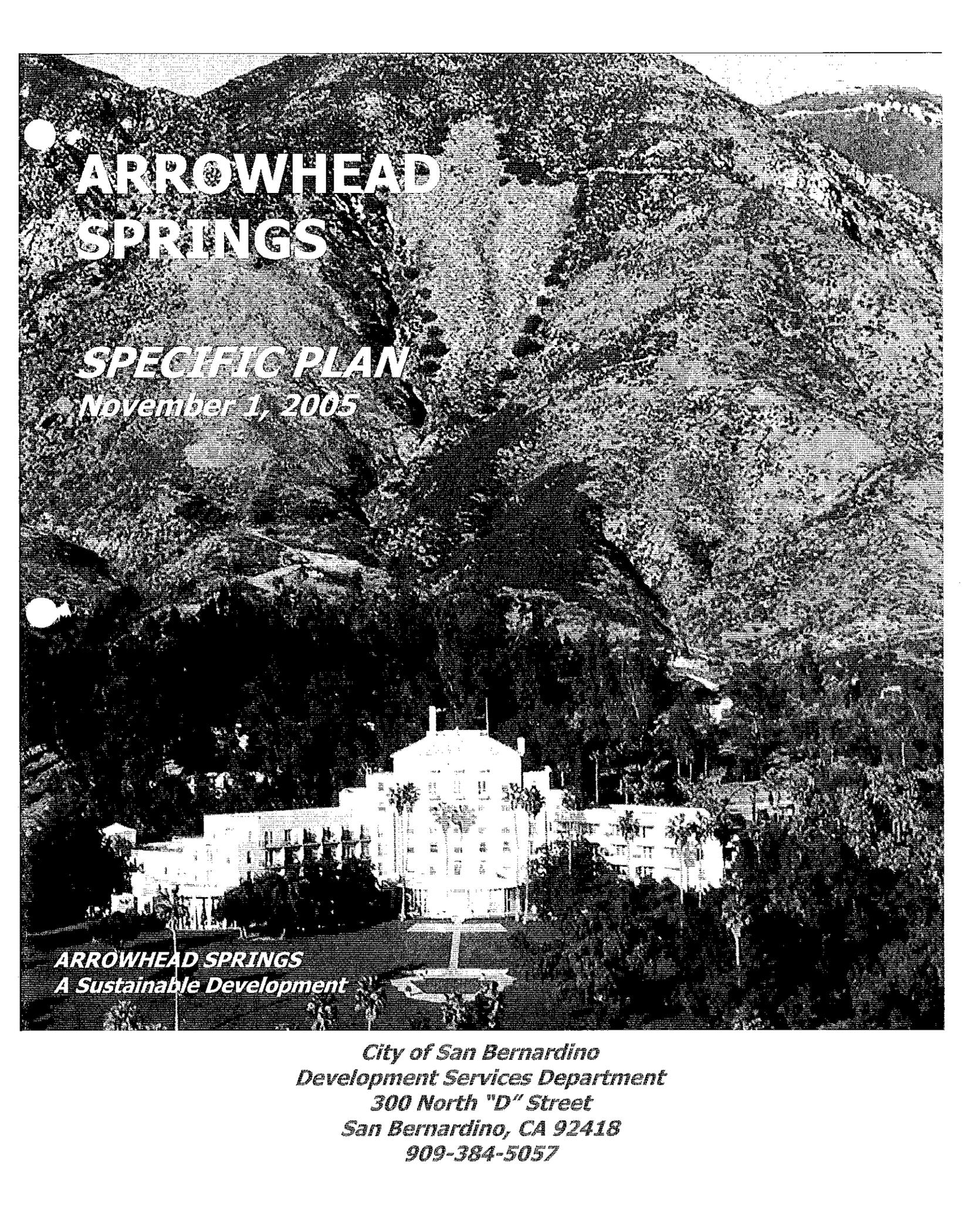


**Excerpts from the
Arrowhead Springs Specific Plan
Dated November 1, 2005**

Attachment 6

An aerial, black and white photograph of the Arrowhead Springs resort. The image shows a large, multi-story resort building with a central tower, surrounded by lush vegetation and palm trees. In the background, there are large, rugged mountains. The text is overlaid on the upper left portion of the image.

ARROWHEAD SPRINGS

SPECIFIC PLAN
November 1, 2005

ARROWHEAD SPRINGS
A Sustainable Development

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

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***Arrowhead Springs
Specific Plan
November 1, 2005***

Prepared by:

The Planning Center

1580 Metro Drive
Costa Mesa, CA 92626
714-966-9220
E-mail: costamesa@planningcenter.com
Website: www.planningcenter.com

Transtech Engineers

198 N Arrowhead Ave, Suite 1
San Bernardino, CA 92408
909-595-8599
Website: www.transtech.com

City of San Bernardino

Development Services Department
300 North "D" Street
San Bernardino, CA 92418
909-384-5057
Website: www.ci.san-bernardino.ca.us

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Table of Contents

SECTION I. VISION.....	3
Of Hollywood, Hot Springs, and History	3
Mapping the Vision	3
Exceptional Opportunities	3
Trend Setting Living Environment and Neighborhoods of Choice.....	3
Sustainable Development	4
Conclusion.....	4
SECTION II. EXECUTIVE SUMMARY	9
Defining Features	9
SECTION III. INTRODUCTION AND BACKGROUND.....	17
Reader's Guide to this Document.....	17
Regulatory Authority.....	17
Purpose and Intent	18
Relationship to General Plan	18
Relationship to Development Code.....	18
Environmental Review	18
Location.....	18
History	25
Existing Land Use	26
Adjacent Land Use	26
Easements	26
SECTION IV. DEVELOPMENT CONCEPT.....	43
General Development Concept.....	43
SECTION V. DEVELOPMENT STANDARDS	51
Land Use Plan.....	51
Residential Designations	59
Business Designations	67
Mixed Residential and Business Designation.....	70
Open Space Designations	72
General Development Standards	73
MOBILITY PLAN.....	89
Vehicular Mobility	89
PARK PLAN	117
INFRASTRUCTURE PLANS.....	121
Domestic Water Plan	121
Wastewater Plan	127
Irrigation Plan.....	133
Utilities	136
Drainage	139
Grading.....	139
SECTION VI. DESIGN GUIDELINES	145
Introduction	145
Community Wide Design Guidelines.....	145
Project Level Design Guidelines	159
SECTION VII. PHASING AND IMPLEMENTATION.....	167
Development Phasing.....	167
Infrastructure Improvements	169
Maintenance Responsibilities	170
SECTION VIII. ADMINISTRATION	175

Responsibility	175
Development Processing.....	175
Severability	175
Development Administration System	175

List of Appendices

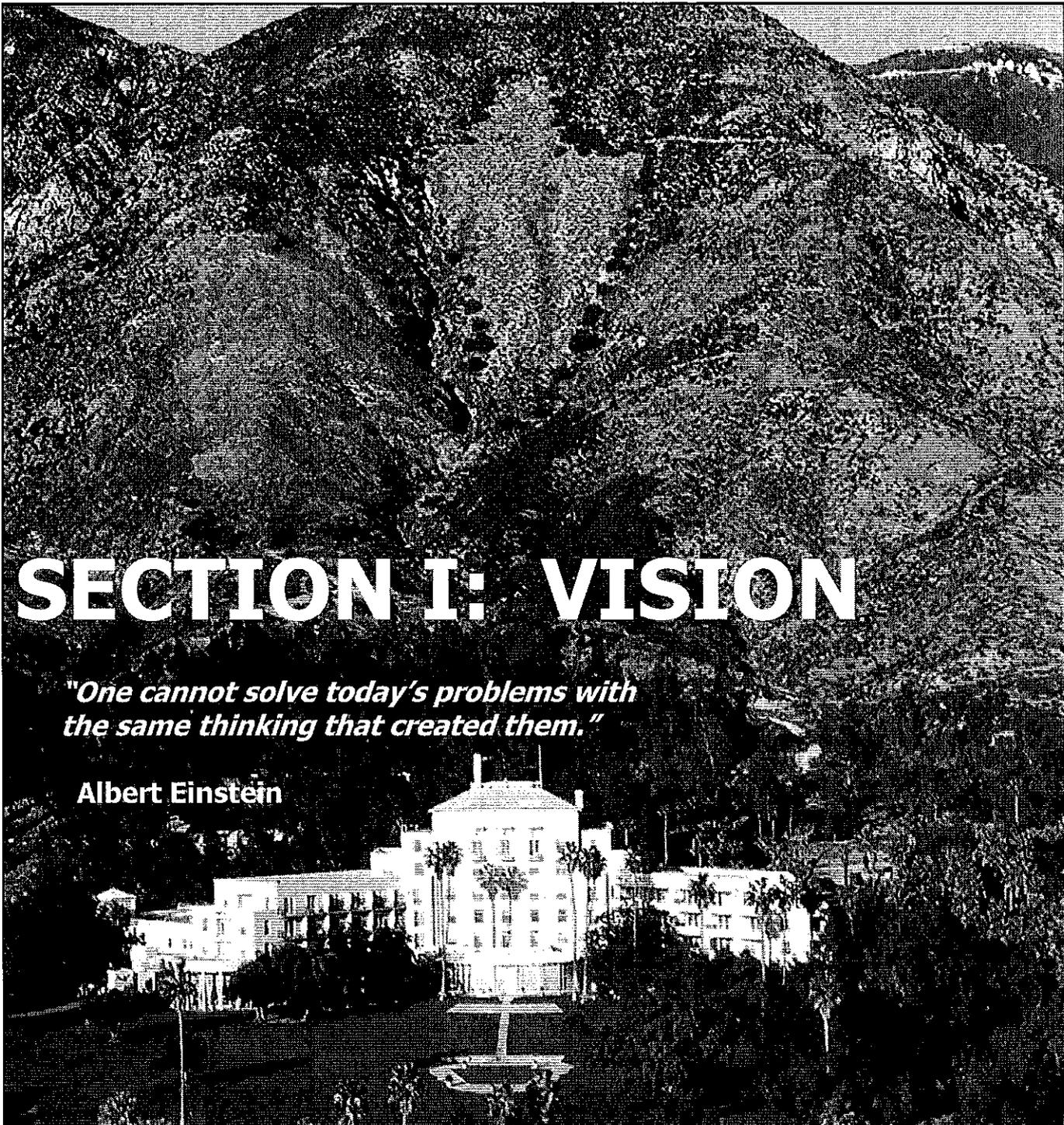
- Appendix 1 General Plan Consistency
- Appendix 2 Development Agreement (Under Separate Cover)
- Appendix 3 Applicable City Codes
- Appendix 4 Arrowhead Springs Analysis Reports (Under Separate Cover)
- Appendix 5 Arrowhead Parkway (a.k.a. Village Parkway) Alternative Roadway Alignments Fatal Flaw Analysis (Under Separate Cover)
- Appendix 6 Environmental Impact Report (Under Separate Cover)
- Appendix 7 Proposed Vineyard Areas
- Appendix 8 Sustainable Development

List of Figures

Figure 1.1	History.....	5
Figure 3.1	Regional Location.....	21
Figure 3.2	Local Vicinity.....	23
Figure 3.3	Historic Photos.....	27
Figure 3.4	Historic Photos.....	29
Figure 3.5	Aerial Photograph.....	31
Figure 3.6	Existing Parcel Information.....	33
Figure 3.7	Adjacent Land Use.....	35
Figure 3.8	MWD Easements.....	37
Figure 3.9	Property Easements.....	39
Figure 4.1	Arrowhead Springs Land Use Plan.....	47
Figure 5.1	100-year Flood Plain.....	79
Figure 5.2	Grading 1.....	81
Figure 5.3	Grading 2.....	82
Figure 5.4	Grading 3.....	83
Figure 5.5	Grading 4.....	84
Figure 5.6	Alquist-Priolo Earthquake Zones.....	85
Figure 5.7	Regional Circulation.....	91
Figure 5.8	Circulation Plan.....	93
Figure 5.9	Secondary Arterial (Resort Rd.).....	99
Figure 5.10	Secondary Arterial (A.S. Village Ave.).....	101
Figure 5.11	Secondary Arterial (A.S. Village Ave. to 40th St.).....	103
Figure 5.12	A.S. Village Avenue Exhibit A.....	105
Figure 5.13	A.S. Village Avenue Exhibit B.....	107
Figure 5.14	Collector Road (Arrowhead Springs South Rd.).....	109
Figure 5.15	Collector Road (Arrowhead Springs North Rd.).....	111
Figure 5.16	Local Street (Celebrity Ln.).....	113
Figure 5.17	Trail Plan.....	115
Figure 5.18	Park Plan.....	119
Figure 5.19	Water System.....	125
Figure 5.20	Wastewater Collection System.....	131
Figure 5.21	Irrigation System.....	137
Figure 6.1	Gateway Plan.....	149
Figure 6.2	Major Community Gateways.....	151
Figure 6.3	Residential/Attractions Gateway Plan.....	155
Figure 6.4	Slope Treatment.....	157

List of Tables

Table 4.1 Vital Statistics	45
Table 4.2 Existing and New Uses	46
Table 5.1 Allowable Uses	53
Table 5.2 Summary of Residential Development Standards.....	59
Table 5.3 Summary of Non-Residential Development Standards.....	67
Table 5.4 Roadways	89
Table 5.5 Facility Description, EDU's, and Average Annual Domestic Water Requirement	122
Table 5.6 Total Development Area Water Source Requirements	123
Table 5.7 Golf Course Irrigation Water Demands	133
Table 5.8 General Irrigation	134
Table 5.9 Summary of Irrigation Demands	134
Table 7.1 Development Phasing Mitigation.....	167
Table 7.2 Maintenance Responsibilities.....	171
Table 8.1 Trip Budget	176



SECTION I: VISION

*"One cannot solve today's problems with
the same thinking that created them."*

Albert Einstein

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION I. VISION

Of Hollywood, Hot Springs, and History

At the foot of the mystical Arrowhead on the southern face of the San Bernardino Mountains, Native Americans, prophetic settlers, and the stars of Hollywood's Golden Age discovered a retreat of healing waters and superlative natural beauty (See *Figure 1.1, History*). Today, in an era where privacy is the last luxury, Arrowhead Springs awaits its next visionary discoverer.

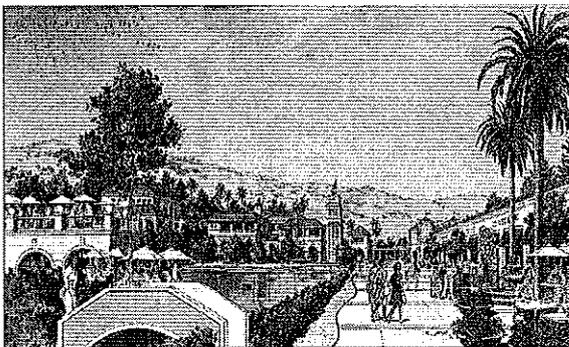


Historic Arrowhead Springs Hotel with the Arrowhead in the background.

Mapping the Vision

The oasis has never been more accessible. Sixty minutes from Los Angeles, ninety minutes from San Diego, a mere limo drive from Beverly Hills, a Ferrari's hop from Las Vegas, a civilized SUV's detour from mountain resorts, Arrowhead Springs is a geological grace note, a wondrous "where has it been?"

Arrowhead Springs is located in the pivotal area where Los Angeles/Hollywood, Las Vegas, Palm Springs, San Diego, many beach resorts and the mountain resorts of Big Bear and Lake Arrowhead converge. It would be hard to imagine a more strategic location for people who seek a resort destination that puts them in the center of other major destination landmarks. Access to Arrowhead Springs is easy. Airports within a two-hour radius include Los Angeles International Airport, John Wayne



Rendering of Village Walk

Airport, Palm Springs Airport, San Diego Airport, to mention a few. Within 30 minutes is the new Ontario International Airport. Interstate highways link the major destination hubs noted above: I-10, I-215, I-30, I-15, and SR-18 all converge at the site's vicinity.

Exceptional Opportunities

Arrowhead Springs is not only a superb resort destination, but it is an exceptional living environment. A range of housing types from estates, to golf course condominiums, to townhomes, to Village Walk garden apartments provide opportunities for people from all walks of life to enjoy this unique setting.

Village Walk serves as the backbone of Arrowhead Springs and provides its most prominent expression of uniqueness. Village Walk lines pristine Lake Vonette and the lush landscape of the Botanical

Gardens. Pause for a rest and bite to eat at one of select "locally-owned" restaurants for French, Italian, or Mexican cuisine. Meander through the carefully crafted residential neighborhoods that accommodate a range of housing needs that attract residents who seek a safe, secure living environment surrounded by natural beauty and exceptional 'small-town' amenities. Explore the historic steam caves, mineral hot springs, and gurgling freshwater mountain streams that traverse the property; visit the historic Hollywood Golden Age hotel and the infamous Ester Williams swimming pool, which is heated by geothermal springs.

Trend Setting Living Environment and Neighborhoods of Choice

For the discerning homebuyer, it isn't a matter of knowing what you want in a neighborhood; it's a matter of finding one that matches your lifestyle at a competitive price and in a location that doesn't require a half-day commute. Arrowhead Springs is committed to a blend of quality and value. The development plan for Arrowhead Springs includes a residential village atmosphere that brings together the diverse neighborhoods required to offer unexcelled choices for busy Southern Californians

and people who seek close-in convenience combined with a 'far-out' atmosphere and value.

Residential attributes may include state-of-the-art telecommunication system access, energy and water conserving appliances, healthy indoor heating, cooling and ventilation systems, recreational variety, safety, security, telecommuting capabilities, fresh, pure spring water, lush, colorful landscapes, spectacular vistas both day and night, quiet environments, and access to electric golf carts, hybrid-fueled cars, bicycles, horses, and therapeutic, holistic healing spas.

Sustainable Development

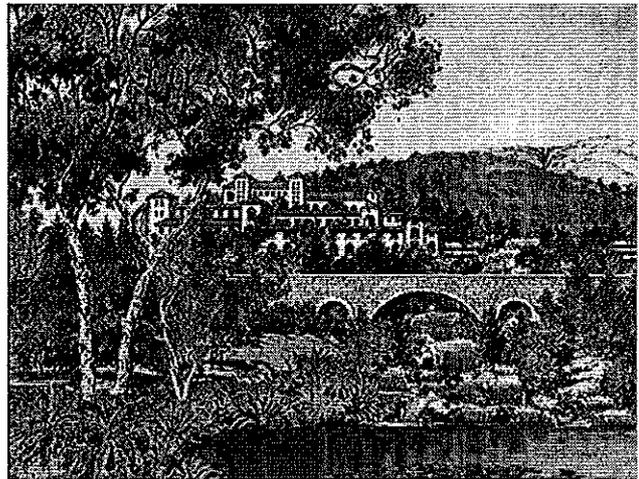
The extraordinary natural resources, especially water, dominating the Arrowhead Springs property offer more than a private therapeutic oasis. They provide the rich foundation of a new kind of learning experience for both the local community and international visitors. Integration of science, ecology, and information technology with sustainability principles creates this unique, innovative learning environment.

The 'command center' for this unique real estate development concept is Arrowhead Water & Power, LLC (AWP), formed to become a new model of a progressive utility company that is founded on the principles of 'sustainability.' In fact, sustainability permeates the entire plan, as described in detail in *Appendix 8, Sustainable Development*. Throughout the property's natural and manmade amenities, environmental resource conservation and efficiencies are implemented to ensure that the best practices are realized for this unique model community.

AWP also safeguards the environmental stewardship of the property's natural and manmade assets. As an illustration, AWP manages and protects 1,400 acres of designated natural watershed and open space within the plan area, thus sustaining the rich habitat for wildlife, purest of drinking water, and hottest of geothermal springs. In addition, the pedestrian has rule over the road at Arrowhead Springs. Extensive walking and hiking trails, equestrian paths, bike and golf cart lanes, will provide an environment where noise, pollution, and congestion from automobiles and trucks are minimized.

Conclusion

The strategic location, reasonable costs, welcoming attitude on the part of San Bernardino, and a commitment to quality that preserves the value of investments here are a powerful attraction. So, too, is a living environment that caters to executives, middle management and professionals as well as others in the workforce. They combine to make Arrowhead Springs the truly special place it sought to be from the beginning. The goals, objectives and policies that follow shape the achievement of this vision.

