
7. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
8. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.
9. Grade slopes so that runoff of surface water is minimized.
10. Investigate the feasibility of using reclaimed waste water, stored rainwater, or grey water for irrigation.
11. Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.
12. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.
13. To aid in ground water recharge, preserve flood plains and aquifer recharge areas as open space.

FLOOD DAMAGE PREVENTION

In flood-prone areas, flood damage prevention measures required to protect a proposed development should be based on the following guidelines:

1. It is the State's policy to conserve water; any potential loss to ground water should be mitigated.
2. All building structures should be protected against a 100-year flood.
3. In those areas not covered by a Flood Insurance Rate Map or Flood Boundary and Floodway Map, issued by the Federal Emergency Management Agency, the 100-year flood elevation and boundary should be shown in the Environmental Impact Report.
4. At least one route of ingress and egress to the development should be available during a 100-year flood.
5. The slope and foundation designs for all structures should be based on detailed soils and engineering studies, especially for hillside developments.
6. Revegetation of disturbed or newly constructed slopes should be done as soon as possible (utilizing native or low-water-using plant material).
7. The potential damage to the proposed development by mudflow should be assessed and mitigated as required.
8. Grading should be limited to dry months to minimize problems associated with sediment transport during construction.



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
P. O. BOX 2711
LOS ANGELES, CALIFORNIA 90053-2325

November 24, 1987

RECEIVED

DEC 02 1987

REPLY TO
ATTENTION OF
Office of the Chief
Environmental Resources Branch

LAND MANAGEMENT DEPARTMENT

Mr. Michael K. Lerch
County of San Bernardino
Land Management Department
385 North Arrowhead Avenue
San Bernardino, California 92415

Dear Mr. Lerch:

We have reviewed the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the East Valley Corridor Specific Plan, for the Redlands-Loma Linda area dated September 11, 1987. The Notice requests information about our responsibilities involving the proposed project.

Our responsibilities include investigation, design, operation and maintenance of water resource projects, including preparation of environmental guidelines in the fields of flood control, navigation and shore protection.

We are responsible also for administration of laws and regulations against pollution of the waters of the United States. We believe the forthcoming document should address the above-listed responsibilities.

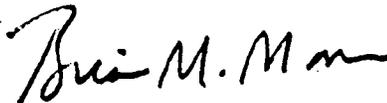
Work in waters of the United States might require a permit under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. We cannot determine from the submitted information the extent of the Corps' jurisdiction over this project. Please give our Regulatory Branch documentation that clearly describes the area and extent of any proposed work in watercourses and adjacent wetlands to help us make that determination.

If the proposed project involves any Federal assistance through funding or permits, compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16.U.S.C. 470f) and implementing regulations, 36 CFR 800, will be required.

Please feel free to contact this office for any data that can help you prepare the projected document. The contact person for this project is Jim Myrtetus, telephone (213) 894-5510.

We will appreciate an opportunity to review and comment on the proposed DEIR when it is issued.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob M. M. M.", written in a cursive style.

Robert S. Joe
Chief, Planning Division

11.0 CONTACTS AND REFERENCES

11.1 CONTACTS

Thomas Atchley, Historian
Redlands High School

Ann Bethel, Curator
San Bernardino County Museum

Larry Burgess, Archivist
A.K. Smiley Library, Redlands

Daniel Cosen
City of Redlands Planning Department

Gloria Lautere, Archaeologist
Army Corps of Engineers
Los Angeles District

Daniel McCarthy, Archeologist
Archaeological Research Unit
University of California, Riverside

Frank Moore
Moore Historical Foundation, Redlands

Jennifer Reynolds, Paleontologist/Historian
San Bernardino County Museum

Lois Reynolds
Redlands Historical Society

Robert Reynolds, Paleontologist
San Bernardino County Museum

Lester Ross
Archaeological Information Center
San Bernardino County Museum

Janis Clay
Redlands Public Library

Al DeCaprio
Assistant Librarian
San Bernardino Public Library

K.G. Soverns
Technical Supervisor
Southern California Gas Company

Rick Procay
Service Planner
Southern California Edison Company

Gerald Davis
City of Redlands Solid Waste Disposal

Sam Hubert
San Bernardino County
Solid Waste Management Administration

Chief Randy Darkens
Administrative Assistant
Redlands Fire Department

Chief Hill
Administrative Office
Loma Linda Fire Department

Frank Kawasaki
Fire Planning
San Bernardino Fire Planning

Corporal Grimes
Redlands Police Department

Lt. David Bellomy
Sheriff's Bureau of Administration
San Bernardino County Sheriff's Department

