City of Loma Linda Official Report

Robert Christman, Mayor
Stan Brauer, Mayor pro tempore
Floyd Petersen, Councilmember
Robert Ziprick, Councilmember
Rhodes Rigsby, Councilmember

COUNCIL AGENDA: August 22, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Director

SUBJECT: ZONE CHANGE (ZC) NO. 06-03, AND SMALL PROJECT APPLICATION (SPA) NO. 06-02-PARKING LOT G ON SAN LUCAS DRIVE AT PROSPECT AVENUE

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt the Mitigated Negative Declaration (Attachment A);
2. Approve Council Bill #O-2006-05 (Attachment B) – Zone Change No. 06-03 to amend the Official Zoning Map from Two Family Residence (R-2) Zone to Institutional (I) Zone;
3. Approve the Certificate of Appropriateness for the demolition of the six structures; and,
4. Approve Small Project Application No. 06-02 based on the findings and subject to the Conditions of Approval (Attachment C).

BACKGROUND

On June 13, 2006, the City Council discussed their concern about approving any further General Plan Amendments pending adoption of the Draft General Plan. This project did include a request to amend the General Plan and for this reason, the City Council continued it to the August 22, 2006 meeting.

On July 25, 2006, the City Council approved and adopted the General Plan (July 25, 2006) and as a result, General Plan Amendment NO. 06-01 is no longer needed for the project.

ANALYSIS

The City Council Staff Report from June 13, 2006 is attached for the Council's convenience (Attachment D). Parking lots and parking structures are permitted uses in the Institutional zone. Findings for the Zone Change and Small Project Application are provided in the Planning Commission Staff Report of May 3, 2006 (Attachment E).

AGENDA ITEM 4

ENVIRONMENTAL

On April 12, 2006, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The CEQA mandatory 20-day public review began on April 13, 2006 and ended on May 2, 2006. As of the writing of this report, staff has not received any comments on the environmental documentation. A copy of the NOI/Initial Study is available in Attachment A.

FINANCIAL IMPACT

A discussion of the financial impacts of the project is included in the City Council Staff Report of June 13, 2006.

Respectfully Submitted by,

Raul Colunga,
Assistant Planner

Attachment:

A. Mitigated Negative Declaration
B. Council Bill #O-2006-05
C. Conditions of Approval
D. City Council Staff Report (June 13, 2006)
E. Planning Commission Staff Report (May 3, 2006)

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Attachment A

Mitigated Negative Declaration

CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: Demolition of six residential structures and construction of 79-space parking lot– Loma Linda University Adventist Health Sciences Center (LUASHC)
(General Plan Amendment GPA 06-01, Zone Change ZC 06-03, and Small Project Application SPA 06-02).

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Raul Colunga, Assistant Planner
Area Code/Telephone: 909-799-2834

Project Location (include county): The project is located on the east side of San Lucas Drive, between San Marcos Drive to the north and Prospect Avenue to the south, within the City of Loma Linda and the County of San Bernardino. (APNs 0283-141-57).

Project Description: Loma Linda University Adventist Health Sciences Center (LUASHC) proposes a General Plan Amendment from Medium Density Residential (5-10 dwelling units per acre) to Institutional (I), a Zone Change from R-2 Duplex, to Institutional, and a Small Project Application on a 0.80-acre site. The project requires a Certificate of Appropriateness to demolish six residences (11171, 11177, 11183, 11187 and 11195 San Lucas Drive, and 24621 San Marcos Drive) in order to construct a 79-space at grade parking lot west of the existing three-level University parking structure.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, April 13, 2006**, and will end on **Tuesday, May 2, 2006**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, May 3, 2006**, at 7:00 p.m. in the Council Chambers located ~~of~~ the main lobby of City Hall (address listed above).

Signature: _____ Title: Assistant Planner
Raul Colunga
Date: April 13, 2006

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CLERK OF THE BOARD OF SUPERVISORS

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CITY OF LOMA LINDA

Environmental Check List Form

1. Project Title General Plan Amendment No. 06-01, Zone Change No. 06-03, and Small Project Application No. 06-02

2. Lead Agency Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354

3. Contact Person and Phone Number: Raul Colunga, Assistant Planner, (909) 799-2834

4. Project Location: East side of San Lucas Drive between San Marcos Drive to the north and Prospect Avenue to the south.

5. Project Sponsor's Name and Address: Mr. J.D. Hart, Loma Linda University Adventist Health Sciences Construction Office, 24951 Stewart Street, Loma Linda, CA 92354.