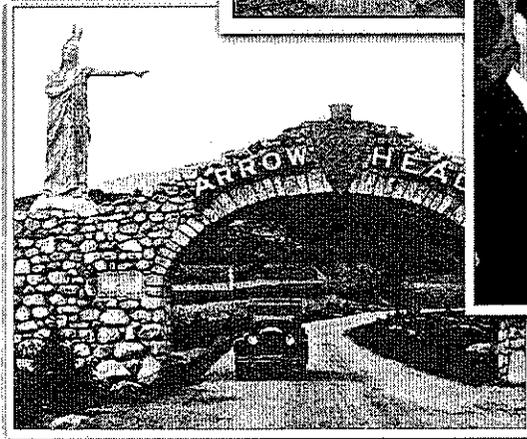


Rendering of Office Complex

Of Hollywood, Hot Springs, & History

At the foot of the mystical Arrowhead on the southern face of the San Bernardino Mountains, Native Americans, prophetic settlers, and the stars of Hollywood's Golden Age discovered a retreat of healing waters and superlative natural beauty. Today, in an era where privacy is the last luxury, Arrowhead Springs awaits its next visionary discoverer.

MEET HEADS AT ARROWHEAD SPRINGS, C. 1939



GATE TO ARROWHEAD SPRINGS, C. 1929

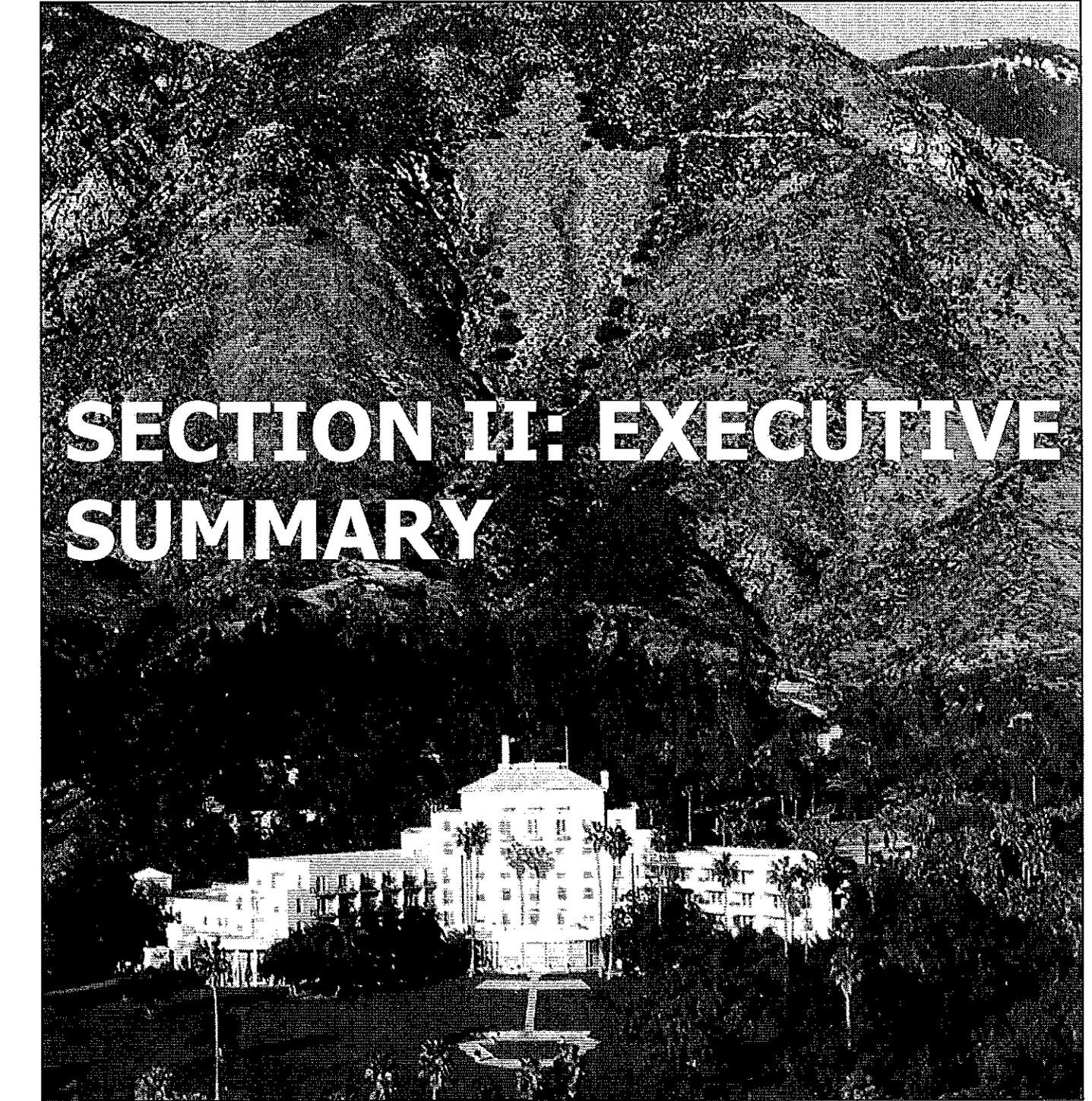
THE ORIGINS OF THE MYSTICAL ARROWHEAD, pointing down to a life-giving thermal hot springs and surrounding oasis, defy scientific explanation. As often happens with wondrous natural phenomena for which answers seem withheld to inflame man's questing spirit, the CAHULLA INDIANS speak of an ancient "GREAT HEAT MONSTER" which would only be appeased by the sacrifice of the tribal chief's daughter. It is said that at the moment of sacrifice, two great white arrows were hurled from the heavens. One struck the monster, and he was immediately swallowed into the earth. The other arrow struck the mountain, leaving its eternal mark for all to see. At the spot where the monster vanished, the precess of hot and cold springs emerged — and the mountain arrow points precisely to them. In 1851, 500 Mormon settlers in 150 wagons arrived at the foot of the "arrow-marked mountain" SEEN IN A VISION OF BRIGHAM YOUNG, and established the city of San Bernardino before continuing west to the Pacific. Some years later, DAVID NOBLE SMITH, a young pioneer in search of the perfect therapeutic waters around which to create his dream of a "hot springs infirmary," built the first known structures on the site and opened them to the public. Since that first sanitarium, three hotels with spas have been constructed at Arrowhead Springs over the years. Each reflected its era in style and function. The most recent of these hotels, built in 1939 — THE YEAR OF GONE WITH THE WIND and The Wizard of Oz — remains exquisitely intact to this day. Designed by Paul Williams, one of America's foremost black architects, the distinctive ORIGINAL ART DECO elements of the Arrowhead Springs Hotel are closely reminiscent of THE LEGENDARY BEVERLY HILLS HOTEL, another Hollywood landmark also designed by Williams. DURING WORLD WAR II, Arrowhead Springs Hotel and Spa were converted to a Navy hospital, where wounded American sailors recuperated in its healing environment of mud baths, therapeutic geothermal waters and cool, soothing patios. Restored to its gilded glamour after the war, Arrowhead Springs again became HOLLYWOOD'S PRIVATE PLAYGROUND — the retreat of choice for celebrities such as Humphrey Bogart, Elizabeth Taylor, Judy Garland, Lucille Ball, Jimmy Durante, Esther Williams, Al Jolson, Rudy Vallee, and many others.

History of ARROWHEAD SPRINGS

Ancient Past	1860s	1939-45	1945-64	1996	TODAY
Native Americans <i>Cahuilla & Cupeño Tribes</i>		Pioneers & Settlers	Hollywood & World War II	Golden Age of Hollywood	Campus Crusade for Christ World Headquarters
					AMERICAN DEVELOPMENT GROUP, INC.

AMERICAN DEVELOPMENT GROUP, INC., a highly respected real estate development company with extensive experience in mixed-use development projects, is honored to have been selected by the present owners of Arrowhead Springs to implement the vision of restoring this legendary property beyond its original splendor, to an unrivaled resort, conference, and residential destination.

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SECTION II: EXECUTIVE SUMMARY

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION II. EXECUTIVE SUMMARY

The Arrowhead Springs Specific Plan provides the framework for the use and development of a dynamic and diverse community. The 1,916-acre Arrowhead Springs Specific Plan accommodates the development of the following:

- 1,350 single-family detached and multi-family units;
- 1,044,646 square feet of commercial and office uses;
- A 199-acre, 18-hole public golf course;
- The reuse of the historic Arrowhead Springs Hotel with a 115 room annex;
- A new 300-room hotel;
- A conference center;
- A 14-acre corporate office area, and
- Reuse and expansion of the historic Arrowhead Springs spa/resort.

What is a Specific Plan?

As described in Government Code Section 65451, a specific plan is a regulatory document that provides detailed guidance and standards for a specific area or project. A specific plan details the overall development scheme, establishes development standards and guidelines that future projects in the plan area will follow, and identifies the public facilities and infrastructure required to support the development of the project.

Arrowhead Springs Specific Plan contains detailed direction for development of the Arrowhead Springs property and is intended to be used as a combination of regulation, incentives, and guidance for decision-makers, City Staff, and developers, tenants, and homeowners.

All these uses and more are accommodated on only 506 of the total 1,916 acres. The remaining lands are preserved to provide a scenic backdrop, a multi-purpose recreational amenity, and a watershed unique in Southern California.

Defining Features

The significant features of Arrowhead Springs include the following:



Aerial view of the Historic Arrowhead Springs Hotel.

Arrowhead Springs Hotel

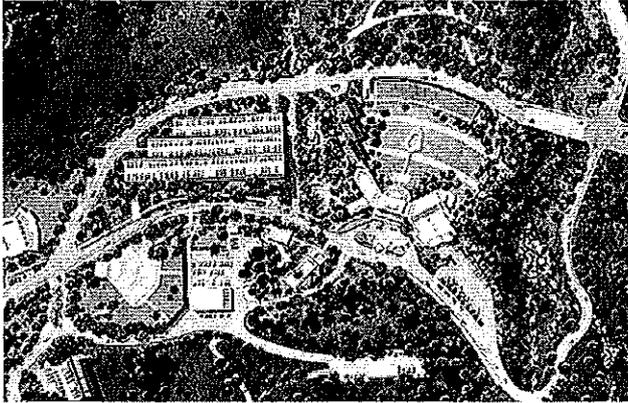
The existing 153,938 square foot Arrowhead Springs Hotel is the centerpiece of this unique development. The historic Arrowhead Springs Hotel was designed by Paul Williams, architect of the landmark Beverly Hills Hotel, and built in 1939. The Hotel's luxurious 135 rooms, huge dining room overlooking the south garden, cinema, health facilities, original furniture, fixtures, 10,000 square feet of conference facilities, and ambiance of the era are preserved to this day. Celebrities such as Lucille Ball, Humphrey Bogart, Ester Williams, and Judy Garland relaxed in the sumptuous surroundings and Nicky Hilton and Elizabeth Taylor celebrated their honeymoon here. State of the art amenities and conference facilities will be introduced in a manner wholly respectful of the site's nostalgic grace.

Conference Center

A new 25,000 square foot conference center is planned. The facilities will offer all of the latest telecommunications and multimedia amenities required by Fortune 1,000 companies, the entertainment community, foreign dignitaries, and others for whom high technology and gracious surroundings is a requisite. In the design of interior spaces and landscaping alike, no consideration will be spared.

Hotel Annex and New Hotel

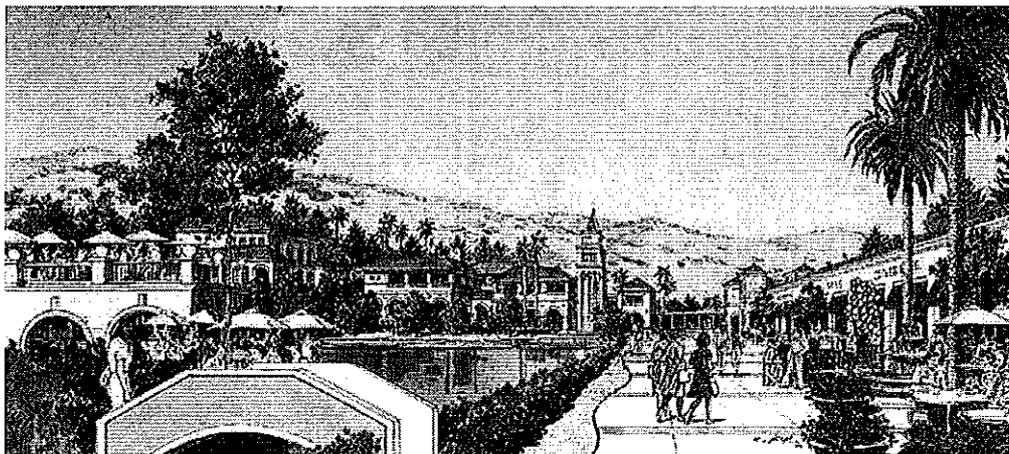
The new 115-room, 75,000-square foot hotel annex will offer a discreet enhancement of the original hotel site and the new 300-room, 200,000 square foot hotel will be developed to open the superlative Arrowhead Springs experience to larger groups of discriminating business visitors as well as the private traveler.



Arrowhead Springs Hotel, Annex, Conference Center, and Outdoor Theater.

Village Walk

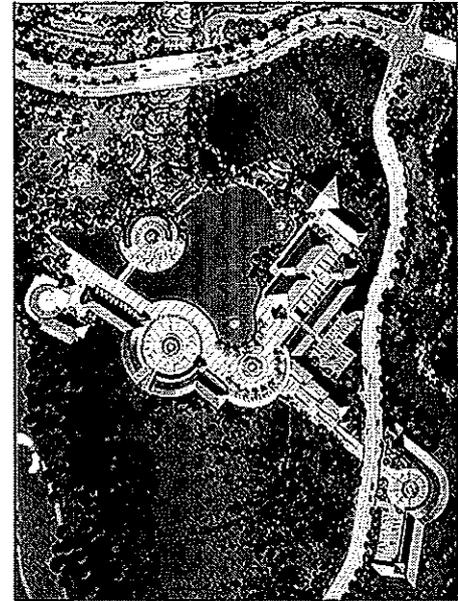
Lake Vonette will be enlarged and rimmed by a lush botanical garden and the new Village Walk, a unique dining and shopping experience that is directly accessible to the public from 40th Street. Diners can linger over fine fare at one of many bistros, or leisurely stroll with an ice cream cone along the shore of Lake Vonette. Whether for a token of treasured time under the benevolent Arrowhead, a gift for faraway friends, or an afternoon retreat into serenity, Village Walk will offer a myriad of serendipitous indulgences.



Village Walk promenade and Lake Vonette.

Planned for 200,000 square feet of commercial space, a small mixed use component including 34 residential units (built to condominium standards), and parking structures, Village Walk is envisioned as the focal point of the community and acts, in effect, as a “main street” in the time-honored tradition of the American small town.

Village Walk provides a rich mixture of entertainment, commercial, cultural, educational, and residential uses.



Rendering of Village Walk.

Village Walk is intended to be a unique, walkable downtown promenade. Buildings will be located so that views of the mountains, canyons, and lake are maximized. The sidewalks or ‘promenades’ will be filled with pedestrian amenities, such as benches, shaded or trellised areas, public art, and outdoor dining to create an exciting pedestrian experience. Building massing and heights will be varied with prominent architectural accent buildings. All of these efforts help to create a strong sense of identity and interest.

Residential Choices

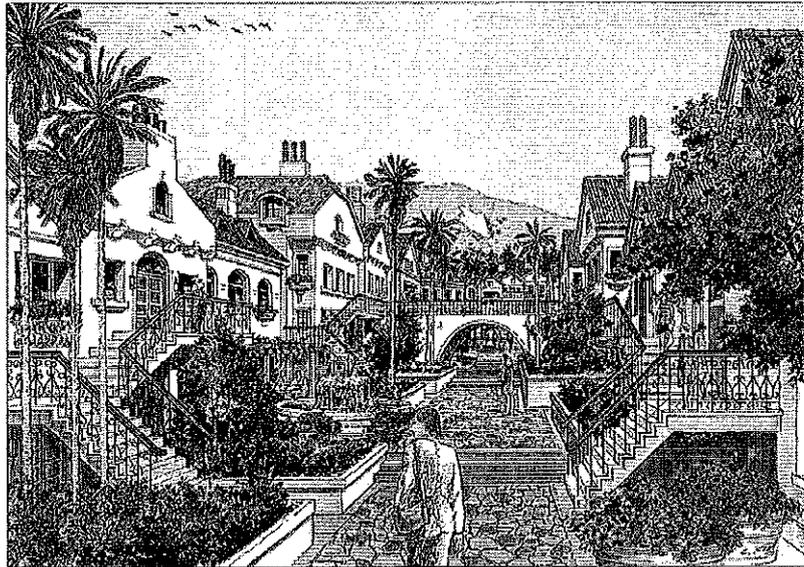
Arrowhead Springs offers a mix of residential selections ranging from golf course estates and condominiums, to the vibrant Hilltown residential area, to contemporary townhouses, to downtown flats, to orchard villas, to upscale retirement communities.

In all, 1,350 units are accommodated within the Plan. The range of housing types provides living opportunities to the entire spectrum of the housing market, diversifying the project, and ensuring the long-term stability of the project.

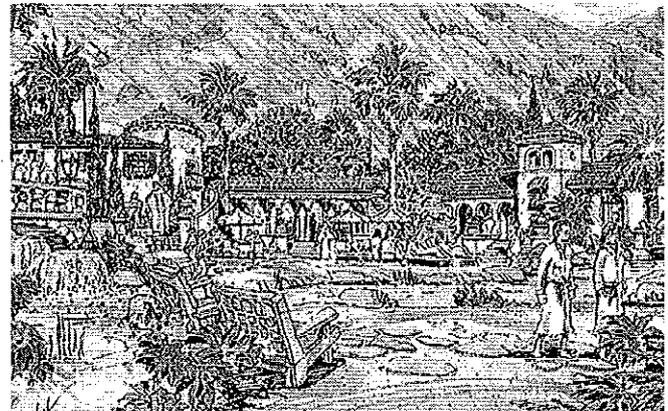
In addition, the range of housing types allows a person to live their entire lives within Arrowhead Springs: from first time buyers, to young executives and couples, to families, to empty-nesters, and seniors.

Arrowhead Springs Spa and Health Resort

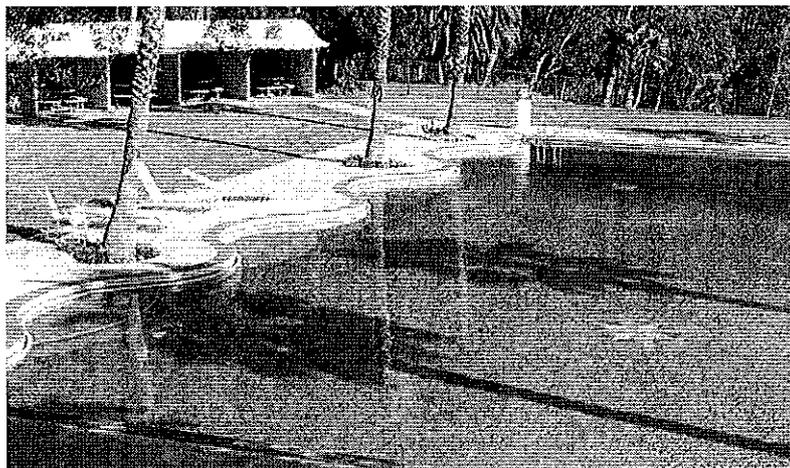
The historic origins of Arrowhead Springs as a natural healing retreat will be preserved in the world-class Arrowhead Resort and Spa. The magnificent, geothermally heated pool designed and used by the 'Million Dollar Mermaid,' Ester Williams, in many of her movies, tennis and volleyball courts, an executive 'rope course' and other existing facilities await the addition of hiking and horseback riding trails and 18-hole golf course.



Rendering of the residential Hilltown.



Rendering of the Spa and Health Resort.