Gunter G. Fuchs
Vice President
Redlands Community Hospital

Joy Thorn
Administration Office
Loma Linda Community Hospital

Loma Linda University Medical Center

Jolene D'Amico
Administration Office
Redlands Unified School District

11.2 REFERENCES

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Beattie, George William and Helen Pruitt, 1939. Heritage of the Valley: San Bernardino's First Century. San Pasqual Press, Pasadena.

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- United States Geological Survey, 1974. Generalized Fault Map.
- William C. Lawrence Company, 1987. East Valley Corridor Project Market Feasibility, Absorption Potential and Phasing Study.

12.0 LIST OF PREPARERS

This Draft EIR has been prepared by URS Corporation under contract to the County of San Bernardino. Individuals responsible for preparation of this report include:

Katherine Bridwell

J.D., Natural Resources Emphasis
M.S., Agriculture and Range Management
B.S., Conservation of Natural Resources
Experience: 11 years

Jack C.Y. Chen, P.E.

Ph.D., Civil Engineering
M.E., Environmental Science and Engineering
S.M., Environmental Science and Engineering
M.S., Sanitary Engineering
B.S., Agricultural Engineering
Experience: 12 years

Martin R. Derus

B.S., Meteorology
Experience: 12 years

Cheryl A. Flowers

M.B.A., Operations Management
B.A., Geography
Experience: 11 years

Carol M. Kielusiak

M.A., Anthropology
B.A., Anthropology/Art History
Experience: 13 years

Denise E. Lathrop

B.A., Geography
Experience: 5 years

Stephen T. Lilburn

M.S., Geography
B.A., Geography
Experience: 12 years

Frederick M. Nelligan

M.S., Structural Geology
B.A., Geology
Experience: 10 years

13.0

INITIAL STUDY

EAST VALLEY CORRIDOR SPECIFIC PLAN

Project Description

(a) Intent of the Plan

The East Valley Corridor is the principal gateway to the communities of the East San Bernardino Valley, including San Bernardino, Redlands, Loma Linda, Colton, Grand Terrace, and Highland. The area is largely undeveloped, with over half of the planning area in agricultural production. In recent years, there has been increasing interest by property owners in developing the area. Based on its freeway and rail access, freedom from topographic and environmental constraints, large parcel sizes, and the economic growth within the San Bernardino-Riverside metropolitan area, property owners have considered it to be ideal for high quality commercial and industrial development. Such development has been constrained, however, by the lack of a backbone infrastructure of sufficient capacity to accommodate projected traffic, water, sewer, utility, and service needs. The cost of planning for the engineering, financing, and marketing needs of this type of development, as well as for land use and environmental concerns, was beyond the capability of individual owners or individual jurisdictions. As a result, several property owners initiated a cooperative study to be undertaken by San Bernardino County, the City of Redlands, the City of Loma Linda, and the property owners, to provide for such planning.

The purpose of this effort was to plan for the large areas of undeveloped land located along Interstate 10 in the Redlands-Loma Linda area so as to facilitate future industrial, commercial, and residential development in an orderly and aesthetic manner. The objectives of the Plan are to provide a well-planned community which will attract major businesses to the area in order to provide a job base for the East Valley and strengthen the local economy, while ensuring high-quality development through design guidelines and standards.