6. City General Plan Designation: Medium Density Residential

7. City Zoning: R-2, Duplex

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.) The applicant is proposing to amend the General Plan from Multi-Family Residential to Institutional and change the zoning from R-2 (Two-Family Residence) to I (Institutional) and a proposal to demolish six, existing residential structures on five separate lots in order to construct a new 79-space parking lot. The approximately 35,000 square foot site is located on the east side of San Lucas Drive between San Marcos Drive to the north and Prospect Avenue to the south, and immediately west of the three story parking structure. (APN: 0284-064-07, 27, 04, 03, and 26)

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.) North: Loma Linda University parking lot (Institutional); East: Loma Linda University parking structure; West: Single and multi-family residential; South: Loma Linda University structures and single family residences.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Prepared By: Raul Colunga, Assistant Planner — Date 4/12/06

For

Reviewed By: Deborah Woldruff, AICP
Community Development Director — Date 4/12/06

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions form this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

FORM "J"

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
No impact is anticipated. The request of General Plan Amendment and Zone Change from Multi-Family Residence to Institutional will not have any adverse effect on scenic vista. Additionally, the location of proposed grade level 79-space parking lot is not within a scenic vista/scenic highway view corridor identified in the existing General Plan. Therefore, the proposal will not have any adverse effect on scenic vista.				
b) Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
Less than significant impact is anticipated. The site is neither located along nor within the view shed of a Scenic Route listed in the San Bernardino County General Plan, existing or draft City General Plans, or designated by the State of California.				
The project proposes to demolish six existing residential structures (24261 San Marcos Drive, 11171, 11177, 11183, 11187, and 11195 San Lucas, Drive respectively), which are constructed as far back as the 1920's. However, according to the Cultural Resource Evaluation Report conducted by Hatheway & Associates (2004), the structures have been altered over the years, are not architecturally significant and not eligible to the California Register of Historical Resources. Additionally, the site has been graded in the past for the existing homes and there are no unique rock outcroppings and trees on the project site.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
Less than significant impact is anticipated. The proposed amendments are map changes only and the at-grade parking lot proposal will not degrade the existing visual character or quality of the site. The existing structures are in poor conditions and the proposed parking lot is requested adjacent to the existing parking structure to the east. The project is consistent with the development requirements for the Institutional zone, in setbacks, lighting landscaping and parking standards. New landscaping will be installed around the project site so the visual character and/or quality of the site and its surrounding will not be degraded.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Less than significant impact is anticipated. The amendments will not add any new light or glare in the neighborhood; however, the parking lot will add light and glare to the area. However, the proposed parking lot is adjacent to the existing parking structure that emits light and glare in the neighborhood. A photometric light study is required as a standard requirement prior to issuance of permit to identify the amount of light pollution the project may cause. All light fixtures shall be oriented to illuminate the project only and directed away from the existing residential structures. Therefore, less than significant adverse effects on night time views are anticipated to occur to the residential neighborhood on the west side of San Lucas Drive.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No impact is anticipated. There are currently no agricultural operations being conducted on the project site and the site is not located in a prime agricultural area on the state maps or San Bernardino County Important Farmlands Map (2002). Therefore, the project will not have an impact on soils or farmlands.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

No impact is anticipated. There are currently no agricultural operations being conducted on the project site and no Williamson Act contracts in place. Therefore, no impacts within this category are anticipated.

FORM "J"

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on the existing environment that could result in conversion of farmland to non-agricultural use.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

No impact is anticipated. The amendments will not conflict with or obstruct any air quality plans. The proposed demolition and construction will have less than significant impact to the air quality plan. The project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	❑	❑	☒	☐

Less than significant impact is anticipated. The amendments will not violate any air quality standards. The proposed demolition and construction of a parking lot will cause minor air pollution during construction. However, the demolition and construction emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program and found that the potential emissions under the threshold identified by Southern California Air Quality Management District (SCAQMD). The model separates emissions estimated based on the phases of construction and the year in which the particular activity would transpire. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM_{10}). The general construction phases for this project include site grading and paving. URBEMIS 2002 calculates emissions assuming the phases do not overlap. A copy of the URBEMIS air emissions report is included in Appendix A of this Initial Study. The detail report lists daily estimated emissions for demolition, site grading, and building construction on-site. Therefore, the proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

Less than significant impact is anticipated. The amendments will not result in a cumulatively considerable net increase of any criteria pollutant. The proposed demolition and construction of a parking lot is not anticipated to violate any air quality standard or contribute substantially to an existing or project air quality violation. The project is located within the City of Loma Linda, which is part of the South Coast Air Basin (SCAB). The SCAB is under regulatory authority of threshold for activities within the SCAB. When a project exceeds the threshold for a particular contaminant it is considered to have a significant impact on air quality for the region. A significant impact on air quality may also occur if the project does not comply with the air quality management plan, or if it impacts, though not significant, have a cumulative significant effect. San Bernardino County often exceeds the State and Federal air quality standards for Ozone (O_3) and Particulate Matter (PM^{10}), and combined with the western portion of the South Coast Air Basin's pollutants, which are transported from the onshore wind patterns, the County's most serious violations are during the summer months (San Bernardino County General Plan, II-C3-1). The proposed project is not anticipated to result in exceeding the current air quality management plan parameters and shall comply with the requirements and policies of the City of Loma Linda Draft General Plan. The project proposes to introduce less than significant adverse impacts as related to air quality. Construction on the site is anticipated to begin in September, 2006.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Less than significant impact is anticipated. The amendments will not expose sensitive receptors. The closest school and church is located to the east side of Campus Street. The proposed demolition and construction of a parking lot will produce emissions under the threshold established by the AQMD during construction and operation. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