The historic Ester Williams pool at Arrowhead Springs Spa and Resort.

Windy Point

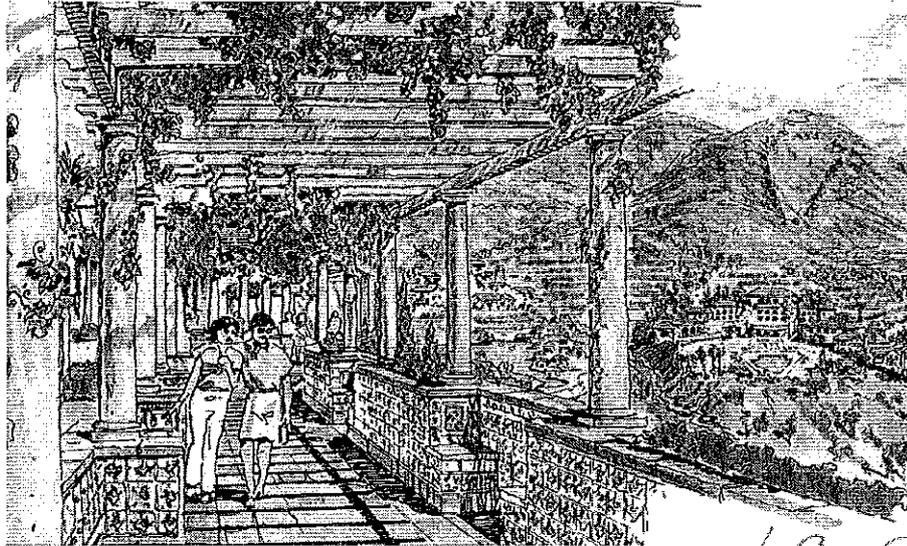
Just outside the main body of Arrowhead Springs is Windy Point. This 20,000 square foot restaurant will provide unsurpassed views of the San Bernardino Valley below.

Corporate Office Complex

Not many offices can match what Arrowhead Springs has to offer. Located on the hills above Lake Vonette, this 250,000 square foot office complex is strategically situated to offer access to conference and hotel facilities, Village Walk, and the golf course.

Botanical Gardens

One would least expect to discover a richly textured and colorful southwest garden integrated with parking structures. At Arrowhead Springs, you will find such a gem. Designed with great attention to species selection, flowering diversity, textures, color, and attraction of wildlife, the botanical gardens at Arrowhead Springs are truly unique.



Rendering of the Botanical Gardens.

Water

Throughout Arrowhead Springs, one will recognize the celebration of water everywhere. One of Arrowhead Springs most valuable resources are its natural springs and thermal springs, which provide approximately 3.6 million gallons of water per day. Water gardens that represent the natural watercourses on the site will appear in and around Lake Vonette, waterfalls in the Botanical Gardens, and cascading as water gardens in the residential areas and resorts.

Steam will rise from the geothermal springs that surface along streams or from the 'caves' where steam baths can soothe aching muscles.

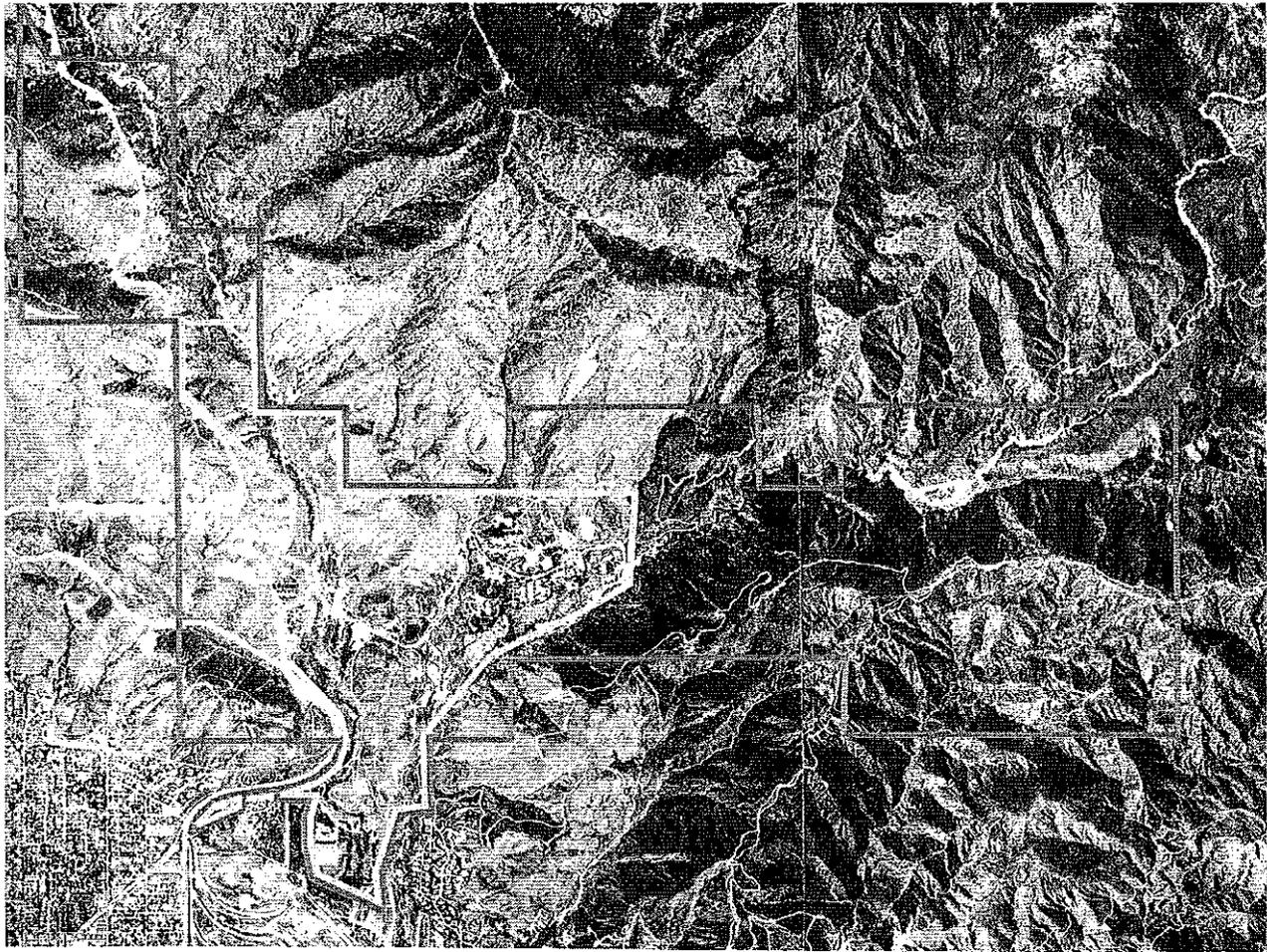
Golf Course

A 199-acre, 18-hole public golf course is planned through Waterman Canyon. Providing a valuable amenity, recreational resource, and buffer against flooding, this golf course will be lined with executive homes and condominiums, offices, and provide an anchor for Village Walk.

Mountain Setting

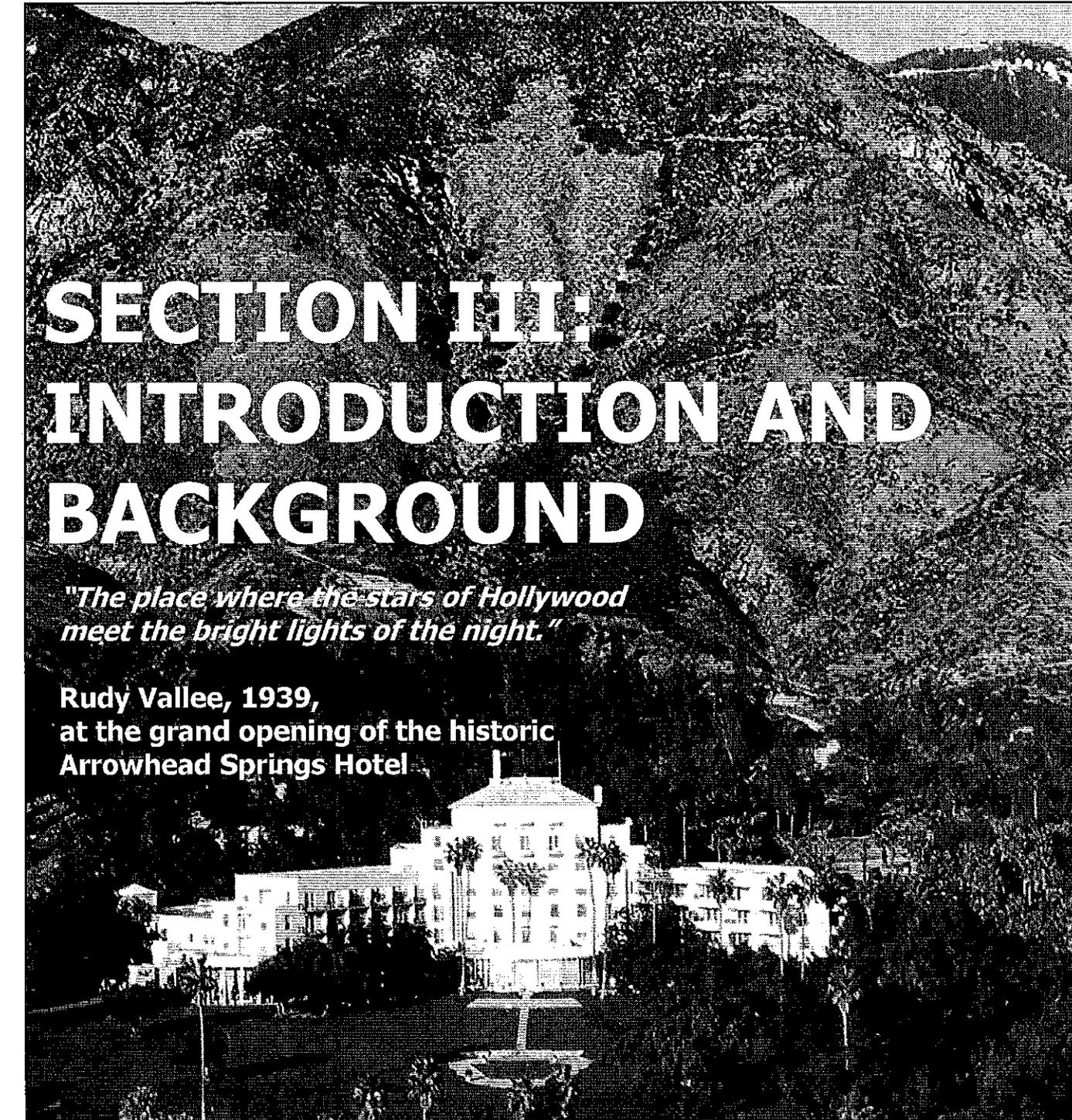
Arrowhead Springs is set on the side of the San Bernardino Mountains and can be seen from the entire valley. Every view from Arrowhead Springs is of the mountains or valley below. These mountains rise from an elevation of 2,000 feet to more than 5,000 feet above sea level.

Visitors seek these mountains for rest, recreation, and separation from everyday life in the city. Resorts at Lake Arrowhead and Big Bear at the top of the mountains attract summer and winter tourists alike. At Arrowhead Springs, the environment of the mountains is ever present. Indeed, roughly 73% (1,400 acres) of Arrowhead Springs is dedicated to some form of open space and the boundaries of the project are the San Bernardino National Forest. These mountain gardens are here to stay.



An aerial photograph of Arrowhead Springs. The red line indicates the property boundaries and the yellow line indicates the area of existing development and where the bulk of the proposed development will occur.

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SECTION III: INTRODUCTION AND BACKGROUND

*"The place where the stars of Hollywood
meet the bright lights of the night."*

Rudy Vallee, 1939,
at the grand opening of the historic
Arrowhead Springs Hotel

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION III. INTRODUCTION AND BACKGROUND

Reader's Guide to this Document

This section is intended to help the reader understand and navigate through this document. The Arrowhead Springs Specific Plan is divided into the following main sections:

- **Vision:** this section provides a summary of the future vision of Arrowhead Springs.
- **Executive Summary:** this section provides a brief summary of the Arrowhead Springs Specific Plan.
- **Introduction and Background:** this section provides a description of what a specific plan is, regulatory authority, the format of the specific plan, and a description of the location of Arrowhead Springs.
- **Development Concept:** this section provides a description of the direction and intent of the land use plan. It is, in essence, the story of what Arrowhead Springs is now and what it will be in the future.
- **Development Standards:** this section provides the detailed descriptions of the land use designations, development guidelines, mobility plan, park plan, and infrastructure plans.
- **Design Guidelines:** this section provides the guidelines directing the type, style, and design of development within Arrowhead Springs.
- **Phasing and Implementation:** this section outlines the various stages of development, including circulation and infrastructure improvements. Maintenance responsibilities, conditions of future entitlements, preservation of habitat and open space easements are also covered in this section.
- **Administration:** this section contains the provisions for development processing, the development administration system, and

implementation of the Arrowhead Springs Specific Plan.

- **Appendices:** this section contains additional supporting information regarding the Arrowhead Springs project and the Specific Plan contents.

Specific Plan Authority

The Arrowhead Springs Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution, as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Chapter 19.64: Specific Plans, of the City of San Bernardino City Development Code, Title 19, identifies the procedures for the processing of Specific Plans in the City.

Regulatory Authority

The State of California requires that all cities and counties adopt a comprehensive general plan for the physical development of their area of jurisdiction. Following adoption of the general plan, a jurisdiction is required to adopt regulatory programs (zoning) that will implement the policies of the general plan. The City of San Bernardino has performed these two steps for the entire City.

Prior to annexing Arrowhead Springs, the City and property owner agreed that more detailed and customized standards and guidelines than the City's existing general plan and zoning provisions alone could provide was appropriate for the unique resources at Arrowhead Springs. The purpose of the Arrowhead Springs Specific Plan is to clearly describe the nature of the place and establish the guidelines that allow the intended character to be achieved.

Purpose and Intent

The Arrowhead Springs Specific Plan establishes the planning concept, design and development guidelines, as well as administrative procedures necessary to achieve an orderly and compatible development of the project area. It is also intended to be consistent with and carry out the goals, objectives, and policies of the City of San Bernardino General Plan.

The basic intent of the Arrowhead Springs Specific Plan is to establish a high-quality, dynamic, and integrated community with a range of residential, commercial, and multi-purpose open space uses at a variety of intensities and densities.

Relationship to General Plan

The Arrowhead Springs Specific Plan implements the goals and policies of the City of San Bernardino General Plan within the Specific Plan Area. Appendix 1, General Plan Consistency, demonstrates how Arrowhead Springs implements the goals and objectives of the City of San Bernardino General Plan. Because any adopted Specific Plan must be consistent with the City General Plan, all projects that are found to be consistent with this Specific Plan will be deemed consistent with the General Plan.

Relationship to Development Code

The Arrowhead Springs Specific Plan provides customized development standards for Arrowhead Springs. The Arrowhead Springs Specific Plan works in concert with the City of San Bernardino Development Code and provides detailed standards and guidelines for future development of the project area.

The standards and guidelines contained in this document are intended to provide detailed direction for developers, decision-makers, and City Staff. While the entire specific plan is adopted by resolution to establish clear policy direction, Section IV, Development Concept, Section V, Development Standards, and Section VIII, Administration, are adopted by ordinance to provide the zoning level land use regulation.

The City's zoning standards are utilized for certain aspects, such as parking, while some standards have

been uniquely tailored to the intent and character of Arrowhead Springs.

Unless expressly stated, the Arrowhead Springs Specific Plan development regulations and standards shall supersede the relevant provisions of the City's Development Code until the sunset of the Development Agreement (20 years from date of adoption of this Specific Plan). Any development regulation and guideline not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual request.

Environmental Review

Adoption or amendment of a specific plan constitutes a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) has been prepared in accordance with CEQA (Section 15168) to analyze the environmental impacts of the Arrowhead Springs Specific Plan (See Appendix 6). The EIR was prepared in conjunction with the development of the Specific Plan, establishing the existing, on-site environmental conditions and evaluating the potential impacts posed by this Specific Plan. The EIR contains a series of mitigation measures that are either 1) design features of the Specific Plan or 2) will be imposed on the Specific Plan through the Mitigation Monitoring Plan or Conditions of Approval of subsequent projects.

Location

Location

Consisting of approximately 1,916 acres, Arrowhead Springs is located at the base of the San Bernardino Mountains along State Route (SR) 18 at the northeast end of the City of San Bernardino, see *Figure 3.1, Regional Location*. It is approximately 1.5 hours from both Los Angeles and San Diego, 45 minutes from Palm Springs, and 30 minutes from Ontario International Airport. The site is also located within 30-45 minutes from the mountain resorts of Crestline, Lake Arrowhead, and Big Bear. It is situated in the Inland Empire, one of most rapidly growing areas of the State.

Access

Arrowhead Springs is currently accessed directly by SR-18 and Waterman Avenue, see *Figure 3.2, Local Vicinity*. Waterman Avenue can be accessed from downtown San Bernardino or by SR-30, which connects to I-215 and I-10 to the south, east and west.

A future secondary access, called Village Parkway, is proposed to connect Arrowhead Springs to 40th Street to the south. Village Parkway will be improved as a Secondary Arterial. Harrison Parkway, currently known as Harrison Street, is also proposed to be improved as a Secondary Arterial between 40th Street and 30th Street as described in the Mobility Plan section of this Specific Plan.

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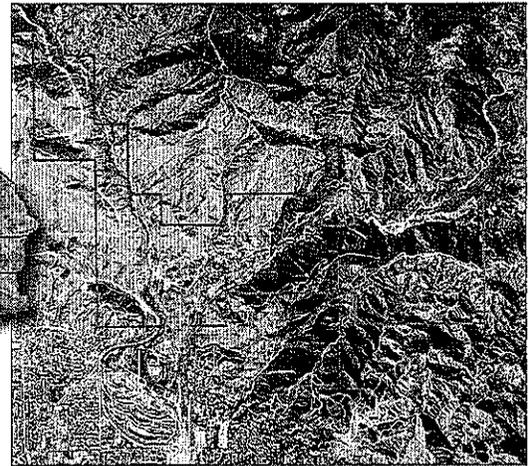
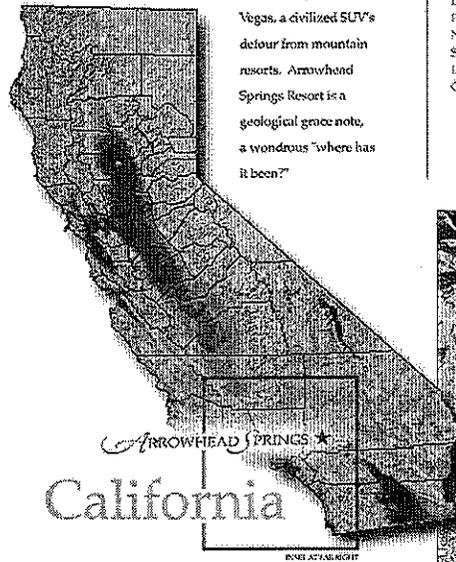
Mapping the Vision

The oasis has never been more accessible. Sixty minutes from Los Angeles, ninety minutes from San Diego. A mere limo drive from Beverly Hills, a Ferrari's hop from Las Vegas, a civilized SUV's detour from mountain resorts. Arrowhead Springs Resort is a geological grace note, a wondrous "where has it been?"

Arrowhead Springs is located in the heart of Southern California known as the "Inland Empire," within a two-hour drive of over 20 million residents. Situated on 2,000 acres at a temperate elevation of 2,000 feet and surrounded on three sides by the San Bernardino National Forest, the site is on a major access route to the popular mountain resorts of Lake Arrowhead, Big Bear and Castlino. A spectacular valley view to the south across the Inland Empire enhances the awareness of Arrowhead Springs' civilized retreat.