(b) The Specific Plan Defined

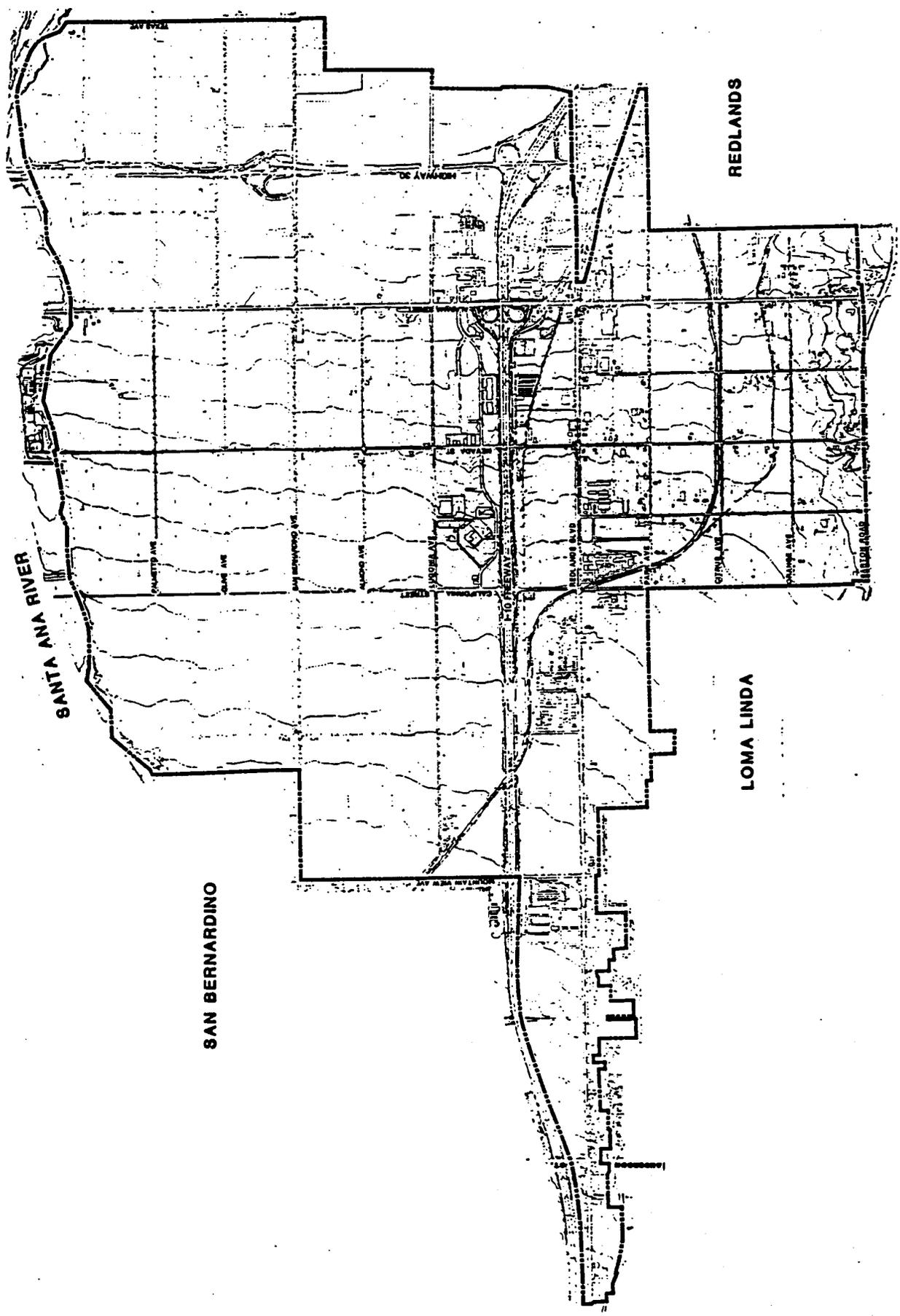
The East Valley Corridor Specific Plan has been prepared pursuant to the provisions of Sections 65450 through 65453 of the California Government Code. The Plan has been adopted by local governments to provide a guide for the growth and development of the East Valley Corridor. Portions of the Plan are ordinances of the County of San Bernardino, the City of Redlands, and the City of Loma Linda. It is intended that the Specific Plan, through its maps and text, shall incorporate nearly all the regulations and development standards affecting the use of land within the Plan area, and reflect the interest and concerns of the community through these standards and regulations. Among the subjects addressed by the Specific Plan are the locations of various land uses; development standards for buildings and facilities; regulation of land use in areas affected by safety hazards; location and capacity of circulation/transportation

systems and facilities; standards for building and population density; location and capacity of water supply, sewerage and stormwater drainage facilities; and design guidelines and requirements for the planning area as a whole as well as for specific development sites.