No impact is anticipated. The amendments will not create objectionable odor. The proposed demolition and construction of a parking lot does not include any sources of odor producers not commonly found with the parking facilities which would cause impacts to the surrounding area. All future development must comply with all of the City's adopted development standards to minimize any potential impacts.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

No impact is anticipated. The amendments, demolition and construction of a parking lot will not have substantial adverse effect on any endangered species based on existing homes constructed in the past.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

No impact is anticipated. The amendments will not have an effect on any riparian habitat or other sensitive natural community. Additionally, all of the areas within and adjacent to the project area were found to be highly disturbed and not identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, this project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

No impact is anticipated. There are no federally protected wetlands located on the project site. Additionally, the project site is not considered federally protected wetlands as defined by Section 404 of the Clean Water Act.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
No impact is anticipated. The proposed project will not have any adverse effect, because the area is not identified as a protected path for the native residents or migratory fish or wildlife species.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
No impact is anticipated. The proposed project will not conflict with any local policies or ordinances protecting biological resources. Mature landscaping will be removed or relocated (if possible) in order to grade the site for the parking lot. Additional landscaping is proposed to soften the new parking lot across the street from residential zoned properties.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
No impact is anticipated. The amendments, demolition, and construction of a parking lot will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☒	☐
Less than significant impact is anticipated. The amendments and demolition will not effect historical resources. The six existing residential structures (24261 San Marcos Drive, 11171, 11177, 11183, 11187, and 11195 San Lucas, Drive respectively), were constructed as far back as the 1920's. The development of these homes on the five separate lots precludes unique rock outcroppings and trees on the project site. The Cultural Resource Evaluation Report conducted by Hatheway & Associates (2004), identifies these structures have been altered over the years, are not architecturally significant and not eligible to the California Register of Historical Resources. Therefore, no substantial adverse change in the significance of a historical resource is expected.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
See response a)				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
Less than significant impact anticipated with mitigation incorporated. The amendments, demolition and construction request will not destroy unique paleontological resources or unique geological features with mitigation measure described below. According to Figure 4.5.1 of the Draft General Plan EIR, the project site occurs within an area that has low potential for paleontological resources. This determination was based on literature and records checks, and the Cultural Resource Evaluation Report prepared by Hatheway & Associates from November 16, 2004. The potential of unearthing vertebrate fossils is low, and because the site is currently developed, it is unlikely than any impacts would result from the proposed 79- space, grade level parking lot. A standard condition of approval utilized by the City of Loma Linda on all new developments, shall be implemented by the construction contractor:				

- **In the event that human remains or historical artifacts are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less than significant impact is anticipated. The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexico border and beyond another 775 miles to the tip of Baja California.

The project is located between the Loma Linda Fault to the northeast and the San Jacinto Fault to the southwest. According to Figure 10.1 of the Draft General Plan, the Loma Linda Fault is considered inactive while the San Jacinto Fault is considered active. No evidence of active faulting has been identified. While the project site is located within a highly seismic region of Southern California and within the influence of several fault systems that are considered active or potentially active, it is not located within an Alquist-Priolo Earthquake Fault Zone.

The 79-space parking lot is required to meet all applicable requirements of the California Building Code (as adopted by the City), which will mitigate any potential impacts of the project related to fault rupture.

Source: Draft General Plan (October 2005), Figure 4.6.2 and Preliminary Environmental Study, October 2, 2004.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed amendments , demolition and construction of a parking lot will not cause exposure to strong seismic ground shaking. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the 79-space parking lot could experience strong seismic ground shaking at some point in time. All construction on the site must, in compliance with the requirements of the California Building Code, be seismically designed to mitigate anticipated ground shaking. In the event of strong seismic ground shaking, it will not involve any structures on the site.