DISTANCES FROM ARROWHEAD SPRINGS:

Los Angeles	60 miles	1 hour
Los Angeles International Airport (LAX)	75 miles	90 minutes
Lake Arrowhead	18 miles	30 minutes
Palm Springs	50 miles	1 hour
Newport Beach	57 miles	1 hour
San Diego	107 miles	90 minutes
Las Vegas	223 miles	3 hours, 30 minutes
Ontario Airport	24 miles	30 minutes



ARROWHEAD SPRINGS



SCALE: 1/4" = 100 MILES. SOURCE: U.S. GEOLOGICAL SURVEY, 1988.

Figure 3.1

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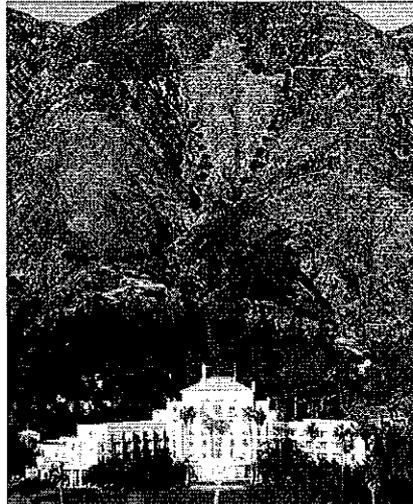
History

Arrowhead Springs has a rich history, the most famous of which is its association with the natural geologic formation of an “arrowhead” situated on the mountainside. The “arrowhead” shape measures approximately 1,375 feet in length and 449 feet in width, covering 7.5 acres. It is visible from as far away as 30 miles. Scientists cannot agree or conclude what the exact origins are of this phenomenon. Among numerous legends, one told by the Cahuilla Indians is recorded:

“Ages ago the Great Father, displeased with the arrogance of his children, sent a hot, fierce spirit named Isel from the Sun-land to blight their vegetation and drink their streams dry. They strove to appease the wrath of the Great Father by offerings, but the scorching breath of Isel continued. Finally came a voice demanding He-sah-na (Maiden of the New Moon), daughter of the chief of the tribe, as a sacrifice. The chief led her forth, and when the rite was completed the heavens opened and a white arrow of light came and struck down Isel. Another hit the mountainside and left its mark there as it is seen today, a symbol of sacrifice.”

Early Native American tribes, particularly the Serrano and Cahuilla (kaweia) bands, considered the region in which the Arrowhead springs are situated as sacred; and, though hostile to each other, they brought their sick to the waters for healing without fear of enemies. The following springs are both the coolest and hottest of mountain water springs on the property:

- Pen-Yugal Spring = 202 degrees F.
- Granite Hot Springs = 178 degrees F.
- Palm Hot Springs = 180 degrees F.
- Indian Spring is the source of cool, pure table water.



The arrowhead, a natural phenomenon.

A fifty-year study shows the waters to be of primitive origin, rising to the surface for the first time, since neither season nor flood affects the temperature or mineral content; the waters carry neither surface impurities nor carbon dioxide.¹

In the mid-1800s, 500 Mormon settlers in 150 wagons arrived at the foot of the “arrow-marked mountain” seen in a vision of Brigham Young, and established the city of San Bernardino before continuing west to the Pacific. Some years later, David Noble Smith, a young pioneer in search of the perfect therapeutic waters around which to create his dream of a “hot springs infirmary”, built the first known structures on the site and opened them to the public. Through

the years, several hotels and sanitariums were constructed on the property to take advantage of the beauty of the setting and the mineral springs, See Figures 3.3 and 3.4, *Historic Photos*.

The most recent hotel, still standing today, was constructed of concrete in 1939. During the Hollywood Golden Age of the 40s and 50s, Arrowhead Springs celebrated many years of renown, hosting celebrities such as Elizabeth Taylor, Ester Williams, Al Jolson, Jimmy Durante, Susan Hayward, and Humphrey Bogart, to mention a few. During and following WWII, the hotel and grounds were converted by the Navy to serve as a hospital.

In 1962, the property was purchased by Dr. Bill Bright, founder of Campus Crusade for Christ (CCC). For the next three decades, the property served as the world headquarters for CCC. In 1991, CCC moved its headquarters to Orlando, Florida. They retained the services of American Development Group (ADG) in 1996 to prepare the entitlements of the property and secure a buyer for the site.

¹ San Bernardino County Guide—Tour 2: Arrowhead, Green Valley Lake, Holcomb Valley

Existing Land Use

The majority of the Arrowhead Springs property is currently undeveloped and has a seamless flow with the surrounding San Bernardino National Forest. The property is crisscrossed on its western side by both SR-18 and Waterman Canyon Road. As of 2002, the developed portions of the property consisted of less than 200 acres and approximately 300,000 square feet of buildings including the historic 1939 hotel/spa resort, which consists of approximately 135 rooms, steam caves, ten residential-styled bungalows, an historic swimming pool, tennis courts, outdoor theater, meeting halls, and maintenance buildings, See *Figure 3.5, Aerial Photograph*. In one section of the developed area is the 'Village', a group of five buildings totaling 60,000 square feet were constructed by CCC as dormitories, dining hall, and meeting rooms.

The gravesite of its earliest pioneer settler, David "Noble" Smith and his wife, consists of a tall obelisk monument, and is located below the "arrowhead" imprint.

Arrowhead and Puritas Water, Inc., a subsidiary of Nestles, occupies a portion of the southwestern edge of the property where it maintains a pumping station for the transfer of spring water to its trucks. The spring water is sourced from a site located outside of the boundary of Arrowhead Springs.

Metropolitan Water District (MWD) owns a 10-acre parcel adjacent to the front entry on Old Waterman Canyon Road, which is the site of their tunnel portal for the Inland Feeder Project.

Two blue-line streams run through the property on an annual basis: West Twin Creek and East Twin Creek and its tributaries.

There are several locations where hot thermal springs spill out onto the ground. These are named Granite Springs, Penyugal Springs, the Steam Caves, and another abandoned hot springs near West Twin Creek. Several thermal wells also exist on the property, which service the existing hotel, residences, and swimming pool.

Since CCC has relocated its headquarters to Florida, the property has been used sparingly by ADG personnel and for special events. However, the

buildings and grounds are preserved and maintained with exceptional care and diligence.

The vegetation throughout the majority of the 1,916 acres consists primarily of native species, including mountain laurel, cactus, and wild brush. Throughout the developed portion, mature evergreen trees, oak, eucalyptus, five species of palms, lemon, orange, apple, peach, grapefruit, apricot, and olive trees dominate the landscape, as well as lush lawns and flowering plants.

Wildlife include rabbits, skunk, bobcat, deer, mountain lion, bear, coyote, snakes, raptors, morning doves, crows, heron, ducks, kingfisher, woodpecker, owl, and squirrels.

The majority of the existing buildings and resort grounds lie at approximately 2,000 feet elevation.

As shown on *Figure 3.6, Existing Parcel Information*, Arrowhead Springs is divided into 33 parcels.

Adjacent Land Use

As of the adoption of the Specific Plan, the uses surrounding Arrowhead Springs consist of residential to the south, with pockets of residential up through Waterman Canyon. To the north, east, and west of the property, is the San Bernardino National Forest, see *Figure 3.7, Adjacent Land Use*.

West Twin Creek and East Twin Creek converge into a manmade flood control basin, known as the Waterman Canyon Channel, designed by the Army Corps of Engineers. It consists of several percolation and retention basins, which lie adjacent to or near the south property line. The flood basin is designated as the San Bernardino Flood Control District.

The long-term land use plans for the surrounding areas within the jurisdiction of the City of San Bernardino are established in the General Plan.

Easements

Figures 3.8, MWD Easements, and 3.9, Property Easements, depict easements that exist in Arrowhead Springs and should be accounted for in future plans.

HISTORIC PHOTOS

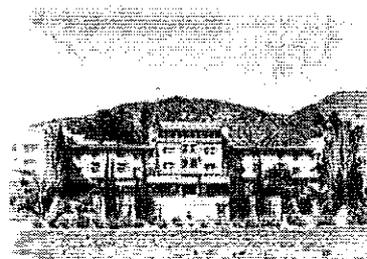
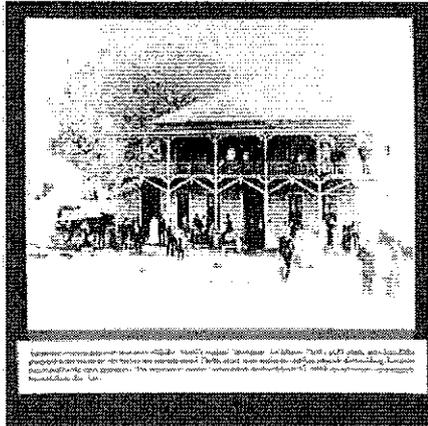
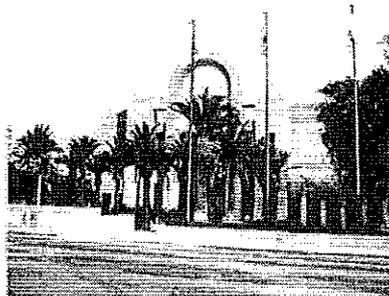
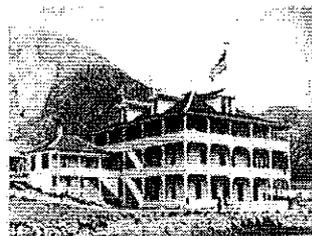
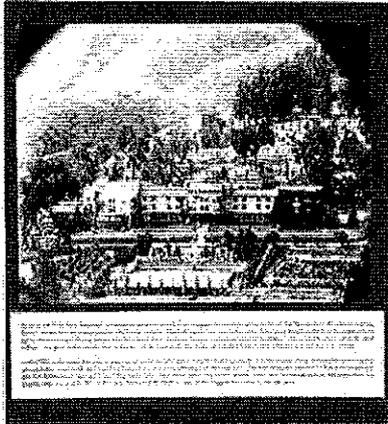
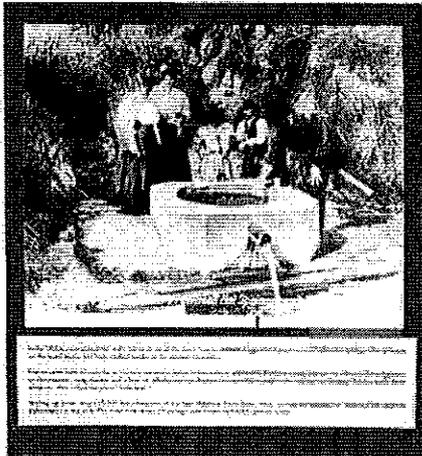
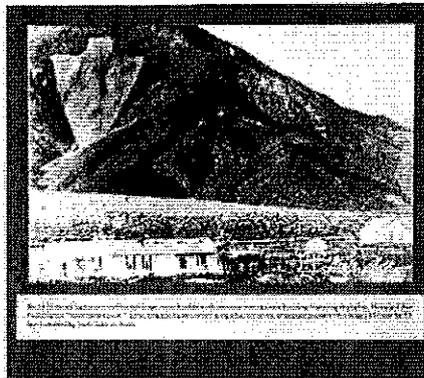
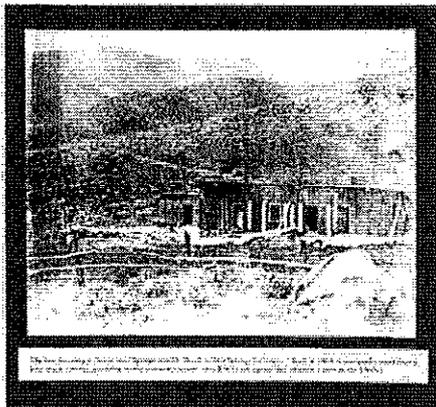
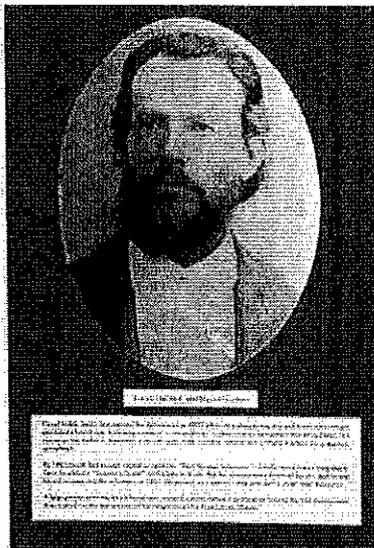


Figure 3.3

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HISTORIC PHOTOS

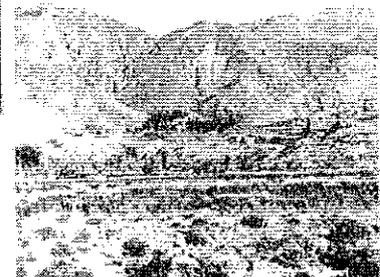
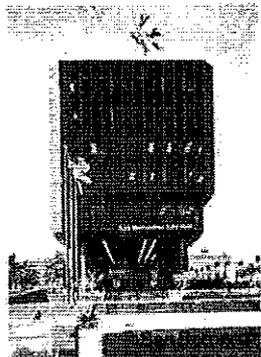
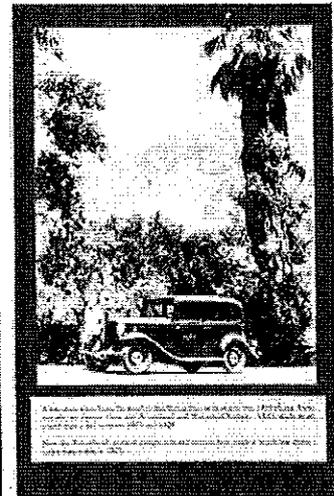
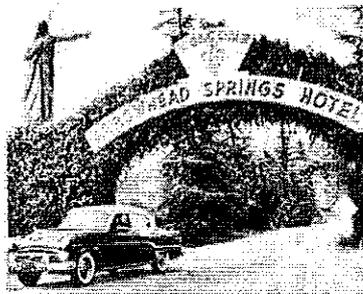
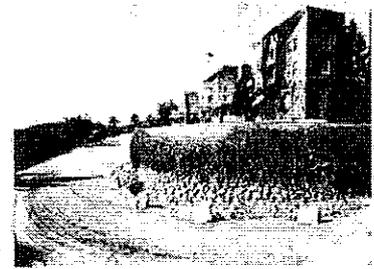
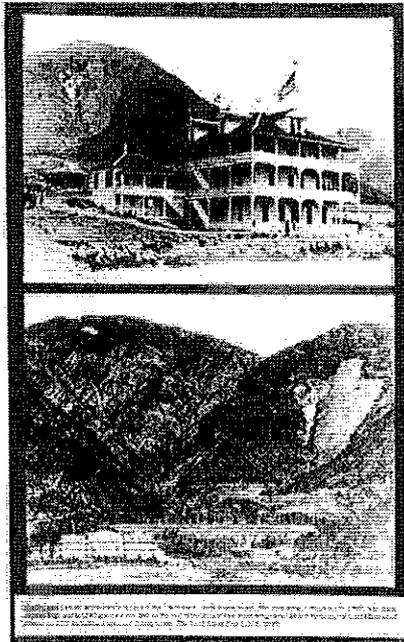


Figure 3.4

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AERIAL PHOTOGRAPH



Figure 3.5

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EXISTING PARCEL INFORMATION

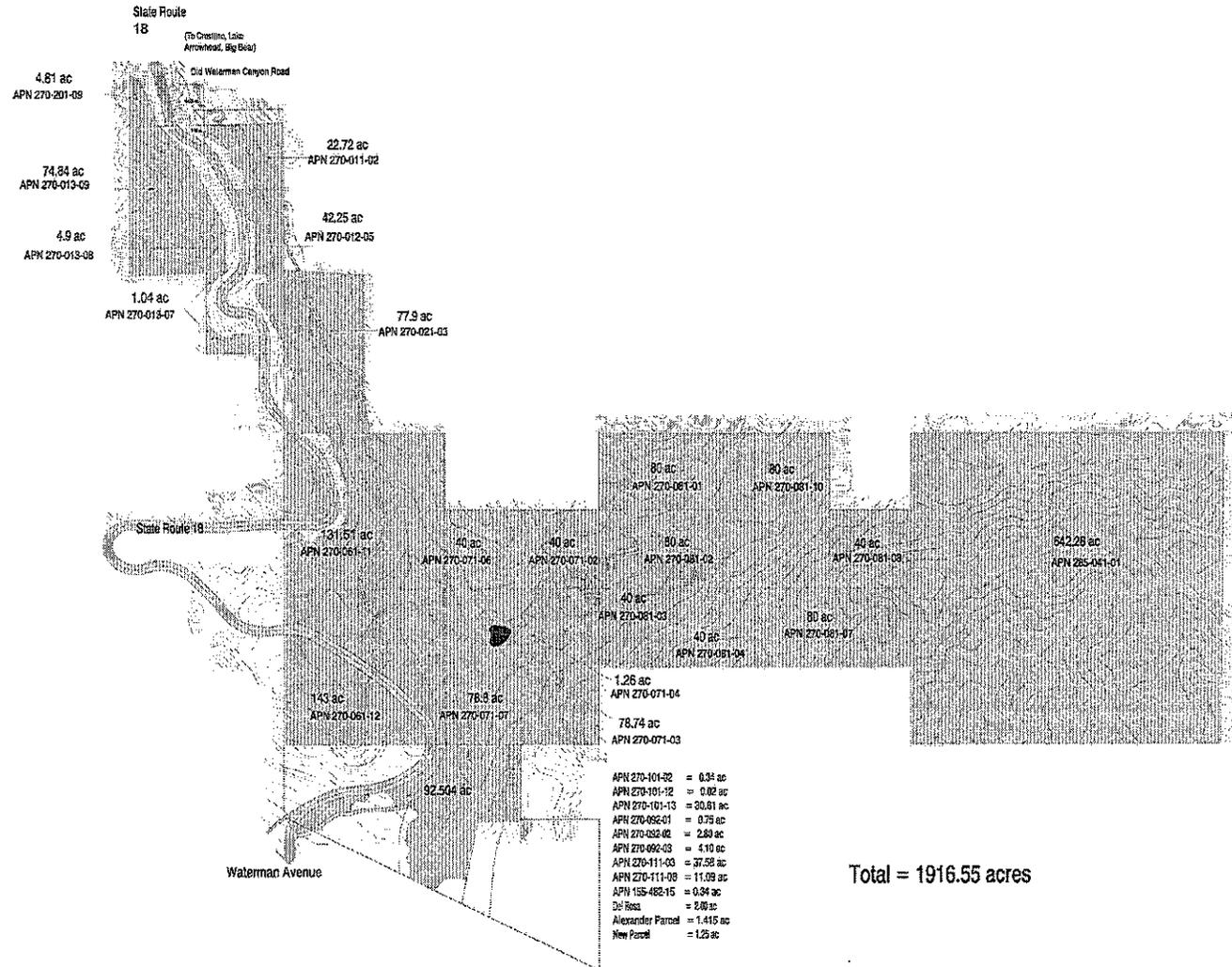
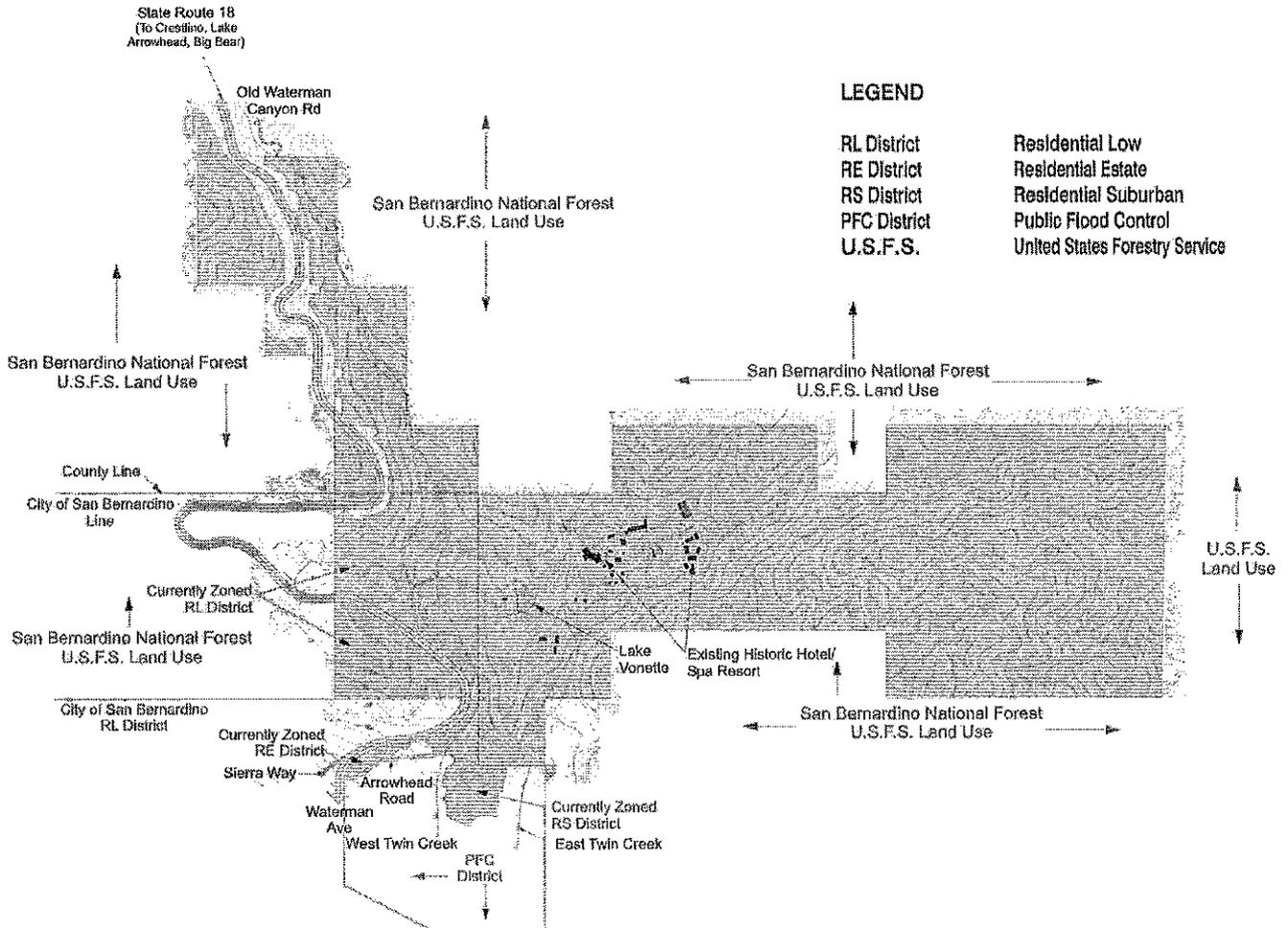