(c) Planning Area Location

The East Valley Corridor Specific Plan includes approximately 4,300 acres located in the southeastern portion of the San Bernardino Valley, adjacent to Interstate 10 and Route 30 and generally between the cities of Redlands, Loma Linda, and San Bernardino. The plan area includes portions of both Redlands and Loma Linda, as well as unincorporated area under the jurisdiction of San Bernardino County. The entire planning area is within the spheres of influence of Redlands and Loma Linda.

The Plan includes an irregular shaped area bounded in general by the Santa Ana River Wash on the north; by Texas Street on the east, north of Interstate 10; by Kansas Street on the east, south of Interstate 10; by Barton Road on the south between Kansas and California streets; by California Street on the west, south of Park Avenue; and by Mountain View Avenue on the west, north of Interstate 10. The site also extends along a quarter mile strip on either side of Redlands Boulevard from California Street to San Timoteo Wash (see attached map).



EAST VALLEY CORRIDOR
 CSA 110, COUNTY OF SAN BERNARDINO



ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent: County of San Bernardino, County Service Area 110
2. Address and Phone Number of Proponent: 385 N. Arrowhead Avenue San Bernardino, CA 92415-0182
3. Date Checklist Submitted:
4. Agency Requiring Checklist: County of San Bernardino, Land Management Department
5. Name of Proposal: East Valley Corridor Specific Plan

II. ENVIRONMENTAL IMPACTS

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____X_____	_____
b. Disruptions, displacements, compaction or overcovering of the soil?	_____X_____	_____	_____
c. Change in topography or ground surface relief features?	_____	_____	_____X_____
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	_____X_____
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____X_____	_____
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	_____X_____

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | _____ | _____ | ___X___ |

Substantiation:

- a. Development within the Specific Plan area would require excavation of building foundations and water and sewer pipelines.
- b. The Specific Plan would promote and facilitate industrial, commercial, and residential development within the 4,350-acre project area in which approximately 3,000 acres are currently utilized for agriculture and vacant land. The proposed development would disrupt, displace, compact, and overcover the soil on these 3,000 acres.
- c. The project area is generally level and topography or ground surface relief features will not be impacted.
- d. No unique geologic or physical features known to exist onsite.
- e. Construction-related activities may produce a temporary increase in wind erosion of soils.
- f. No changes in erosion, siltation, or deposition of any river or stream channels are expected due to the proposed plan.
- g. No geologic hazard zones are known to exist in the project area.

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|-----------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 2. Air. Will the proposal result in: | | | |
| a. Substantial air emissions or deterioration of ambient air quality? | _____ | ___X___ | _____ |
| b. The creation of objectionable odors? | _____ | _____ | ___X___ |
| c. Alteration of air movement, moisture, or temperature or any change in climate, either locally or regionally? | _____ | _____ | ___X___ |

Substantiation:

- a. The proposed development associated with the Specific Plan may result in substantial pollutant emissions and in deterioration of local ambient air quality due to an increase in traffic and energy consumption. No substantial stationary emission sources are expected within the project area.
- b. No objectionable odors are expected due to the proposed development.
- c. The project will not affect local climatic conditions.

Yes Maybe No

3. **Water.** Will the proposal result in:

- | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|
| a. | Changes in currents, or the course of direction of water movements, in either marine or fresh waters? | ___ | ___ | ___ <u>X</u> ___ |
| b. | Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | ___ <u>X</u> ___ | ___ | ___ |
| c. | Alterations to the course of flow of flood waters? | ___ | ___ <u>X</u> ___ | ___ |
| d. | Change in the amount of surface water in any water body? | ___ | ___ | ___ <u>X</u> ___ |
| e. | Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | ___ | ___ <u>X</u> ___ | ___ |
| f. | Alteration of the direction or rate of flow of groundwaters? | ___ | ___ | ___ <u>X</u> ___ |
| g. | Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | ___ | ___ <u>X</u> ___ | ___ |
| h. | Substantial reduction in the amount of water otherwise available for public water supplies? | ___ | ___ <u>X</u> ___ | ___ |
| i. | Exposure of people or property to water related hazards such as flooding or tidal waves? | ___ | ___ <u>X</u> ___ | ___ |