Source: Draft General Plan (October 2005), Safety Element.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Less than significant impact is anticipated. Liquefaction occurs primarily in saturated, loose, and fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the City's Draft General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the City and the southern portion of the City near Reche Canyon. The project site is located within the western portion of the City, and as shown on Figure 10.1 of the Draft General Plan EIR, occurs outside a liquefaction hazard zone. As a result, the subject site is not subject to liquefaction hazards.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1, Geologic Hazards

iv) Landslides?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed parking lot project will not expose people to substantial adverse effects involving landslides based on the grading plan and existing relatively flat topography. The project site is not in a sloped area above 10 percent grade. Additionally, according to Figure 10.1 of the Draft General Plan, the project site is located outside the area of steep slopes and slope instability.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1 Geologic Hazards.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Less than significant impact is anticipated. It is not anticipated that the development of this site will contribute to significant soil erosion or loss of topsoil. Some erosion will occur as a result of grading and the construction process because the site is substantially sloped; however, the implementation of Best Management Practices for erosion and sediment control will result in a less than significant impact in this area.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Less than significant impact is anticipated. The project site does not occur within a liquefaction hazard zone and is located outside of an area with steep slopes and slope instability. The project site has been previously developed with single family homes. Therefore, the project is not located on soil that is unstable or become unstable as a result of the project.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1, Geologic Hazards.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Less than significant impact is anticipated. The project is not located in the expansive soil area. The City of Loma Linda has adopted the California Building Code (1997 Edition) that describes the construction methods to prevent or to protect structures from expansive soil. As previously discussed, the project site does not occur within a liquefaction hazard zone. Recommendations for methods of reducing potential impacts would be incorporated into the project's conditions of approval.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

No impact is anticipated. The proposed parking lot will not require a sewer or septic system.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
Less than significant impact is anticipated. The amendments, demolition and construction of the parking lot will not create a significant hazard to the public regarding hazardous materials. All new projects are required to meet the latest National Pollution Discharge Elimination System (NPDES) regulations to minimize the potential pollutant impact.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
See response a).				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
No impact is anticipated. The amendments and construction will not result in harmful emissions of hazardous materials near a school facility. The parking lot would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
No impact is anticipated. The project site has been previously developed with homes and thus is not on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, construction of the project will not create a significant hazard to the public or the environment.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four [4] miles to the north).				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

See response e).

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than significant impact is anticipated. The amendments and construction will not conflict with emergency plans. The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's Draft General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. The parking lot is proposed on the east side of San Lucas Drive and would have primary access from the existing parking structure entrance on Prospect Avenue and access to the existing parking lot to the north of the project site. The project applicant will be required to provide adequate access to and within the project site (e.g. widths, turning radius) for emergency response.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

No impact is anticipated. The amendments and construction will not expose people to wildland fires. The parking lot site is not located within a designated Fire Hazard Overlay District and has no history of wildland conflagration.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

FORM "J"

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

Less than significant impact is anticipated with mitigation measures. The amendments and construction of the parking lot will not violate water quality standards. Development of the project site potentially may cause soil sedimentation and water pollution during grading and construction phases. Operations of the 79-space parking lot, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The proposed project will increase the amount of impervious area thereby increasing the amount of potential runoff from the site. The increase in runoff will be less than significant and will not exceed the capacity of existing or planned stormwater drainage systems, or contribute a significant amount of pollutants to runoff with mitigation measures incorporated. The proposed project will protect water quality by complying with City standards and a stormwater pollution prevention plan (SWPPP). The following mitigation measures shall be implemented to reduce the impact to less than significant:

- All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
- Prior to issuance of grading permits, the applicant shall obtain coverage under the NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City of Loma Linda Public Works Department.
- An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
- All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: Regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
- Appropriate controls shall be installed to prevent all materials from being tracked off-off-site must be removed as soon as possible, nut no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

No impact is anticipated. The proposed project will not deplete groundwater supplies. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished by rainfall and snowmelt from the San Bernardino Mountains. The parking lot would not affect the existing aquifer. The project would receive its water supply for irrigation directly from the University and/or the City's wells whose source of supply is groundwater. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed parking lot will not substantially alter drainage of the site. The parking lot is designed to drain from south to north for storm water runoff. As previously stated, an erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing or planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a Stormwater Pollution Prevention Plan (SWPPP).

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

See response c).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

See response c)

f) Otherwise substantially degrade water quality?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project will not substantially degrade water quality. Development of the project site can potentially cause soil sedimentation and water pollution during grading and paving phases. Operations of the facility, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a Stormwater Pollution Prevention Plan (SWPPP).

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **This response applies to g) and h).**	☐	☐	☐	☒

No impact is anticipated. The project involves demolition of vacated housing and does not include replacement housing. The Federal Emergency Management Agency's Flood Insurance Rate Map (Letter of Map Revision Dated-June 27, 2001) identifies the project site as lying outside the 100 and 500-year floodplains. The proposed project will not impede or redirect flood flow. The proposed project will comply with the policies and requirements of the Loma Linda General Plan.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

See response g).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	❑	❑	❑	☒

No impact is anticipated. The project involves demolition and construction. No new structures are proposed. There are no levees or dams near the project site and the site is located on a knoll that is significantly elevated in relation to the surrounding area.

j) Inundation by seiche, tsunami, or mudflow?	❑	❑	❑	☒

No impact is anticipated. The proposed amendments and construction are for the properties immediately west of the three level parking garage. There is no nearby source of water that would create a seiche, tsunami or mudflow.