Figure 3.6

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ADJACENT LAND USE



LEGEND

- RL District Residential Low
- RE District Residential Estate
- RS District Residential Suburban
- PFC District Public Flood Control
- U.S.F.S. United States Forestry Service

Not to Scale

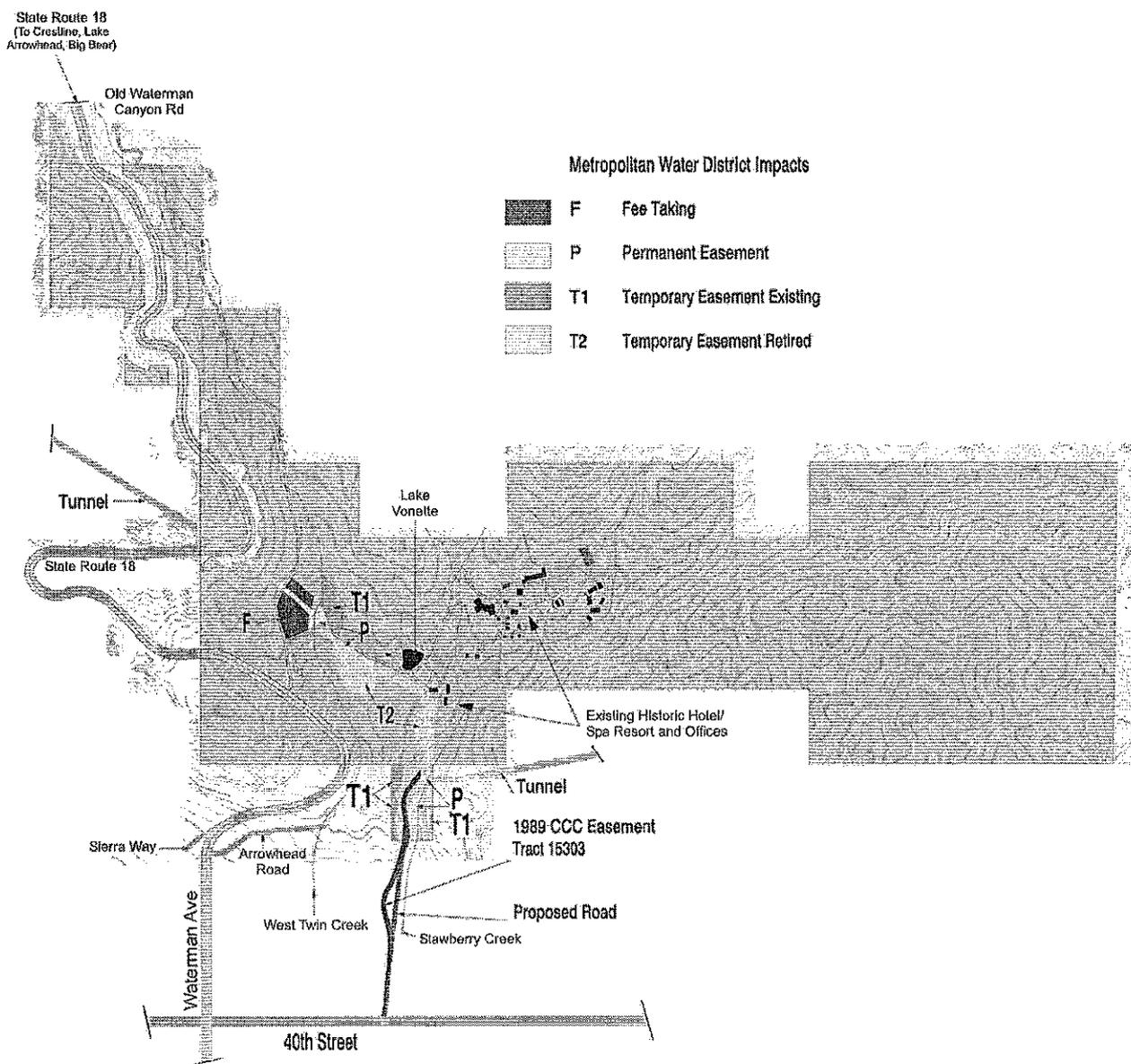


Source: American Development Group

Figure 3.7

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MWD EASEMENTS



Not to Scale

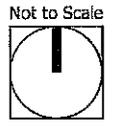
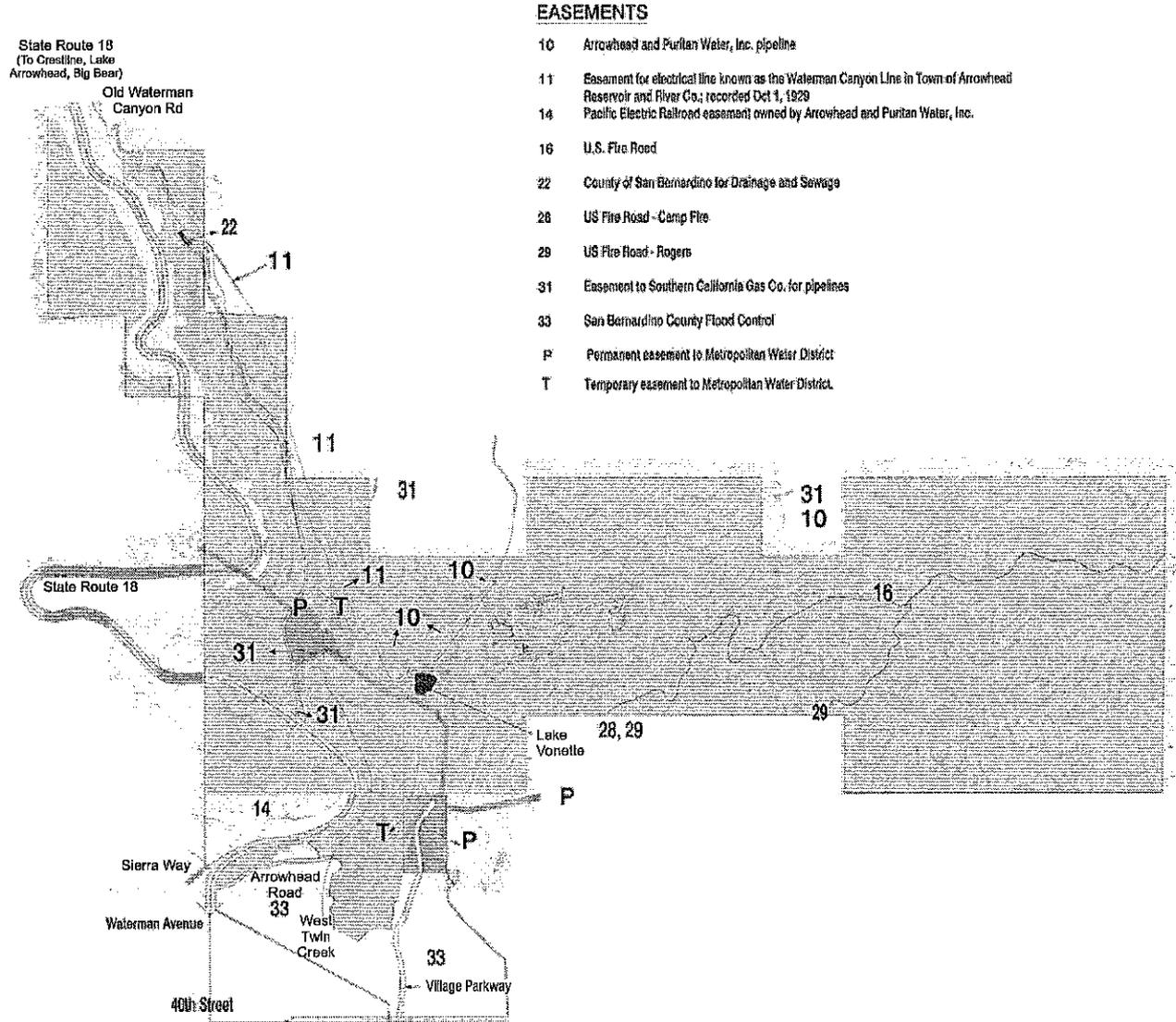


Source: American Development Group

Figure 3.8

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PROPERTY EASEMENTS



Source: American Development Group

Figure 3.9

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SECTION IV: DEVELOPMENT CONCEPT

*"The future belongs to those that give
the next generation reason to hope."*

Teilhard de Chardin

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION IV.

DEVELOPMENT CONCEPT

The following is a general description of the concept for the development of the Arrowhead Springs Specific Plan. The Land Use Plan illustrating this concept is shown in *Figure 4.1*. The buildout statistics of the Plan are shown on *Table 4.1, Vital Statistics*, and *Table 4.2, Existing and New Uses*.

General Development Concept

Arrowhead Springs is composed of the following main features interwoven into a single dynamic and unique community:

- Multi-purpose open space;
- 18-hole public golf course;
- A community of distinctive residential neighborhoods;
- A 'village' commercial center;
- A vacation and business resort, holistic spa retreat, and recreational destination; and
- Office location setting for corporate headquarters.

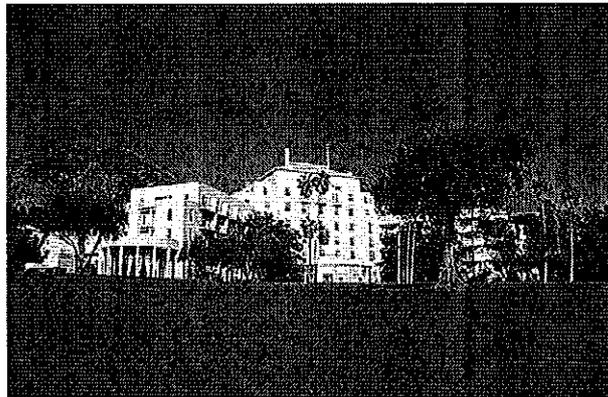
Multi-Use Open Space

Arrowhead Springs offers one of the most significant and unique open space opportunities in the region. The land use concept builds upon this opportunity and provides a natural oasis for active and passive recreational opportunities. These consist of the following two areas:

1. Open Space in Developed Areas. The active recreational portion accommodates lighted tennis courts, Olympic-size swimming, lawn bowling or bocci, golf and equestrian facilities, hiking, mountain biking, and overnight backpacking trails. Passive recreational areas provides for natural wildlife habitat, bird-watching, public botanical gardens, ornamental parks, thermal pools, natural waterfalls, steam caves, traditional 'taking of the waters', mud-baths, outdoor

concerts and entertainment, and agricultural vineyards, olive and fruit orchards.

2. Open Space in Surrounding San Bernardino National Forest. Active recreational amenities include hiking, backpacking, and equestrian trails.



Historic Arrowhead Springs Hotel.

Residential Neighborhoods

A broad range of housing types, each with a unique sense of place and identity, are strategically located within Arrowhead Springs.

A diversity of residential neighborhoods, each

offering a variety of densities, housing types, and price ranges, is accommodated. The rich mixture of housing designations provides the opportunity for a "fine grain" blend of choices to appeal to many market and economic segments.

Upscale single-family detached homes, condominium structures, townhomes, and senior units are located throughout the property. This provides the opportunity for access to employment and service uses at Village Walk, the hotels, and resort areas as well as convenient live-work opportunities. Low-density residential uses are mainly located along the 18-hole golf course. Estate residential uses are located further into the canyons where larger acreage and equestrian facilities are available, as well as enhanced privacy and security. Higher density residential uses are located near Village Walk.

'Village Walk' Commercial Center

'Village Walk' is the "downtown" of Arrowhead Springs interweaving the various features of the plan and connecting the entire community with its lake and lush botanical gardens. Village Walk is designed as a 'mountain village' with 200,000 square feet of quaint shops, restaurants, cafes, and pedestrian promenades adjacent to Lake Vonette. Village Walk accommodates a rich mixture of entertainment, retail, cultural, educational, and recreational uses. Its promenade is envisioned as an

idyllic “main street” with a mix of uses, themed landscaping, street furniture, textured paving and tasteful signage. To stimulate pedestrian use, the promenade is envisioned as a unique street scene with vibrant uses that invite exploration and relaxation, such as street vendors, art galleries, chess playing, and outdoor cafes.

Uses permitted in Village Walk include a mixture of commercial, retail, office, entertainment, recreation, and 34 residential dwellings (built to condominium standards) above commercial uses. It may also accommodate neighborhood and community commercial uses, including a “country” grocery store, bookstore, post office, bank, Kinko-like copy center, dry cleaning, hairdresser, pharmacy, along with restaurants and cafes. Entertainment uses might include dinner theater, video arcade, comedy club, and outdoor theater for cinema, music, and drama. Cultural uses might include a regional Native American museum, San Bernardino National Forest exhibit, art and sculpture gallery, resource library, and e-mail station. Village Walk will have its own “town square” or “piazza” with bell /clock tower.

Offices are allowed and would ideally be located on the second floor above the commercial uses. The 34-residential dwellings could also be provided on second and third stories. The mixture of building heights between one, two, and three stories will add to the village-like ambience and create a varied and attractive skyline.

Historic Hotel and Spa Resort

The existing 1939 hotel and spa are prominently located on the property and, due to its seven floors, can be seen from a great distance. The heritage of the hotel dates back to the first pioneer settlers and culminates with the Hollywood Golden Age. Visiting celebrities included Elizabeth Taylor, Al Jolson, Ester Williams, Jimmy Durante, Lucille Ball, Susan Hayward, and Humphrey Bogart, to name a few. Fortunately, the original design and interior décor and furnishings are mostly well preserved and intact.

It is envisioned that the hotel will be renovated to its original splendor in keeping with its 1940-50s Art

Deco/Dorothy Draper style. In addition to its magnificent ballroom, card room, cinema, and spa areas, the hotel accommodates 135 rooms plus 10 celebrity bungalows, or executive suites. A new 115-room Annex will be constructed nearby with up-to-date wireless technologies for the discerning business guests.

In addition to the existing 10,000 square foot conference facility inside the existing hotel, a new state-of-the-art 25,000 square foot Conference Center and associated meeting facilities will be constructed. The grounds surrounding the hotel are richly landscaped with thermal reflecting pools, steam caves, and swimming pool.

The proposed spa/wellness resort is located nearby in an area of existing facilities totaling approximately 60,000 square feet. The renovation is envisioned to add 8,600 square feet and become a world-class spa and health resort with a traditional village architectural experience. The spa will incorporate the natural spring waters and geothermal waters located on the property, which will serve to set this resort apart. It contains an executive rope course, tennis courts, beach volleyball courts, and geothermal heated pool. The plans also include utilizing existing trails/fire roads into the surrounding wilderness area and the San Bernardino Mountains for both hiking and horseback riding.

Corporate Office Complex

Arrowhead Springs offers a setting ideal for a corporate office headquarters. Arrowhead Springs accommodates 250,000 square feet of office uses on approximately 14 acres. Nearby amenities include Village Walk, the public 18-hole golf course and clubhouse, botanical gardens, residential communities, and the hotel/spa resort and conference center. Views of the canyons, mountains, golf course, West Twin Creek, lakes and ponds, and the Inland Empire in the distance make this site equal to none.

**Table 4.1
Vital Statistics**

Designation	Subarea ¹	Acres	Max. Units	Max. Non-Residential Square Feet	Estimated Population ^{2 & 3}
Residential Areas					
Residential Low (RL)	Golf Course Residential North	25	24		80
	Golf Course Residential South	8.8	12		40
Residential Medium-Detached Village (RM-DV)	Golf Course Residential North	54	429		1,433
Residential Medium-Attached Village (RM-AV)	Hilltown Residential	46.3	285		952
	Hilltown Chapel (Existing)	Part of 46.3		1,500	
Residential Medium-Attached Village (RM-AV)	Village Walk Residential	21	266		888
Residential Medium-Senior Village (RM-SV) ³	Golf Course Residential South	22	300		726
<i>Subtotal</i>		<i>177.1</i>	<i>1,316</i>	<i>1,500</i>	<i>4,119</i>
Commercial/Office Areas					
Commercial Regional (CR-2)	Village Walk Commercial	46	34	200,000	114
	300 Room Hotel	17		200,000	
	Corporate Office	14		250,000	
Commercial General-Windy Point (CG-1-WP)	Windy Point	5		20,000	
Commercial General-Hotel/Spa Resorts (CG-1-H/S)	Historic Hotel (Existing)	25		153,938	
	Hotel Annex	Part of 25		75,000	
	Conference Center	Part of 25		25,000	
	Bungalows (8 Existing)	Part of 25		15,955	
	Spa Resort (Existing)	22		61,936	
Commercial General-1 (CG-1)	Spa/Resort	Part of 22		8,600	
	Hilltown Shops	.7		8,000	
	Hilltown Spring Home (Existing Meeting Center)	Part of .7		2,667	
<i>Subtotal</i>		<i>129.7</i>	<i>34</i>	<i>1,021,096</i>	<i>114</i>
Golf Course					
Public/Commercial Recreation (PCR)	18-hole Public Golf Course	199		22,050	
<i>Subtotal</i>		<i>199</i>		<i>22,050</i>	
Other					
Public Facility (PF)	Metropolitan Water District	10.2			
Open Space-Watershed (OS-W)		1,400			
<i>Subtotal</i>		<i>1,410.2</i>			
Totals					
Grand Total		1,916	1,350	1,044,646	4,233
Total Existing Building Area				235,996	
Total New Building Area				808,650	

¹ See Development Plan, Section V, for detailed descriptions of intent and standards.

² Population derived from the Department of Finance (1/1/04), which utilized 3.340 persons per unit.

³ In the Senior Village (RM-SV), it is assumed that 150 units will be restricted to seniors (1.5 persons per unit) and 150 units will not be age restricted (3.340 persons per unit).