Substantiation:

- a. The project will not impact the movement of any marine or fresh waters.
- b. Urban development of the largely undeveloped project area will reduce absorption rates, change drainage patterns, and increase the rate and amount of surface runoff.
- c. A reduction in onsite absorption and a subsequent increase in the amount of surface runoff may alter the flow of local drainage and the Santa Ana River.
- d. No impacts to the amount of surface water in any water body is expected.
- e. The buildout of the proposed development described in the Specific Plan would result in additional wastewater discharge into the Santa Ana River which may alter occasional surface flow in the river.
- f. The project should not affect the rate or flow of groundwaters.
- g. The water supply required by the proposed plan may change the quantity of groundwaters through withdrawals.
- h. Public water supplies may be reduced or increased depending on the amount of water currently consumed by mainly agricultural uses compared to the amount used by the proposed development in the project area.
- i. The southwestern section of the project area (south of I-10) lies in the 100-year floodplain of San Timoteo Wash. In addition, portions of the project along Redlands Avenue west of Mountain View Avenue lie within the designated flood way of the wash. Projected development in these areas may expose people and property to flood hazards.

Yes Maybe No

4. **Plant Life.** Will the proposal result in:

- | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------|----------------------------------|
| <ul style="list-style-type: none"> a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? b. Reduction of the numbers of any unique, rare or endangered species of plants? | <p><u> X </u></p> <p>_____</p> | <p>_____</p> <p>_____</p> | <p>_____</p> <p><u> X </u></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------|----------------------------------|

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|-------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | ___ | <u>X</u> | ___ |
| d. Reduction in acreage of any agricultural crop? | <u>X</u> | ___ | ___ |

Substantiation:

- a. Proposed development will change the diversity or number of introduced species of plants, crops, and orange groves.
- b. No unique, rare, or endangered species of plants are known to occur within the project area.
- c. The project may introduce new plant species for landscaping and the urban development of the area would act as a barrier to the replenishment of existing species.
- d. The proposed project will significantly reduce agricultural acreage by eliminating all existing citrus groves and field crops.

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|
| 5. Animal Life. Will the proposal result in: | | | |
| a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | <u>X</u> | ___ | ___ |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | ___ | ___ | <u>X</u> |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | ___ | <u>X</u> | ___ |
| d. Deterioration to existing fish or wildlife habitat? | <u>X</u> | ___ | ___ |

Substantiation:

- a. The proposed plan will change the diversity and numbers of animal species. The existing citrus groves are habitat to a distinctive assemblage of wildlife which will be adversely impacted by the proposal.

- b. No rare or endangered animal species are known to occur within the project area.
- c. The project will not introduce new species of animals to the area nor act as a barrier to animal migration? Animal migration through existing ag areas would be restricted by Specific Plan development.
- d. The change of the area from principally agricultural to industrial/commercial/residential development will reduce the wildlife habitat that exists in the groves.

Yes Maybe No

6. **Noise.** Will the proposal result in:

- a. Increases in existing noise levels? X
- b. Exposure of people to severe noise levels? X

Substantiation:

- a. The resulting urban development will increase noise levels as compared to the existing noise levels.
- b. The proximity of the flight path of Norton Air Force Base and the I-10 Freeway may expose people to high noise levels.

Yes Maybe No

7. **Light and Glare.** Will the proposal produce new light or glare?

 X

Substantiation:

The urban development of the area will produce new light and glare, especially in comparison to the existing agricultural uses.

Yes Maybe No

8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?

 X

Substantiation:

The Specific Plan proposes a substantial change to the present and planned land use of the East Valley Corridor area. The proposed Specific Plan will promote urban development on primarily agricultural lands.

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|----------------------------------------------------------------|--------------|--------------|-------------|
| 9. Natural Resources. Will the proposal result in: | | | |
| a. Increase in the rate of use of any natural resources? | <u> X </u> | <u> </u> | <u> </u> |
| b. Substantial depletion of any nonrenewable natural resource? | <u> </u> | <u> X </u> | <u> </u> |

Substantiation:

- a. The project will increase the rate of usage of water, oil, natural gas, and electricity.
- b. Nonrenewable natural resources may be depleted by the urban energy requirements.