IX. <u>LAND USE AND PLANNING.</u> Would the project:

a) Physically divide an established community?	❑	❑	❑	☒

No impact is anticipated. The proposed amendments, demolition and construction will not divide an established community because the project is adjacent to existing parking structure and the proposed structures to be demolished are vacated and not being utilized as a single-family residence. The existing single-family residences to the west of San Lucas Drive will remain and utilized as a residential neighborhood.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	❑	❑	❑	☒

The proposed amendments, demolition, and construction will not conflict with the land use plan, policy or regulations with the approval of the General Plan Amendment and Zone Change requests. The Institutional zone permits the parking structure and lot uses.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	❑	❑	❑	☒

No impact is anticipated. There is no known habitat conservation plan for this area. Therefore, the project does not conflict with any habitat conservation plan or natural community conservation plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
No impact is anticipated. The project site has been previously developed with housing. Thus, there are no known mineral resources identified at this location.				
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
See response a).				
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
Less than significant impact is anticipated. The proposed 79-space at-grade parking lot will not expose persons to, or generate, noise levels in excess of standards established in the existing or draft General Plans or noise ordinance, or applicable standards of other agencies. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.				
Source: City of Loma Linda Draft General Plan (October 2005), 4.11 Noise.				
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
See response a).				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	❑	❑	☒	❑
Less than significant impact is anticipated. Development of the proposed parking lot would increase ambient noise levels in the area; however, the noise would be consistent with the Institutional Zone adjacent to a residential area and would not result exceed the noise level threshold established in the Noise Element for institutional use. The noise generated would be from vehicles utilizing the parking lot during normal business hours.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	❑	❑	☒	❑
Less than significant impact is anticipated. The construction of the parking lot will cause a temporary increase in the ambient noise level during construction. The potential for disrupting persons in the vicinity of the project area is apparent due to the developed neighborhood to the west of the project site. However, during site construction, the project is required to comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 7:00 a.m. and 7:00 p.m. No additional mitigation is needed or proposed for short-term noise impacts.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	❑	❑	❑	☒
No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four [4] miles to the north).				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	❑	❑	❑	☒
See response e).				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☐	☒
The parking lot will not induce substantial population growth in the area. Construction activities associated with development of the parking lot will be short-term and would not create any new long-term construction jobs.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
No impact is anticipated. The demolition of six older vacant residential structures owned by Loma Linda University will not cause a displacement of housing needs. The houses are no longer occupied and are currently being used for Police K-9 training. The displacement of these six housing units will not necessitate the construction of replacement housing elsewhere because the previous residents were relocated approximately one year ago in anticipation of future parking lot expansion.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
See response b).				
XIII. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed amendments and construction will not result in increased fire protection. Fire protection is provided by the City's Fire Department. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and Fire Department enforce fire standards during the building plan check and inspection processes. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed parking lot does not involve the construction of a new structure. However, the layout of parking lot has been designed for adequate fire access. The proposed project would not create a fire hazard or endanger the surrounding area.

Police protection?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project will not require additional police protection. In addition to campus security, the San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed project would afford employees new parking opportunities. Therefore no additional demand would be placed on officers to maintain the current level of service.

Schools?	☐	☐	☐	☒

No impact is anticipated from the proposed parking lot. The proposed project will not require additional school facilities for the local school district. School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. The code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently $2.24 per square foot of new residential development and $0.36 per square foot for commercial or other development. Since no structures are being constructed, no school impact fees will be collected.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Parks?	☐	☐	☐	☒

No impact is anticipated. The proposed project will not impact the need for park space. The Loma Linda University proposed the parking lot to supply the parking needs for the currently enrolled students, faculty, and staff.

Other public facilities?	☐	☐	☐	☒

No impact is anticipated. The proposed parking lot would not result in an additional need for other public facilities.

XIV. **RECREATION.** Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

No impact is anticipated. The proposed project will not increase the demand for existing neighborhood and regional parks or other recreational facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐

See response a).

XV. **TRANSPORTATION/TRAFFIC.** Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed amendments and construction will not result in an increase in traffic load and capacity of the street system. The proposed parking lot is an addition to the University's master parking plan which reflects their need for employee, student and visitor parking. Therefore, the estimated number of vehicle trips resulting from the construction of this parking lot will be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed amendments and construction will not result in an increase in traffic load and capacity of the street system. The proposed parking lot is an addition to the University's master parking plan which reflects their need for employee, student and visitor parking. Therefore, the amount of traffic anticipated by this project will not exceed, either individually or cumulatively, above the level of service standard established by the San Bernardino County congestion management plan (2003).