Source: American Development Group

**Table 4.2
Existing and New Uses**

Land Use Category	Description	Parcel ID	Existing GSF		Existing	Proposed	Acres
			Demolish	Keep	Rooms/ Dwelling	GSF, Dwellings, Rooms	
RL	Residential Low: North	5	0	0	0	24 dwelling	25
RL	Residential Low: South	6	1,000	0	1 dwelling	12 dwelling	8.8
RM-DV	Residential Medium-Detached Village	5	0	0	0	429 dwelling	54
RM-AV (Hilltown)	Residential Medium-Attached Village	3	30,530	1,500	0	285 dwelling, 1,500 GSF commercial	46.3
RM-AV (Village Walk)	Residential Medium-Attached Village	9-B	0	0	0	266 dwelling	21
RM-SV	Residential Medium: Senior	6	0	0	0	300 dwelling	22
CR-2	Commercial Regional-Village Walk	9-A	23,200	0	0	200,000 GSF	46
CR-2	Commercial Regional-Village Walk Residential	9-A	0	0	0	34 dwelling	Part of 46
CG-1-H/S	Commercial General-Hotel/Spa	1	11,000	169,893	170 Rooms + 10 dwelling	250 Rooms, 8 dwelling, 269,893 GSF	25
CG-1-H/S	Commercial General-Hotel/Spa	2	0	61,936	80 Rooms	50 Rooms, 70,536 GSF	22
CR-2	Commercial Regional-Hotel	7	0	0	0	300 Rooms, 200,000 GSF	17
CG-1-WP	Commercial General-Windy Point	10	0	0	0	20,000 GSF	5
CG-1	Commercial General-1	3	18,830	2,667	0	10,667 GSF	.7
CR-2	Commercial Office	8	0	0	0	250,000 GSF	14
PCR	Public Commercial Recreation: Golf Course	4	50	0	0	22,050 GSF	199
OS/W	Open Space/ Watershed					Not applicable	1400
MWD	Metropolitan Water District					Not applicable	10.2
TOTALS			84,610	235,996	11 dwelling + 250 rooms	1,350 residential dwelling; 600 rooms/hotels/spa; 1,044,646 GSF commercial	1,916

Source: American Development Group

ARROWHEAD SPRINGS LAND USE PLAN

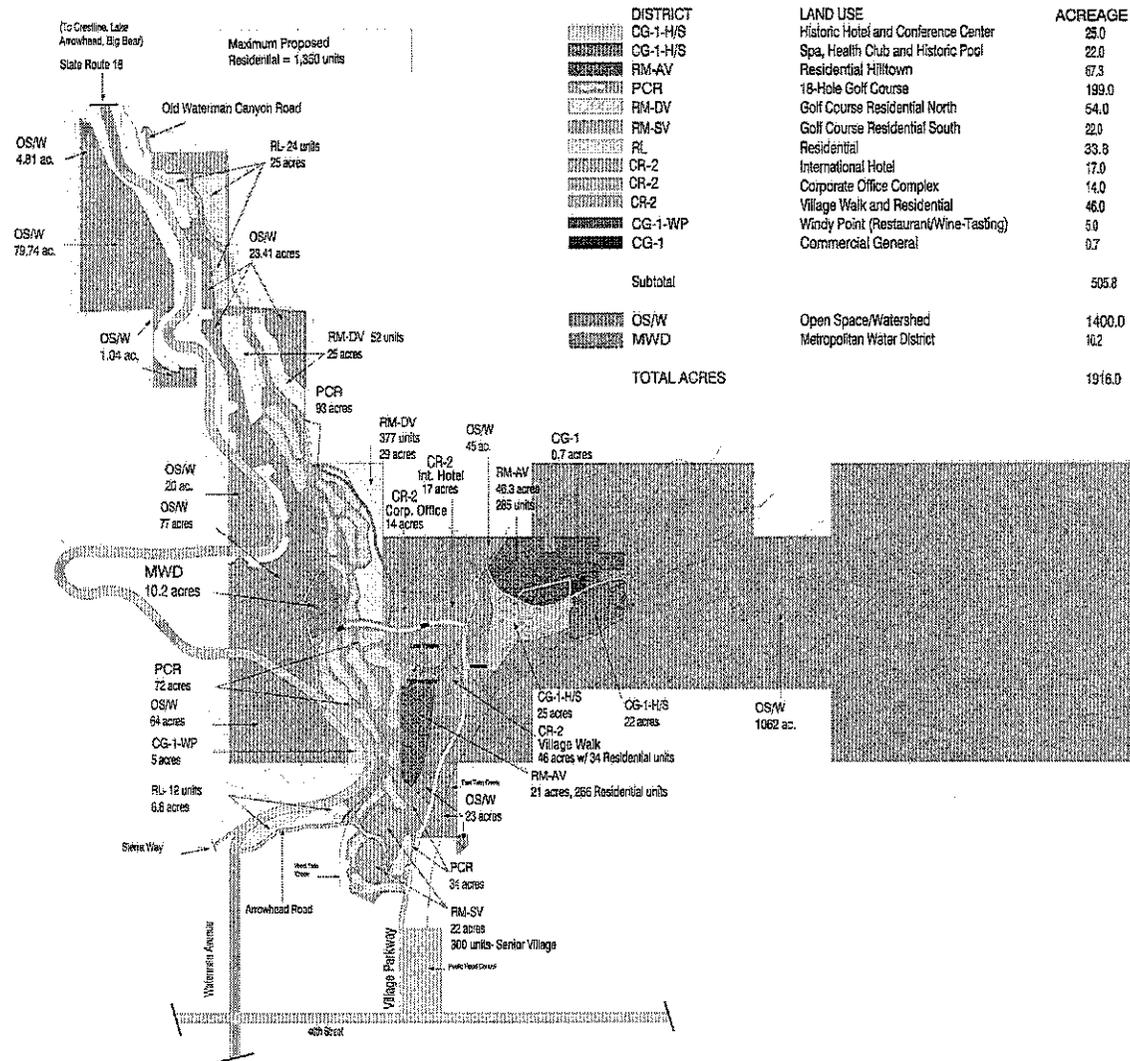
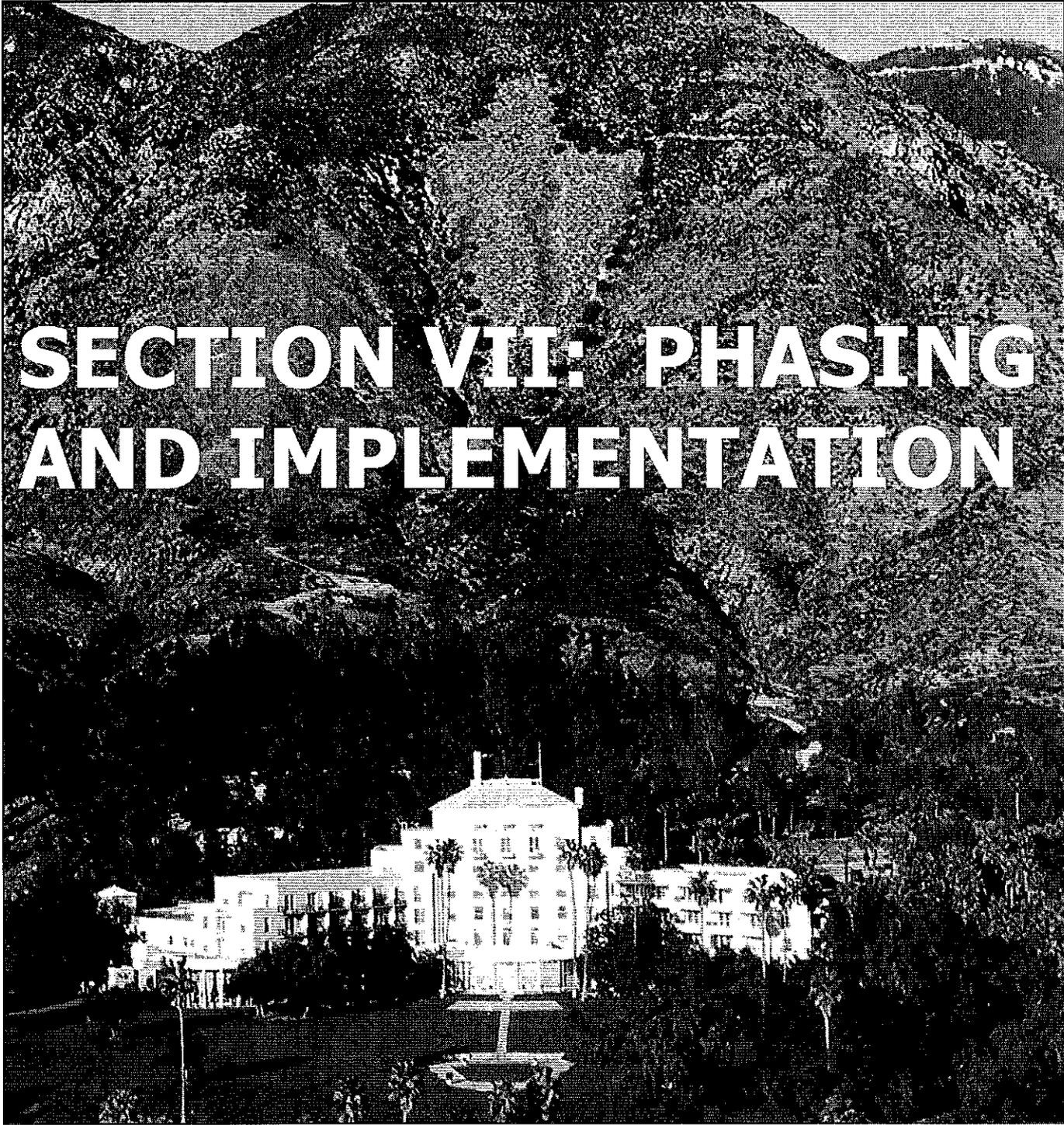


Figure 4.1

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SECTION VII: PHASING AND IMPLEMENTATION

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION VII. PHASING AND IMPLEMENTATION

Development Phasing

The proposed Phasing of parcel development is described on *Table 7.1, Development Phasing Mitigation*. It should be emphasized that the phasing program described in this Section is a projection based on a judgment of future planning and market factors over the next ten years. Therefore, this phasing program is not to be taken as a compulsory development sequence. Development area sequencing may change as the result of future conditions which neither the City nor the developer has knowledge of as of the date of this submittal.

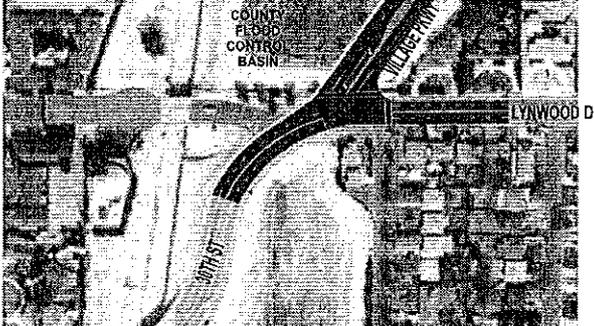
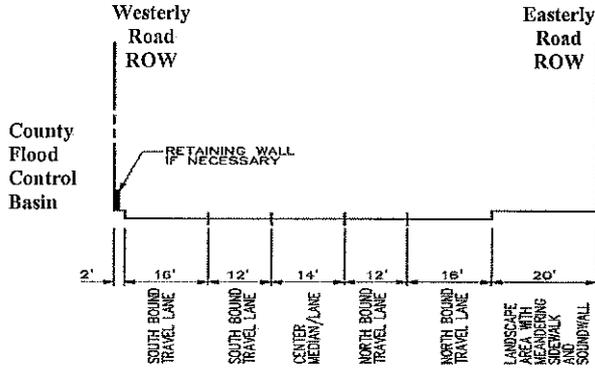
However, the mitigation triggers (trips) do not change and are required to be complied with regardless of shifts in the composition of each development phase. The developers of property within Arrowhead Springs will be required to comply with all grading, drainage, and road improvements as specified in the Arrowhead Springs Specific Plan.

Within Arrowhead Springs, improvements and phased development are identified on *Table 5.4, Roadways*, and detailed in the *Table 7.1, Development Phasing Mitigation*. The mitigation in *Table 7.1* is based upon the number of vehicular trips that will trigger certain improvements.

**Table 7.1
Development Phasing Mitigation**

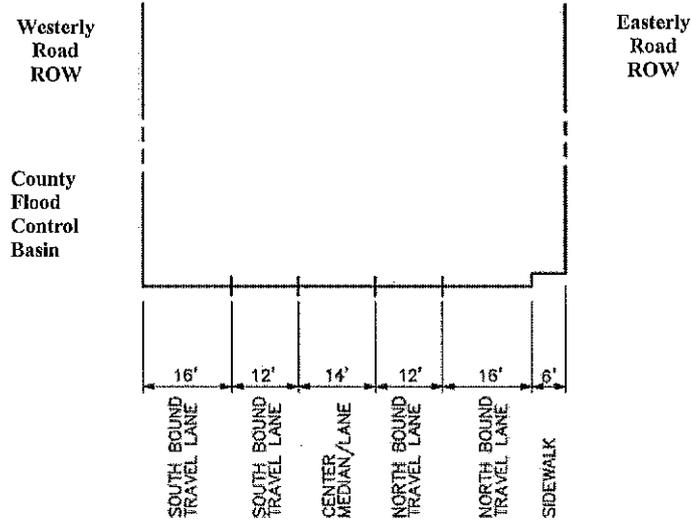
Mitigation Trigger	Mitigation
Phase 1	
Reopening of the Historic Hotel, Bungalows, Chapel, Spring House, and Arrowhead Springs Spa.	Prior to issuance of occupancy permits, the developer will construct a secondary access road for emergency (fire) access from the project to 40th Street prior to the re-opening of the existing uses.
Phase 2	
7,494 trips per day (new and existing uses). Includes the Hotel Annex, Conference Center, Spa additions, Club House, Golf Course, 285 units in Hilltown (RM-AV), 300 units in the Senior Village (RM-SV), and 36 estate homes in the RL designation.	<p>Prior to issuance of occupancy permits for Phase 2.A development, the developer shall:</p> <ol style="list-style-type: none"> 1. Waterman Avenue/40th Street: <ol style="list-style-type: none"> a. Install protected left-turn phasing for east and west approaches with right-turn overlaps. b. Add overlap for northbound right turns. c. Add an exclusive right-turn lane on both southbound and eastbound approaches. d. Sign and channelize the intersection for the new signal operation and phasing. 2. Waterman Avenue/36th Street: <ol style="list-style-type: none"> a. Install a new traffic signal system with permitted left-turn phasing for north and south approaches. b. Sign and channelize the intersection for the new signal system. 3. Waterman Avenue/34th Street: <ol style="list-style-type: none"> a. Install a new traffic signal system with permitted left-turn phasing for north and south approaches. b. Sign and channelize the intersection for the new signal system. 4. Waterman Avenue/30th Street: <ol style="list-style-type: none"> a. Restripe the east leg of the intersection to add an exclusive right-turn lane to permit vehicles to travel north bound on Waterman Avenue.
Phase 3	
15,146 total trips (7,652 Phase 2.B trips). Includes Village Walk, Hilltown Shops, 266 Village Walk Condos, and 34 Village Walk apartments built to condominium standards.	<p>Prior to issuance of occupancy permits for development components in Phase 2.B, the developer shall improve/install:</p> <ol style="list-style-type: none"> 1. Decorative sound walls along the east side of Harrison Street between 40th Street and 33rd Street mitigating existing as well as future noise levels generated along Harrison Street. 2. The existing segment of 40th Street crossing the County Flood Control Basin shall be reconstructed to mitigate the excess water flow and flooding of the roadway. 40th Street shall be improved (including raising the elevation of the street and the installation of additional and larger box culverts) and provide access between the new intersection and the 40th Street/Harrison Street intersection. 3. The secondary access for use by emergency vehicles, which was constructed in Phase I, shall be improved to 1 lane for each travel direction to provide secondary access to the project site from 40th Street. The new roadway, called Arrowhead Village Road, will intersect 40th Street on the west side of the flood control channel.
Phase 4	
21,198 trips (6,052 Phase 2.C trips). Includes the Corporate Office Complex, Windy Point Restaurant, and 229 units in RM-DV Golf	<p>Prior to issuance of occupancy permits for development components in Phase 2.C, the developer shall improve/install:</p> <ol style="list-style-type: none"> 1. Dedicate road right-of-way to the City through the project site to allow future connection to State Route 18. 2. Arrowhead Village Road, which was constructed as one lane each direction in Phase 2.B, shall be improved to

**Table 7.1
Development Phasing Mitigation**

Course Detached Village	two lanes in each travel direction in conformance with the Specific Plan. A new traffic signal system shall be installed at the intersection of Arrowhead Village Road and 40th Street.
Phase 5	
22,212 trips (1,014 Phase 2.D trips). Includes 200 units in RM-DV Golf Course Detached Village	<p>Prior to issuance of occupancy permits for development components in Phase 2.D, the developer shall improve/install:</p> <p>1. Per Alignment 4A.1 in the "Arrowhead Parkway Alternative Roadway Alignments Fatal Flaw Analysis" Harrison Street will be partially improved as follows:</p> <p>a. Existing Harrison Street between 40th Street and 33rd Street will be relocated 20 feet from the existing easterly property line to the west away from the existing homes. Then a new roadway shall be constructed with a 16 foot wide north bound plus 10 foot wide painted two-way-left-turn-lane (center median lane) plus 16 foot wide south bound lane. The 20 foot section on the east side will be improved with landscaping and a meandering sidewalk. Decorative intersection entry treatments shall also be constructed at the crossing streets between 40th Street and 33rd Street.</p> <p>b. A new roadway segment shall be constructed south of 33rd Street, extending it south to Lynwood Drive west of the existing Search and Rescue Station and existing homes backing flood control basin. This segment of the roadway will consist of a 16 foot wide north bound lane plus 10 foot wide painted two-way-left-turn-lane (center median lane) plus 16 foot wide south bound lane.</p> <p>c. A new improved intersection of Lynwood Drive/30th Street/Harrison Parkway shall be constructed. Within 300 feet of the new intersection, the north approach of Harrison Parkway shall be constructed to provide two lanes in each direction and a 10 foot wide painted center median lane at Lynwood Drive/30th Street. If desired by neighborhood residents and the Mayor and Common Council, the west approach of Lynwood Drive at 30th Street will be cul-de-sac'd to prevent commuter cut-through traffic to use residential streets west of the flood control channel. A new traffic signal system shall be installed with left turn phasing in all travel directions as necessary. The following is the layout of the new Harrison Parkway/30th Street/Lynwood Drive intersection:</p> 
Phase 6 (Full Buildout)	
24,612 trips (2,400 Phase 2.E trips). Includes the new International Hotel.	<p>Prior to issuance of occupancy permits for development components in Phase 2.E, the developer shall improve/install:</p> <p>1. Harrison Parkway shall be constructed to its full section between 40th Street and Lynwood Drive/30th Street in conformance with Alignment 4A.1 in the "Arrowhead Parkway Alternative Roadway Alignments Fatal Flaw Analysis" as follows:</p> <p>a. Between 40th Street and 33rd Street Harrison Parkway shall be constructed to its full section per the following typical section:</p> 

**Table 7.1
Development Phasing Mitigation**

b. South of 33rd Street (extending to Lynwood Drive west of the existing Search and Rescue Station and existing homes backing flood control basin), Harrison Parkway shall be constructed to its full section per the following typical section:



2. Waterman Avenue/30th Street:
 - a. Install protected left-turn phasing for east and west approaches.
 - b. Add a second left-turn lane and a third through lane on the northbound approach.
 - c. Add two exclusive right-turn lanes on the southbound approach. Sign and channelize the intersection for the new signal operation and phasing.
 - d. Continue existing protected left-turn phasing for north and south approaches.
 - e. These improvements can be constructed within the immediate vicinity of the intersection and without encroachment into Caltrans right-of-way and the widening of the existing bridge over Route 30.

Note: Waterman Avenue is under the jurisdiction of Caltrans, and therefore, improvements along Waterman Avenue will require approval by Caltrans.