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|--------------|
| 10. Risk of Upset. Will the proposal involve: | | | |
| a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | <u> </u> | <u> X </u> | <u> </u> |
| b. Possible interference with an emergency response plan or an emergency evacuation plan? | <u> </u> | <u> </u> | <u> X </u> |

Substantiation:

- a. There may be a risk of release of hazardous substances in the event of an accident or upset conditions from some industries permitted in the commercial and regional industrial zones.
- b. Emergency response or evacuation plans will not be impacted.

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|-------------|
| 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? | <u> X </u> | <u> </u> | <u> </u> |

Substantiation:

The proposed plan will alter the location, distribution, and density of population within the project area but is considered growth accommodating due to the expected growth in the region.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	<u> X </u>	_____

Substantiation:

The proposed Specific Plan may affect existing housing or may create a demand for housing as the plan calls for mainly industrial/commercial (job-producing) developments. A percentage of residential units (as market demands) will be allowed by the Specific Plan to provide a balanced land use.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	<u> X </u>	_____	_____
b. Effects on existing parking facilities, or demand for new parking?	<u> X </u>	_____	_____
c. Substantial impact upon existing transportation systems?	<u> X </u>	_____	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u> X </u>	_____	_____
e. Alterations to waterborne, rail or air traffic?	_____	<u> X </u>	_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	<u> X </u>	_____

Substantiation:

- a. - d. The Specific Plan's recommendations will result in: (a) substantial additional vehicular movement; (b) a demand for new parking; (c) an impact upon existing transportation network; and (d) alterations to present patterns of circulation due to the influx of urban development. However, to the extent

that the Plan will be job-producing, it may favorably affect the current jobs/housing balance in the area and consequently reduce commuter traffic on regional transportation systems.

- e. Rail and particularly air traffic may be impacted by the increase in business and residential development proposed by the Specific Plan.
- f. Due to an expected increase in overall traffic, traffic hazards may increase proportionally.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	<u>X</u>	_____	_____
b. Police protection?	<u>X</u>	_____	_____
c. Schools?	<u>X</u>	_____	_____
d. Parks or other recreational facilities?	_____	<u>X</u>	_____
e. Maintenance of public facilities, including roads?	<u>X</u>	_____	_____
f. Other governmental services?	_____	<u>X</u>	_____

Substantiation:

- a. - f. The proposed project will affect and may result in a need for new government services regarding fire protection, police protection, schools, parks, maintenance of public facilities, and other public services such as libraries and medical facilities.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	<u>X</u>	_____	_____
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>

Substantiation:

- a. The proposed urban buildout of the area will consume substantial amounts of energy.
- b. Electric and gas suppliers indicated that they will be able to supply the proposed project with required energy with existing power supply systems.

Yes Maybe No

16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- | | | | |
|------------------------------|----------|----------|-------|
| a. Power or natural gas? | <u>X</u> | _____ | _____ |
| b. Communications systems? | <u>X</u> | _____ | _____ |
| c. Water? | <u>X</u> | _____ | _____ |
| d. Sewer or septic tanks? | <u>X</u> | _____ | _____ |
| e. Storm water drainage? | <u>X</u> | _____ | _____ |
| f. Solid waste and disposal? | _____ | <u>X</u> | _____ |

Substantiation:

- a. - e. The expected development will result the need for new distribution systems for power, natural gas, communications, and water, and new collection systems for sewage and stormwater drainage.
- f. The disposal of solid waste may impact the lifespan of existing landfills.

Yes Maybe No

17. **Human Health.** Will the proposal result in:

- | | | | |
|----------------------------------------------------------------------------------------|-------|-------|----------|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | _____ | _____ | <u>X</u> |
| b. Exposure of people to potential health hazards? | _____ | _____ | <u>X</u> |

Substantiation:

- a. & b. The proposal will not result in any health hazards.

Yes Maybe No

18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

_____ X _____

Substantiation:

The proposed development of the project area will change the visual aesthetics from generally agriculture to urban development. Goals of the Specific Plan include the design of aesthetically pleasing developments. The visual aesthetics of the area may be impacted.