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

No impact is anticipated. The proposed amendments and construction will not effect air traffic patterns. The proposed project will result in a negligible change in traffic levels which will not increase the usage of local airports or influence the change in flight patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

No impact is anticipated. The proposed parking lot will not result in a substantial increase in hazards due to a design feature. The proposed project will be compatible with the surrounding institutional uses and will utilize a driveway access from an existing City street (Prospect Avenue). Improvements will be made to San Marcos Drive, San Lucas Drive and Prospect Avenue. The location of the proposed parking lot is within walking distance to the Loma Linda University and the Medical Center which would facilitate a reduction in on street parking. The project is adjacent to a transit stop located nearby on University Avenue and Campus Street.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	☐	☐	☐	☒

No impact is anticipated. The project will not result in inadequate emergency access. As previously stated, the project is subject to the requirements of the City's Public Works and Fire Departments. The project will be required to provide infrastructure that meets the performance requirements of all emergency vehicles. Access to the parking lot is proposed from the existing vehicle entrance off of Prospect Avenue.

f) Result in inadequate parking capacity?	☐	☐	☐	☒

No impact is anticipated. The amendments and construction will not result in inadequate parking capacity. The project provides 79 new parking spaces for current University and Medical Center employees. The University has a master parking plan which reflects their need for employee, student and visitor parking.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

No impact is anticipated. The proposed project does not include bus turnouts or bicycle racks. The location of the proposed parking lot is within walking distance to the Loma Linda University and the Medical Center. The project is adjacent to a transit stop located nearby on University Avenue at Campus Street.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

Less than significant impact is anticipated. The proposed project is not anticipated to cause or contribute to a violation of wastewater treatment requirements of the Regional Water Quality Control Board. Implementing best management practices and policies of the City regarding wastewater will protect water quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
No impact is anticipated. The development of the project site would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, because the proposal will not generate any wastewater.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
No impact is anticipated. The current storm water drainage facilities is adequate in handling the discharge generated by this project.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
No impact is anticipated. The proposed development is not anticipated to use excessive amounts of water or have a demand greater than that available to serve development from existing entitlements and resources. The main water source for the City is the Bunker Hill Basin.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
No impact is anticipated. The proposed amendments and construction will not impact the local wastewater treatment provider. The wastewater from Loma Linda is transported to the San Bernardino treatment plants. The parking lot will generate water runoff going into the storm drain not wastewater needing treatment at the sewage treatment facility in San Bernardino.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
No impact is anticipated. Waste Management of the Inland Empire provides waste disposal and recycling services for the project site; however, the parking lot will not generate any refuse and any demolition shall conform to the City adopted recycling program.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Less than significant impact anticipated. The proposed project shall comply with all Federal, State and local regulations related to solid waste. As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Standard mitigation measures for all development projects in the City shall include the following:

- **The project proponent shall incorporate interior and exterior storage areas for recyclables.**
- **The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
Less than significant impact. The project will not cause negative impacts to wildlife habitat, or limit the achievement of any long-term environmental goals, or have impacts, which are potentially and individually limited but are cumulatively considerable and could potentially have an indirect adverse impact on plant or animal species. The infill site is located within a developed residential neighborhood adjacent to existing Loma Linda University related commercial and residential properties. The mitigation measures included in this Initial Study will reduce the project impacts to less than significant levels. Therefore, development of the site will not result in impacts to plant and/or animal species or viable habitat areas.				
b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.	☐	☐	☒	☐
Less than significant impact anticipated. The proposed amendments and construction of the project will not impact long term environmental goals. The proposed project is to demolish six existing residential structures and construct a 79-space parking lot west of the existing three level parking structure. It conforms to the surrounding uses and is consistent with the designated Institutional (I) zone on the east side of San Lucas Drive. The project is part of the overall planned expansion by the Loma Linda University. The project will address the University's need for updated facilities and the ever growing enrollment and employment. Similar to any development, the project is expected to expose residents to noise levels, traffic, light and glare that are above normal during the demolition and construction phases. However, the cumulative effects of these impacts will be less than significant.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects. **Less than significant impact anticipated. Several of the potential impacts identified in this Initial Study potentially have cumulatively considerable effects, which could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Mitigation measures have been proposed and implementation of these mitigation measures will provide safeguards to prevent potentially significant cumulative impacts.**	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **Less than significant impact anticipated. No harmful environmental effects are anticipated from the 79-space parking lot. Several of the potential impacts identified in this Initial Study could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Project impacts, which can be sufficiently mitigated to a less than significant level, include hydrology and cultural resources. Implementation of the proposed mitigation measures will ensure that the project's effects will remain at a level that is less than significant. The project will not cause substantial adverse effects on human beings, either directly or indirectly.**	☐	☐	☒	☐

SUMMARY DISCUSSION

The City has concluded, based upon the analysis herein, that the proposed 79-space parking lot on the east side of San Lucas Drive between San Marcos Drive and Prospect Avenue will have a "less than significant impact" on the physical environment.