Infrastructure Improvements

Arrowhead Water & Power (AWP), within the Arrowhead Springs Specific Plan area, will construct required infrastructure improvements, such as streets, water lines, sewers, storm drains, etc. All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*.

Water System

Distribution water mains will be installed for Arrowhead Springs by AWP in accordance with an approved Water Distribution Plan for Arrowhead Springs. All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*.

Piping and other necessary modifications are to be made by the golf course owner or operator within the Arrowhead Springs Golf Course so that reclaimed

water can be used for irrigation purposes when it becomes available.

Wastewater Treatment and Sanitary Sewer System

Development of Arrowhead Springs will meet the basic engineering design guidelines established by the City of San Bernardino Wastewater Master Plan. All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*.

Drainage System

All necessary infrastructure will be developed in conjunction with the roadway improvements as noted on *Table 5.4, Roadways*. Drainage from Arrowhead Springs after development will continue to flow through the same general areas as before development. The ridgelines, which separate the drainage basins, will not be altered in any manner

that would significantly affect tributary drainage areas. However, the amount of runoff flowing into each of the drainage basins will increase due to the proposed development.

Maintenance Responsibilities

Facilities to be maintained within Arrowhead Springs include infrastructure improvements, common areas, public facilities, private residential streets, etc. In order to ensure that all of these are well maintained, this Section sets forth the responsibilities of different persons and other entities for their maintenance.

Table 7.2 assigns the long-term maintenance responsibilities for each area/facility within Arrowhead Springs.

Most improvements constructed by developers within Arrowhead Springs will be maintained by the developer until the improvements are accepted by the City or transferred to the homeowners association, private property owner, or other entity as the case may be. Also, the maintenance responsibilities in *Table 7.2* may be amended by means of an administrative adjustment in accordance with the Development Code if the City determines, due to receipt of new information, future changes in the Specific Plan's text and/or Land Use districts, or mutual agreement between the entities involved in the maintenance transfer, that such a change is warranted.

Arrowhead Springs Homeowner's Association

A Homeowners Association (HOA) is required to address maintenance of private facilities held in common ownership, such as project landscaping and maintenance, community facilities, and project lighting and any private streets.

At AWP's option, portions of maintenance responsibilities may be assigned to a property owners' association. The details of this maintenance program are to be finalized by AWP. The assessment vehicle should be formed concurrently with recordation of the first residential developments. The allocation of maintenance costs for parks in joint use with the appropriate Arrowhead Springs Land Use Districts will be determined by agreements between the appropriate parties.

Arrowhead Water & Power, Llc

Arrowhead Water & Power (AWP), a California limited liability company, was formed to be a utility

company. AWP will be responsible to design, develop, and construct any and all water distribution systems within the project. AWP shall develop and manage the water resources at Arrowhead Springs for sale both for domestic and irrigation purposes within the project.

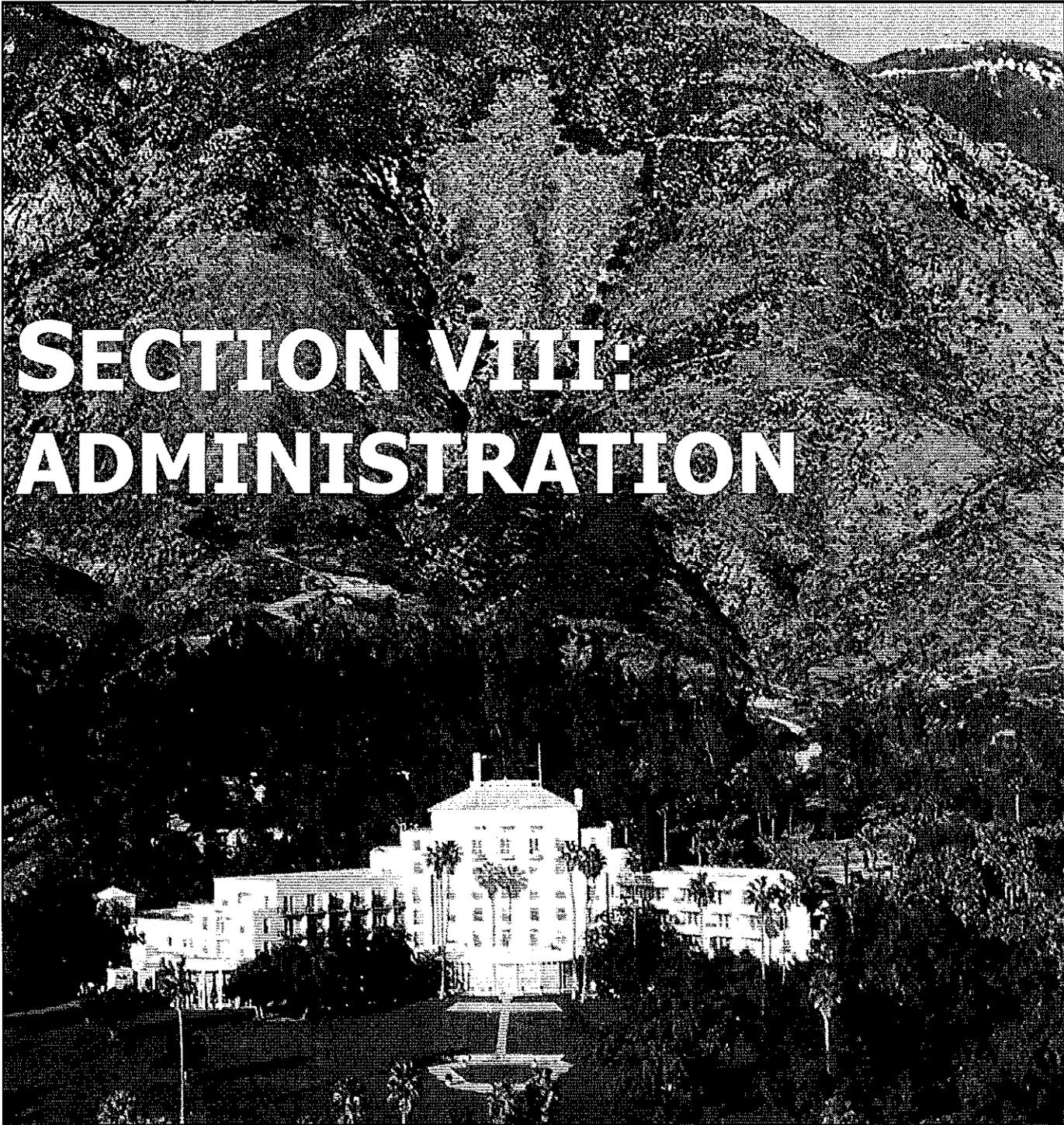
AWP may provide all or some of the following services: Electric service; heating and cooling; gas; telephone; IT (information technology); water for both domestic and irrigation uses; sewer treatment; security; metering of all utilities; billing and customer service.

The City's Utility Users Tax shall not apply to utility services provided by AWP.

**Table 7.2
Maintenance Responsibilities**

Location	Homeowners Association	Arrowhead Water & Power	Property Owner	Landscape Maintenance Assessment District for Arrowhead Springs	City
Open Space		X			
Botanical Garden	X		X		
Neighborhood Parks	X				
Public Streets					X
Private Streets	X	X			
Promenade			X		
Public Street Lighting in public street R.O.W.					X
Private Street Lighting	X				
Public Storm Drains					X
Private Storm Drains	X	X	X		
Private Street Landscaping	X		X		
Private Recreation Trails		X			
Public Parking Areas					X
Private Parking Areas	X	X	X		
Harrison Parkway (A.K.A. Harrison Street) Landscaping between 30 th and 40 th Streets				X	

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SECTION VIII: ADMINISTRATION

ARROWHEAD SPRINGS

A Sustainable Development

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SECTION VIII. ADMINISTRATION

Responsibility

The City of San Bernardino Development Services Director shall be responsible for administering the provisions of Arrowhead Springs Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, and the City of San Bernardino General Plan and Development Code.

Development Processing

Unless expressly stated, the Arrowhead Springs Specific Plan development procedures, regulations, and standards shall supersede the relevant provisions of the City's Development Code as they currently exist or as subsequently amended in the future. Any development regulation and guideline not addressed in the Specific Plan shall be subject to the City's adopted regulations in place at the time of the individual request.

All development projects and new uses shall be subject to the review procedures, findings, and provisions of the City of San Bernardino Development Code.

Specific Plan Amendment

The Arrowhead Springs Specific Plan may be amended per Chapter 19.42 of the City of San Bernardino Development Code.

The Director of the Development Services shall first determine if the request for amendment is minor or major in nature. Minor amendments include a simple amendment to text or graphics that do not change the meaning, intent, or are contrary to any development standards/guidelines of the Specific Plan. Minor modifications may be accomplished administratively by the Development Services Director per Chapter 19.42 of the City of San Bernardino Development Code. Major modifications are amendments to exhibits or text that are intended to change the intent and/or development standards of the Specific Plan. Major modifications require a Specific Plan Amendment and approval by the Planning Commission and City Council.

Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

Development Administration System

This section describes the system for administering development within Arrowhead Springs Specific Plan. The administration system has been designed to help achieve the vision for Arrowhead Springs and make it a distinctive place.

Density Transfer

The ability to transfer density provides flexibility to respond to site constraints and market demands yet still ensure that the overall goals of Arrowhead Springs are maintained. Residential density transfer is allowable within the Arrowhead Springs Specific Plan subject to the following criteria:

- Density may not be transferred into the OS-W land use designation.
- Density transfers are permitted to/from any residential district; however, the maximum number of residential units in the Specific Plan shall not exceed 1,350 units.
- In no case shall the transfer of density exceed a cumulative total of Average Daily Trips as outlined in *Table 8.1, Trip Budget*.
- With the exception of density, the areas receiving residential density shall comply with the development standards of the base land use zone.
- Density transfers shall be administratively reviewed and approved by the Development Services Director. The Director's findings may be appealed to the Planning Commission and, subsequently, to the City Council.

Land Use Conversion

The conversion from one designation to another designation within the Arrowhead Springs Specific Plan is permitted subject to the following conditions:

- The proposed land use conversion does not involve the OS-W, CR-2, and PCR land use districts.
- The total daily trips generated by the proposed land use conversion does not exceed the Average Daily Trips that would have been generated by the base land use, as detailed in the following table:

**Table 8.1
Trip Budget**

Designation	Subarea (units)	Average Daily Trips
RL	North Estate Homes (24 units)	230
	South Estate Homes (12 units)	115
RM-DV	Detached Village-Golf Course (429 units)	2,514
RM-AV	Hilltown Residential (285 units)	1,670
RM-AV	Village Walk Residential (266 units)	1,559
RM-SV	Senior Village (300 units)	1,044
CG-I-WP	Windy Point (5 acres)	1,799
CG-I-H/S	Historic Hotel, Annex, Conference Center, Spa and Health Resort	2,464
CG-I	Hilltown shops and Spring House (.7 acres)	968
Total ADT*		12,363

Notes:

*ADT=Average Daily Trips

Source: Transtech Engineers

- The total number of Average Daily Trips does not exceed 12,363, as shown on *Table 8.1* and as verified by the City Engineer.
- The conversion of non-residential land to a residential land use may allow for an increase in the maximum allowable number of residential units so long as 1) the two conditions above are satisfied, 2) the appropriate environmental analysis is performed, and 3) and any additional required park land, increased demand on City services, increases in school enrollment, or negative fiscal changes are considered and accounted for.
- Proposed land use conversions require a zone change and General Plan amendment.

Land Use Districts

The locations of the land use districts shown on the Arrowhead Springs Land Use Plan are approximate. Minor changes in boundary alignment and location are permissible with approval by the Development Services Director. However, the intended character and overall location of the land use categories must

be maintained. For example, moving a boundary to conform to a precise street alignment instead of a conceptual location would be a logical interpretation of the plan's intent.

Design Review

All projects in Arrowhead Springs are required to be reviewed and approved by the Arrowhead Springs Design Review Committee prior to submittal of an application to the City for approval. The Arrowhead Springs Design Review Committee shall be established by the Arrowhead Water & Power Authority.

Submittal Requirements

It is incumbent upon the applicant to supply the necessary materials, text, and graphics, to allow the City to be able to review and approve the project. The City has established specifications for these submission requirements, which are described in the Development Code.

All applicants are strongly encouraged to contact the Development Services Director prior to embarking on development plans to determine the necessary information and level of detail.



SECTION IX: APPENDICES

ARROWHEAD SPRINGS

A Sustainable Development

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APPENDICES

The following information is included in these Appendices:

- Appendix 1 General Plan Consistency
- Appendix 2 Development Agreement Between City of San Bernardino and American Development Group (Under Separate Cover)
- Appendix 3 Applicable City Codes
 - Chapter 19.04 Residential Districts
 - Chapter 19.06 Commercial Districts
 - Chapter 19.15 Foothill Fire Zones Overlay District
 - Chapter 19.16 Floodplain Overlay District
 - Chapter 19.20 Property Development Standards
 - Chapter 19.22 Sign Regulations
 - Chapter 19.24 Off-Street Parking Standards
 - Chapter 19.28 Landscaping Standards
 - Chapter 19.30 Subdivision Regulations
 - Chapter 19.62 Nonconforming Structures and Uses
 - Chapter 19.70 Temporary Use Permits
- Appendix 4 Arrowhead Springs Analysis Reports (Under Separate Cover)
 - Biological Resources
 - Geotechnical/Geological Report
 - Cultural Resources
- Appendix 5 Arrowhead Parkway (a.k.a. Village Parkway) Alternative Roadway Alignments Fatal Flaw Analysis (Under Separate Cover)
- Appendix 6 Environmental Impact Report (Under Separate Cover)
- Appendix 7 Proposed Vineyard Areas
- Appendix 8 Sustainable Development

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APPENDIX 1: GENERAL PLAN CONSISTENCY

The following is an analysis of how the Arrowhead Springs Specific Plan complies with the Goals of the City of San Bernardino General Plan (adopted November 1, 2005). It is important to note that the analysis focuses only on the applicable Goals so not every Goal is included for analysis.

Land Use Plan.

The City of San Bernardino General Plan incorporates the Arrowhead Springs Specific Plan. The buildout of Arrowhead Springs was factored into the buildout of the General Plan and included in the necessary environmental analyses.

Land Use

Goal 2.1 Preserve and enhance San Bernardino's unique neighborhoods.

The Specific Plan Response: The Arrowhead Springs Specific Plan will preserve and enhance existing historic amenities and facilities, such as the mineral and geothermal springs and the historic hotel and spa. The Plan calls for a unique resort/residential development centered on the existing Arrowhead Springs Hotel and Resort/Spa and includes: 1,350 new single-family detached and multi-family units; 1,044,646 square feet of existing and new commercial and office uses; a new 199-acre, 18-hole public golf course; the reuse of the historic Arrowhead Springs Hotel; a new 300-room hotel; a new and reuse of the existing conference center; and the reuse and expansion of the historic Arrowhead Springs spa/resort. In all, 1,350 residential units are accommodated, including 36 custom estates, 34 'urban' flats in Village Walk, 266 condominiums and townhomes adjacent to Village Walk, 300 upscale senior units, 429 golf course condominiums, and 285 townhomes and condominiums in the unique Hilltown. Arrowhead Springs offers 250,000 square feet of office, the pedestrian oriented Village Walk (200,000 square feet of commercial), Windy Point restaurant (20,000 square feet), and various service commercial uses in Hilltown. Of the total non-residential area, 235,996 square feet exist and will be preserved and enhanced as a part of this plan. The developable area is clustered into 506 acres near

existing development and is distributed sensitively and strategically within 1,400 acres of open space and watershed, which comprise 73% of the site.

Goal 2.2 Promote development that integrates with and minimizes impacts on surrounding land uses.

The Specific Plan Response: The Arrowhead Springs Specific Plan concentrates development on only 27% of the site and leaves the remainder in permanent open space. Except for the southern tip of the site, the majority of the Plan's developable areas are separated from surrounding developments by hills and valleys. The Specific Plan maintains the natural watercourses, ridges, and slopes with minimal disruption. The disruptions will occur in the 27% of the site that is proposed for development and the remainder will be undisturbed.

Goal 2.3 Create and enhance dynamic, recognizable places for San Bernardino's residents, employees and visitors.

The Specific Plan Response: The Arrowhead Springs Specific Plan provides for the preservation and enhancement of a local icon. The Arrowhead Springs Hotel and Resort/Spa will be improved and surrounded by complementary uses, such as conference facilities, offices, hotels, a golf course, and residential uses. The unique blend of existing and new uses, such as Village Walk, in Arrowhead Springs will help promote San Bernardino as a unique and distinctive place in the Inland Empire and southern California.

Goal 2.4 Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development.

The Arrowhead Springs Specific Plan provides for a unique resort/residential development centered on the existing Arrowhead Springs Hotel and Resort/Spa. The proposed development is concentrated around the areas that are currently developed (27% of the total site is proposed for development). Arrowhead Springs includes a unique diversity of uses including 1,350 single-family detached and multi-family units; 1,044,646 square feet of commercial and office uses; a 199-

acre, 18-hole public golf course; the reuse of the historic Arrowhead Springs Hotel; a new 300-room hotel; a conference center; and the reuse and expansion of the historic Arrowhead Springs spa/resort. Arrowhead Springs offers 250,000 square feet of office, the pedestrian oriented Village Walk (200,000 square feet of commercial), Windy Point restaurant (20,000 square feet), and various service commercial uses in Hilltown. These non-residential uses could result in approximately 2,530 new jobs.

Goal 2.5 Enhance the aesthetic quality of land uses and structures in San Bernardino.

The Specific Plan Response: The goals of Arrowhead Springs are to create a unique mixed-use environment, demonstrate the concepts of sustainable development, to blend with the existing historic development, and to create a community setting that is reminiscent of traditional heritage hill towns and villages. To this end, tight development standards and design guidelines are provided for in the Specific Plan.

Goal 2.6 Control development and the use of land to minimize adverse impacts on significant natural, historic, habitat, and hillside resources.

The Specific Plan Response: The purpose of the Arrowhead Springs Specific Plan is to provide the criterion that will guide the future development of Arrowhead Springs. The Specific Plan includes development standards, design guidelines, grading standards, hillside development standards, fire protection standards, and resource protection measures that will apply to new development within the Plan area. The land use plan concentrates development on 27% of the total site near the areas of existing development. Natural features such as ridges, hillsides, and watercourses and the Plan's existing environmental resources, including spring water, geothermal springs, surface streams, are preserved and maintained.

Goal 2.7 Provide for the development and maintenance of public infrastructure and services to support existing and future residents, businesses, recreation and other uses.

The Specific Plan Response: The Arrowhead Springs Specific Plan provides for the necessary

infrastructure, including domestic and recycled water, sewer, drainage, utilities, and roadways, to accommodate the buildout of the property. Detailed infrastructure plans are provided in the Specific Plan that detail existing and proposed facilities, capacities, and buildout demands.

Goal 2.8 Protect the life and property of residents, businesses, and visitors to the City of San Bernardino from crime and the hazards of flood, fire, seismic risk, and liquefaction.

The Specific Plan Response: Arrowhead Springs will provide a safe environment by creating a pattern, scale, and design of land uses that promote individual and neighborhood safety. On-site security systems, a 24-hour security patrol, street lighting, gated areas and a vibrant mixture of uses that keep 'eyes on the street' are characteristic of many safety precautions at Arrowhead Springs.

In terms of the response to physical hazards such as flood, fire, seismic risk, and liquefaction, the Arrowhead Springs Specific Plan:

- Locates the majority of proposed structural development outside of the Alquist-Priolo fault zones. New structures will comply with requirements of the Alquist-Priolo act and current building codes.
- Accommodates and/or avoids the 100-year flood zones established by FEMA. Arrowhead Springs lies in a mountainous terrain with two major canyons and year-round streams that feed into the Public Flood Control District of the City of San Bernardino. The development at Arrowhead Springs will manage flood hazards by use of extensive landscaping, lakes, and earth berms, as well as strategically placed water channels that will control excessive rainfall in the higher mountainous regions. Developments in Arrowhead Springs will comply with the requirements of the City's Development Code, which address standards for uses in the 100-year flood plain.
- Addresses fire hazards. Arrowhead Springs recently experienced a severe fire and although significant portions of the wildlands within the Plan area were burned, the buildings were not

affected. This was the result of landscapes that were fire tolerant as well as effective water reservoirs and resources. This same strategy will be characteristic of the future development at Arrowhead Springs. The perimeter zones around the residential properties that are adjacent to wildlands will be planted with vineyards and orchards. New development in Arrowhead Springs will comply with the requirements of the City's Foothill Fire Zone, which addresses building and landscaping standards in hazardous fire areas.