Yes Maybe No

19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

_____ X _____

Substantiation:

The subsequent increase in population within the project area may impact the quality and quantity of existing recreation opportunities.

Yes Maybe No

20. **Cultural Resources.**

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?

_____ X _____

- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

_____ X _____

- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

_____ _____ X

- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

_____ _____ X

Substantiation:

- a. & b. The development of the project area may result in alteration, destruction, adverse physical or aesthetic effects of prehistoric or historic archaeological sites and buildings. Historical sites are known to occur within the project area.
- c. No unique ethnic cultural values are known to be associated with the project area.
- d. No existing religious or sacred uses outside of formally recognized churches and/or schools are known to exist in the project area.

Yes Maybe No

21. Paleontological Resources. Will the project result in any alteration or destruction to fossil remains?

_____ _____ X

Substantiation:

Most recent update of County paleontologic sensitivity map does not indicate any potential for paleo resources in project area.

Yes Maybe No

22. 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 of 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 the major periods of California history or prehistory?

_____ _____ X

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while a long-term impact will endure well into the future.)

_____ _____ X

Yes Maybe No

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) _____ X _____
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____ _____ X _____

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

Each of the items checked "yes" or "maybe" indicate the project's potential for resulting in significant environmental impacts. Further in-depth analyses will be required to determine the significance and duration of project impacts to all environmental resources checked "yes" or "maybe".

IV. DETERMINATION

On the basis of this initial evaluation:

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 the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. _____

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

9-11-87
Date

Michael K. Lora
Signature

For Co. of San Bernardino

14.0 COMMENTS AND RESPONSES

The County of San Bernardino received nine letters or interdepartmental memorandums concerning the Draft EIR during the public comment period. Each letter or memorandum was assigned a number for reference. A complete listing of these comments are listed below in Table 14-1.

All issues or questions directly related to the impacts of the proposed project as analyzed in the Draft EIR were responded to. These letters and memorandums are included in this document along with the responses, and are identified by comment numbers for easy reference. Where appropriate, sections within the Draft EIR were revised.

Several informational letters are also included in this Section.

Table 14-1

COMMENTS TO THE DRAFT EIR

Comment Number	Source of Comment
1	City of Loma Linda
2	California Regional Water Quality Control Board - Santa Ana Region
3	Michael Lerch, County of San Bernardino
4	Paul Kielhold, County of San Bernardino
5	City of Redlands
6	California Department of Food and Agriculture
7	California Department of Transportation
8	California Department of Conservation
9	California Regional Water Quality Control Board - Santa Ana Region



COMMENT LETTER 1
CITY OF LOMA LINDA

11128 Anderson St., Loma Linda, California 92354 • (714) 796-2531

From the Office of: City Engineer

RECEIVED

MAR 07 1988

CITY of LOMA LINDA
COMMUNITY DEVELOPMENT

Date: March 4, 1988
To: Paula McGrew, Director of Community Development
From: Noel L. Christensen, City Engineer *lc*
Subject: Comments on Various Documents, CSA 110

Following are my comments on the various documents provided for review for CSA 110 Corridor Development Study.

EAST VALLEY CORRIDOR FACILITIES SPECIFIC PLAN DRAFT REPORT JANUARY 1988

1. Page 1-11 - City Engineer's name is incorrectly spelled.
2. Figure 2-1 - Show the existing well and pipeline on Richardson Street.
3. Table 2-3 - Why are all channel improvement costs lumped into Area I?
4. Table 2-4 - I only find nine signals to be constructed in Area 1 which would be a total of \$990,000. Also the right of way cost of \$1.80 per square foot is far too low for any right of way along Redlands Boulevard. The cost should be in the range of \$10.00 to \$12.00 per square foot.
5. Figure 3-1 - Add the booster pump and two wells on Richardson Street and the pipeline entering Loma Linda Zone 1.
6. Page 3-6 - Bottom line, City operates two major good quality wells.
7. Page 3-7 - First paragraph, add the Richardson Street wells and booster pump. Third paragraph add the total well capacity to indicate the addition of the two Richardson Street wells. The Water Master Plan is currently being prepared for the City.
8. Page 3-10 - Second paragraph has the incorrect total for storage capacity.