ATTACHMENTS

Appendix A – URBEMIS 8.7 Air Emissions Summary

REFRENCES

City of Loma Linda Draft General Plan, LSA Associates, October 2005

City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004

City of Loma Linda Zoning Map

City of Loma Linda Municipal Code

California Government Code

Flood Insurance Rate Map of San Bernardino County and Incorporated Areas, Map No. 06071C8692F (effective June 27, 2001).

San Bernardino County congestion management plan (2003)

Historical and Architectural Determination of Eligibility Report Hatheway & Associates (2005)

Trip Generation, Institute of Transportation Engineers (1991)

Attachment A

URBEMIS 8.7 Air Emissions Summary

URBEMIS 2002 For Windows 8.7.0

ile Name: <Not Saved>
roject Name: Parking Lot G San Lucas St (LLUAHSC)
roject Location: South Coast Air Basin (Los Angeles area)
n-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

ONSTRUCTION EMISSION ESTIMATES

*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	10.93	86.09	83.17	0.23	11.41	3.40	8.01

*** 2007 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

REA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.12	0.00	0.78	0.00	0.00

PERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.02	0.00	0.00	0.00	0.00

JM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.14	0.00	0.78	0.00	0.00

URBEMIS 2002 For Windows 8.7.0

ile Name: <Not Saved>
roject Name: Parking Lot G San Lucas St (LLUAHSC)
roject Location: South Coast Air Basin (Los Angeles area)
n-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

onstruction Start Month and Year: September, 2006
onstruction Duration: 6
otal Land Use Area to be Developed: 0.8 acres
aximum Acreage Disturbed Per Day: 0.8 acres
ingle Family Units: 0 Multi-Family Units: 0
etail/Office/Institutional/Industrial Square Footage: 0

ONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2006***							
hase 1 - Demolition Emissions							
ugitive Dust	-	-	-	-	4.17	-	4.17
ff-Road Diesel	10.13	73.16	77.60	-	3.10	3.10	0.00
n-Road Diesel	0.70	12.77	2.62	0.23	0.36	0.30	0.06
orker Trips	0.10	0.16	2.95	0.00	0.01	0.00	0.01
Maximum lbs/day	10.93	86.09	83.17	0.23	7.64	3.40	4.24
hase 2 - Site Grading Emissions							
ugitive Dust	-	-	-	-	8.00	-	8.00
ff-Road Diesel	5.84	35.56	49.63	-	1.30	1.30	0.00
n-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
orker Trips	0.10	0.12	2.22	0.00	0.01	0.00	0.01
Maximum lbs/day	5.94	35.68	51.85	0.00	9.31	1.30	8.01
hase 3 - Building Construction							
ldg Const Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
ldg Const Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ch Coatings Off-Gas	0.00	-	-	-	-	-	-
ch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
sphalt Off-Gas	0.19	-	-	-	-	-	-
sphalt Off-Road Diesel	4.64	35.44	34.21	-	1.59	1.59	0.00
sphalt On-Road Diesel	0.04	0.68	0.16	0.01	0.02	0.02	0.00
sphalt Worker Trips	0.03	0.04	0.74	0.00	0.00	0.00	0.00
Maximum lbs/day	4.90	36.16	35.10	0.01	1.61	1.61	0.00
Max lbs/day all phases	10.93	86.09	83.17	0.23	11.41	3.40	8.01
*** 2007***							
hase 1 - Demolition Emissions							
ugitive Dust	-	-	-	-	0.00	-	0.00
ff-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
n-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
orker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
hase 2 - Site Grading Emissions							
ugitive Dust	-	-	-	-	0.00	-	0.00
ff-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
n-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
orker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
hase 3 - Building Construction							
ldg Const Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
ldg Const Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ch Coatings Off-Gas	0.00	-	-	-	-	-	-
ch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
sphalt Off-Gas	0.00	-	-	-	-	-	-
sphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
sphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
sphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Max lbs/day all phases	0.00	0.00	0.00	0.00	0.00	0.00	0.00

'hase 1 - Demolition Assumptions
;tart Month/Year for Phase 1: Sep '06
'hase 1 Duration: 0.6 months
;uilding Volume Total (cubic feet): 59290
;uilding Volume Daily (cubic feet): 9920
'n-Road Truck Travel (VMT): 552
'ff-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Excavators	180	0.580	8.0
1	Off Highway Tractors	255	0.410	8.0
1	Rough Terrain Forklifts	94	0.475	8.0
1	Rubber Tired Dozers	352	0.590	8.0
1	Rubber Tired Loaders	165	0.465	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

hase 2 - Site Grading Assumptions
tart Month/Year for Phase 2: Sep '06
hase 2 Duration: 1.2 months
n-Road Truck Travel (VMT): 0
ff-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Excavators	180	0.580	8.0
1	Graders	174	0.575	8.0
1	Pavers	132	0.590	8.0
1	Rollers	114	0.430	8.0

hase 3 - Building Construction Assumptions
tart Month/Year for Phase 3: Oct '06
hase 3 Duration: 10.2 months
Start Month/Year for SubPhase Building: Oct '06
SubPhase Building Duration: 10.2 months
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day