Housing

Goal 3.1 Facilitate the development of a variety of types of housing to meet the needs of all income levels in the City of San Bernardino.

The Specific Plan Response: Arrowhead Springs accommodates 1,350 new residential units that provide housing opportunities for multiple segments of the housing market, from first time buyers, to executive homes, to condominiums and multi-family units. Arrowhead Springs accommodates 36 custom estates, 34 'urban' flats in Village Walk, 266 condominiums and townhomes adjacent to Village Walk, 150 upscale senior units, 150 non-age restricted attached units, 429 golf course condominiums, and 285 townhomes and condominiums in the unique Hilltown.

Economic Development

Goal 4.15 Expand on historic and the natural (Gateway to the mountains and deserts) assets to attract recreational visitors.

The Specific Plan Response: Arrowhead Springs represents a significant gateway into the City from the mountain resorts. The development creates a powerful transitional edge from the City to the US National Forest of the San Bernardino Mountains. Arrowhead Springs is sited immediately below the famous geologic 'arrowhead' that is imprinted on the mountainside, providing a natural landmark to the property, and thus, highlighting the City of San Bernardino from far away. Arrowhead Springs, with its unique history and natural resources, will become a regional tourist destination. The creation of up-scale residential neighborhoods, a unique "village" commercial center, corporate office center, high-end hotels, convention center, world-class spa/health

resort, public golf course, and equestrian trails will create a mountain resort at a gateway to the City from SR-18.

Community Design

Goal 5.4 Ensure individual projects are well designed and maintained.

The Specific Plan Response: The existing historic buildings on site create a benchmark for future development to complement and enhance. The Arrowhead Springs Specific Plan includes detailed development standards and design guidelines and clear maintenance requirements to ensure a quality, long-term project.

Circulation

Goal 6.2 Maintain efficient traffic operations on city streets.

Goal 6.3 Provide a safe circulation system.

The Specific Plan Response: The mobility system at Arrowhead Springs is integrated with the total design of the site. Arrowhead Springs accommodates both vehicular and non-motorized forms of transportation on an extensive network of roadways and multi-purpose trails. The roadways match the classification and design of the City's street design standards and accommodate pedestrian and bicycle users. In addition, Arrowhead Springs accommodates bike and golf cart paths, sidewalks and equestrian paths.

Parks, Recreation, and Trails

Goal 8.1 Improve the quality of life in San Bernardino by providing adequate parks and recreation facilities and services to meet the needs of our residents.

The Specific Plan Response: Arrowhead Springs includes 21 acres of Neighborhood/Mini-Parks and 1,400 acres of open space. Above this, a 199-acre public golf course is also provided in Arrowhead Springs. In the developed area, there is one 14-acre public Botanical Garden and seven Mini-Parks ranging in size from 0.2 acres to 3.0 acres. The Park Plan for Arrowhead Springs also includes approximately 1,400 acres of Open Space/Watershed uses. This designation is intended to establish open space areas serving multiple purposes including active and passive recreation, such as hiking, as well as watershed control.

Goal 8.3 Develop a well-designed system of interconnected multi-purpose trails, bikeways, and pedestrian paths.

The Specific Plan Response: Arrowhead Springs includes approximately 1,400 acres of Open Space/Watershed uses that accommodate multi-purpose trails. In addition, a system of bike lanes and trails are located throughout the developable area to provide a viable option to the automobile.

Utilities

Goal 9.1 Provide a system of wastewater collection and treatment facilities that will adequately convey and treat wastewater generated by existing and future development in the City's service area.

Goal 9.3 Provide water supply, transmission, distribution, storage, and treatment facilities to meet present and future water demands in a timely and cost effective manner.

Goal 9.4 Provide appropriate storm drain and flood control facilities where necessary.

The Specific Plan Response: Arrowhead Springs will provide on-site: domestic water treatment, supply, distribution, and storage systems; stormwater and flood management systems, including untouched natural channels; wastewater treatment; and solid

waste collection and recycling in sufficient size and capacity to support buildout of the plan. Arrowhead Water & Power, the on-site utility company, will provide these services within the Plan area.

Southern California Edison will provide external electric energy through contract with Arrowhead Water & Power, the on-site utility company. The intent of providing these services is to maintain and monitor energy conservation and production measures as part of the overall "sustainability" goals at Arrowhead Springs.

Southern California Gas Company currently provides the supply of natural gas to support land uses at Arrowhead Springs. Extension of this service and supply will be provided to meet the demands of new buildings and land uses.

Arrowhead Springs will provide on-site telecommunications and information technology networks to support each of the land uses. The intent of providing these services is to maintain and monitor high quality, wireless telecommunication systems to residents, hotels, commercial establishments, offices, and educational/entertainment facilities. The telecommunication and information technology systems are an integral part of the overall "sustainability" goals at Arrowhead Springs.

Goal 9.10 Ensure that the costs of infrastructure improvements are borne by those who benefit.

The necessary infrastructure to support the buildout of Arrowhead Springs will be installed and financed solely by Arrowhead Water & Power or by individual developers. User fees will accommodate the long-term use and on-going maintenance of the utilities.

Safety

Goal 10.5 Reduce urban run-off from new and existing development.

Goal 10.6 Protect the lives and properties of residents and visitors of the City from flood hazards.

Goal 10.7 Protect life, essential lifelines, and property from damage resulting from seismic activity.

The Specific Plan Response: Arrowhead Springs is in close proximity to several fault lines, including the San Andres and San Jacinto faults. The San Andres fault is located along the southern portion of the Plan area. The majority of proposed structural development is located outside of the designated Alquist-Priolo fault zones. Structures proposed within the Alquist-Priolo fault zones will comply with requirements of the Alquist-Priolo act and all new structures will be required to comply with the City's building codes.

Goal 10.10 Protect people and property from the adverse impacts of winds.

The Specific Plan Response: Arrowhead Springs is located in the City's designated high wind area due to exposure to high wind velocities. Development within Arrowhead Springs will comply with the City's building standards, which account for the high wind loads.

Goal 10.11 Protect people and property from brush urban and wildland fire hazards.

The Specific Plan Response: Arrowhead Springs recently experienced a severe fire. Although a significant portion of wildlands burned, the buildings on-site were not affected. This was the result of landscapes that were fire tolerant as well as effective water reservoirs and resources. This same strategy will be characteristic of the full development at Arrowhead Springs. In addition, the perimeter zones around the residential properties that are adjacent to wildlands will be planted with vineyards and orchards. These natural buffers will help protect the people and property from brush fire hazards. Finally, Arrowhead Springs will be required to comply with

the requirements of the City's Foothill Fire Zone and incorporation of the Arrowhead Springs Hillside Development provisions, which address building, grading, and landscaping standards in high-fire areas.

Historical and Archeological Resources

Goal 11.2 Protect, preserve, and enhance historically and archeologically significant resources within the City and its Sphere of Influence.

The Specific Plan Response: The Arrowhead Springs Specific Plan is predicated on the preservation and enhancement of the historic Arrowhead Springs Hotel and Resort/Spa, which will be improved and surrounded by complementary uses, such as conference facilities, offices, hotels, a golf course, and residential uses.

Natural Resources and Conservation

Goal 12.1 Conserve and enhance San Bernardino's biological resources.

Goal 12.2 Protect Riparian Corridors to provide habitat for fish and wildlife.

The Specific Plan Response: Arrowhead Springs dedicates approximately 1,400 acres as open space and watershed, which is intended to protect and preserve existing biological and water resources. This area represents over 73% of the Arrowhead Springs property. Existing valleys, watercourses, and ridgelines are largely untouched and actually preserved outside of the 27% of the site proposed for development.

The existing watercourses and riparian corridors are maintained, except for the new roadway bridges. Surface water runoff is reduced by the compliance with the NPDES requirements and employment of appropriate Best Management Practices (BMPs).

Goal 12.6 Reduce the amount of vehicular emissions in San Bernardino.

The mixture of living, working, entertainment, recreational, and service uses in a 500-acre area

provide the opportunity to find desired services and facilities within close proximity. The system of multi-purpose trails, accommodating pedestrian, bicycle, and equestrian users, are interconnected and allow a convenient alternative to the automobile. Finally, incentives are an essential part of the sustainability goals for the project.

Energy and Water Conservation

Goal 13.2 Manage and protect the quality of the City's surface waters and ground water basins.

The Specific Plan Response: Arrowhead Springs dedicates approximately 1,400 acres as open space and watershed, which is intended to protect and preserve existing biological and water resources. This area represents over 73% of the Arrowhead Springs property. This is critical because Arrowhead Springs enjoys an abundance of water resources. Approximately 3.6 million gallons of water per day are generated from on-site streams, springs, and hot springs. The geothermal resources on the property will be optimized for producing both electricity and providing domestic and commercial hot water requirements. Graywater use is managed so that surface and groundwater resources are conserved. Arrowhead Water & Power, the on-site utility company, will manage and monitor water use, re-use, and conservation.

Noise

Goal 14.1 Ensure that residents are protected from excessive noise through careful land planning.

Goal 14.3 Protect residents from the negative effects of "spill over" or nuisance noise.

The Specific Plan Response: Development within Arrowhead Springs will comply with the City's interior and exterior noise standards. The majority of proposed residential properties in Arrowhead Springs are protected from noise originating on SR 18 by open space and mountain buffer zones. The majority of development at Arrowhead Springs occurs in the core of the 1,916 acres and is thus removed by distance from adjacent residential properties. Traffic noise within Arrowhead Springs will be minimized by a system of interconnected multi-purpose trails that provide an alternative to the automobile.

APPENDIX 2: DEVELOPMENT AGREEMENT

Under Separate Cover

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APPENDIX 8: SUSTAINABLE DEVELOPMENT

What is a “sustainable development”? The term “sustainable development” was created by the Brundlandt Commission, United Nations World Summit, in 1987, and in 1992, at the UN World Summit in Rio de Janeiro, the 21 principles, known as Agenda 21, were adopted by the world community of over 120 nations:

“Sustainable development is the ability to meet the needs of the present without compromising the ability of future generations to meet their needs”.

Today, the most widely accepted method to measure and validate sustainable development is known as the *L.E.E.D. (Leadership in Energy and Environmental Design)* certification program (www.usgbc.org). The LEED Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, efficient, cost-effective buildings. Many municipalities have adopted LEED for all municipal building standards and as guidelines for all real estate development within their jurisdiction.

Arrowhead Springs has adopted the LEED principles in creating its overall master plan. It is the goal of Arrowhead Springs to not only become a regional and state-wide champion of “sustainable development” but also a national showcase of sustainability principles. To this end, Arrowhead Springs has already complied with numerous LEED standards and plans to meet or exceed standards as the development unfolds. The on-site utility company, Arrowhead Springs Water & Power LLC, was specifically created to protect and manage all natural resources on the property, provide the Arrowhead Springs community with energy and water conservation technologies, and to ensure that sustainability principles are pursued effectively by the Arrowhead Springs Architectural Review Committee and Homeowner’s Association.

It is the intention at Arrowhead Springs that sustainable development principles will continue to play a fundamental role to protect the unique environment that is at the foundation of the master plan; however, even though guidelines will be provided and AWP will actively advocate these principles, all applications of the guidelines will be voluntary and not mandatory, until such time that the HOA and Architectural Review Committee adopts and endorses consensus-based specifications.

Notwithstanding this action, Arrowhead Springs already complies with many LEED principles as outlined below.

Sustainability Principles Engaged at Arrowhead Springs Prior to the Development Phase (based on LEED’s six categories and point rating):

1. Sustainable Site = 11 points out of 14 possible

- Erosion & Sedimentation Control. Arrowhead Springs will comply with local Erosion and Sedimentation Control standards and codes in order to prevent the loss of soil during construction by stormwater runoff and/or wind erosion, including stockpiling of topsoil for reuse; and to prevent sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter.
- Site Selection. Arrowhead Springs has:
 - Set aside acreage for vineyards to serve as a perimeter fire barrier and as a productive agricultural use in keeping with the historic past of the San Bernardino region;
 - Intentionally avoided any construction of buildings on land whose elevation is lower than 5 feet above the 100-year flood elevation;

- Set aside 1,400 acres, over 70%, of its property to the preservation of the watershed and wildlife. No construction is planned in habitat areas of species listed as threatened or endangered by the Federal or State governments;
- Planned no construction within 100 feet of any wetlands.
- Alternative Transportation.
 - Arrowhead Springs is within ¼ mile of local bus lines on 40th Street and Waterman Avenue;
 - Electric car charging stations have been installed and more are planned once development begins. No liquid or gaseous fueling facilities are permitted in the development, except for maintenance vehicles. These facilities are outdoors and located away from residences and public buildings;
 - Specific parking facilities at Arrowhead Springs are designed to be shared by multiple users at different times during the business day and evenings. Parking areas will be provided for preferred users, including hybrid vehicles, golf carts, neighborhood electric vehicles (NEV), and carpools.
- Reduced Site Disturbance. Arrowhead Springs:
 - Will restore a minimum of 50% of the open area adjacent to building property by planting native or adapted vegetation;
 - Has significantly reduced the development footprint; 1400 acres, over 70% of the property, is protected as open space and watershed, 199 acres is designated as a golf course, and there are over 20 acres of public parks.
- Stormwater Management.
 - Arrowhead Springs will implement a stormwater management plan;
 - No net increase in the rate and quantity of stormwater runoff will occur in over 80% of the property. A stormwater management plan will result in a 25% decrease in the rate and quantity of stormwater runoff in the immediate manmade building areas;
 - A treatment system will be designed to remove 80% of the average annual post development total suspended solids (TSS), and 40% of the average annual post development total phosphorous (TP).
- Landscape and Exterior Design to Reduce Heat Islands.
 - Reduction of heat islands will be achieved (within 5 years following construction) by 1) providing shade on at least 30% of non-roof impervious surfaces, such as parking lots, paved roads, walkways, patios, and promenades; 2) by using light-colored/high-albedo materials and in major commercial areas; and, 3) parking spaces will be provided under structures;
 - Roof-compliant, high-reflectance, and high emissivity roofing materials are currently used. The 25,000 square foot new conference center has been designed with a turf roof surface over 100% of its area.
- Light Pollution Reduction.
 - Artificial lighting at Arrowhead Springs will not exceed current Illuminating Engineering Society of North America foot-candle level requirements;

- Artificial lighting design will be directed entirely on building envelopes, pathway and driveway surfaces, with no direct-beam illumination of the sky.

2. Water Efficiency = 3 points out of 5 possible

- Water Efficient Landscaping. Arrowhead Springs will utilize high efficiency irrigation technology and reclaimed site water in order to reduce potable water consumption for irrigation by 50% over conventional means.
- Use Innovative Wastewater Technologies. Arrowhead Springs will:
 - Not use any municipally provided potable water for building sewage conveyance;
 - Treat 100% of wastewater on site to tertiary standards.
- Water Use Reduction. Arrowhead Springs will employ strategies, which in aggregate, use 20% less water than the water use baseline calculated for the project (not including irrigation).

3. Energy & Atmosphere = 12 points out of 17 possible

- Fundamental Building Systems Commissioning. AWP (Arrowhead Water & Power) will engage a commissioning authority; review design intent and basis of design documentation; include commissioning requirements in construction documents; develop and utilize a commissioning plan; verify installation, functional performance, training and documentation; and complete a commissioning report.
- Minimum Energy Performance. Arrowhead Springs will meet California Title 24 building energy efficiency and performance.
- CFC Reduction in HVAC&R Equipment. Arrowhead Springs will use currently available HVAC&R systems that are CFC-free.
- Optimize Energy Performance. By utilizing DOE-2 energy design software analysis, Arrowhead Springs will optimize energy performance by targeting a minimum of 40% reduction in energy consumption in new buildings and 30% reduction in existing buildings.
- Renewable Energy. Due to the vast geothermal resources, the project will supply a minimum of 20% of the total energy use for domestic hot water production.
- Additional Commissioning. AWP will conduct a focused review of the design prior to the construction documents phase; conduct a review of the Construction Documents when close to completion; conduct a selective review of contractor submittals of commissioned equipment; develop a re-commissioning management manual; provide a near-warranty end or post occupancy review.
- Ozone Depletion. It is the intent that Arrowhead Springs will install base building level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFCs or Halon.
- Measurement & Verification. AWP will conduct long term continuous measurement of performance for:
 - Lighting systems and controls;
 - Constant and variable motor loads;
 - Variable frequency drive operation;
 - Chiller efficiency at variable loads;
 - Cooling load;
 - Air and water economizer and heat recovery cycles;

- Air distribution static pressures and ventilation air volumes;
- Boiler efficiencies;
- Building specific process energy efficiency systems and equipment; and
- Indoor water risers and outdoor irrigation systems.

4. Materials & Resources = 8 points out of 13 possible

- Storage & Collection of Recyclables. Arrowhead Springs will provide areas that are dedicated to separation, collection and storage of materials for recycling, including paper, glass, plastics, and metals.
- Building Reuse. Arrowhead Springs will maintain 100% of the existing historic hotel structure and shell and 50% non-shell (walls, floors, and ceilings).
- Construction Waste Management. Salvage approximately 75% of interior hotel furnishings, office furniture, art work, and reuse, sell, or donate miscellaneous designer or historical pieces.
- Resource Reuse. It is expected that the salvage and refurbishing of certain historic and signature designer components in the hotel and other properties will exceed 10% of the total interior building materials.
- Local/Regional Materials. It is expected that a minimum of 20% of building materials will be manufactured (final assembly) regionally within a radius of 500 miles from Arrowhead Springs.

5. Indoor Environmental Quality = 6 points out of 15 possible

- Minimum IAQ Performance. Arrowhead Springs will meet the minimum requirements of AS HRAE 62-1999, Ventilation for Acceptable Indoor Air Quality and approved Addenda.
- Environmental Tobacco Smoke Control. Arrowhead Springs will prevent exposure of building occupants and systems to Environmental Tobacco Smoke.
- Low-Emitting Materials.
 - Arrowhead Springs will minimize the quantity of indoor air contaminants that are odorous or potentially irritating, this includes adhesives, paints and coatings that meet the VOC limits of California, to provide installer and occupant health and comfort;
 - Composite wood and agrifiber products will not contain urea-formaldehyde resins.
- Indoor Chemical & Pollutant Source Control. Arrowhead Springs building occupants will not be exposed to potentially hazardous chemicals that adversely impact air quality.
- Thermal Comfort. Arrowhead Springs will comply with AS HRAE Standard 55-1992, Addenda 1995 for thermal comfort standards including humidity control within established ranges per southern California climate zone.
- Daylight & Views. Buildings at Arrowhead Springs will provide a connection between indoor spaces and outdoor environments through the introduction of sunlight and views into the occupied areas of the building by achieving a minimum Daylight Factor of 2% in 75% of all space occupied for critical visual tasks, not including copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas.

6. Innovation & Design Process = 2 points out of 5 possible

- Education. Arrowhead Springs will provide an educational program for Arrowhead Springs occupants, guests, and the public regarding the history of the site and facilities, including Native Americans, early

pioneers, Hollywood's Golden Era, and Campus Crusade for Christ ministry headquarters. Museums and library will be located on the premises.

7. LEED Accredited Professional

- Arrowhead Springs has a LEED Accredited Professional on staff, who is part of the principal design team. Since 1996, Paul Bierman-Lytle has participated in the master planning and site development of the entire project.

Arrowhead Springs Total Points Prior to Engaging LEED program = 40

LEED certification rating categories:

Certified	26-32 points
Silver	33-38 points
Gold	39-51 points
Platinum	52-69 points

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