Start Month/Year for SubPhase Architectural Coatings: Jul '06
SubPhase Architectural Coatings Duration: 1 months
Start Month/Year for SubPhase Asphalt: Jul '06
SubPhase Asphalt Duration: 0.5 months
Acres to be Paved: .8
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Rollers	114	0.430	8.0
1	Surfacing Equipment	437	0.490	8.0

REA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.00	0.00	0.00	0	0.00
Hearth - No summer emissions					
Landscaping	0.12	0.00	0.78	0.00	0.00
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	0.00	-	-	-	-
TOTALS(lbs/day,unmitigated)	0.12	0.00	0.78	0.00	0.00

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Blank (Edit all 5 columns	0.02	0.00	0.00	0.00	0.00
TOTAL EMISSIONS (lbs/day)	0.02	0.00	0.00	0.00	0.00

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2005 Temperature (F): 90 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Blank (Edit all 5 columns		0.00 trips/35,000 sq ft	1.00	0.00

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	56.10	2.30	97.10	0.60
Light Truck < 3,750 lbs	15.10	4.00	93.40	2.60
Light Truck 3,751- 5,750	15.50	1.90	96.80	1.30
Med Truck 5,751- 8,500	6.80	1.50	95.60	2.90
Lite-Heavy 8,501-10,000	1.00	0.00	80.00	20.00
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.80	0.00	12.50	87.50
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.60	87.50	12.50	0.00
School Bus	0.30	0.00	0.00	100.00
Motor Home	1.40	14.30	78.60	7.10

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Rural Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	20.0	37.0	43.0			

% of Trips - Commercial (by land use)
Blank (Edit all 5 columns) 10.0 5.0 85.0

hanges made to the default values for Land Use Trip Percentages

hanges made to the default values for Construction

he user has overridden the Default Phase Lengths

hanges made to the default values for Area

hanges made to the default values for Operations

Attachment B

Council Bill No. O-2006-05

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM TWO-FAMILY RESIDENCE (R-2) TO INSTITUTIONAL (I) FOR THAT AREA ON THE EAST SIDE OF SAN LUCAS DRIVE BETWEEN PROSPECT AVENUE TO THE SOUTH AND SAN MARCOS DRIVE TO THE NORTH CONSISTING OF APPROXIMATELY 0.80 ACRES (ZONE CHANGE No. 06-03)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment of Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda from R-2 (Two-Family) to Institutional (I) zoning per Exhibit "A" attached hereto and made a part hereof:

> That property generally described as approximately 0.80 acres lying on the east side of San Lucas Drive between Prospect Avenue to the south and San Marcos Drive to the north.

Said property shall be subject to the provisions of the Zoning Code Section 17.60, Institutional Zone.

Section 4. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 5. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 22nd day of August 2006, and was adopted on the _____ day of _____ 2006 by the following vote to wit:

Ayes:

Noes:

Absent:

Abstain:

_____
Robert H. Christman, Mayor

Attest:

_____
Pamela Byrnes-O'Camb, City Clerk

Vicinity Map

Attachment C

Conditions of Approval

CONDITIONS OF APPROVAL
SMALL PROJECT APPLICATION (SPA) NO. 06-02
August 22, 2006

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Small Project Application shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:	**EXPIRATION DATE:**
Small Project Application (PPD) No. 06-02	**August 22, 2007**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.

3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

   a. On-site circulation and parking, loading and landscaping;
   b. Placement and/or height of walls, fences and structures;
   c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
   d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of

Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.

8. A Final Phasing Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any Building or Construction Permits.

9. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.

10. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.

11. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:

    a. Water active grading areas and staging areas at least twice daily as needed;
    b. Ensure spray bars on all processing equipment are in good operating condition;
    c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;

d. Suspend grading activities when wind gusts exceed 25 mph;
e. Sweep public paved roads if visible soil material is carried off-site;
f. Enforce on-site speed limits on unpaved surface to 15 mph; and
g. Discontinue construction activities during Stage 1 smog episodes.

12. The applicant shall implement the following construction practices during all construction activities to reduce NOx emission as stipulated in the project Initial Study and identified as mitigation measures:

    a. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.
    b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
    c. The developer/contractor shall use building materials that do not require painting.
    d. The developer/contractor shall use pre-painted construction materials where feasible.

13. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.

14. The applicant shall work with the Waste Management to follow debris management plan to divert the material from landfill by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass, etc.) during demolition and construction to minimize waste and promote recycle and reuse of the materials.

15. The applicant shall provide a minimum of 79 standard parking spaces and shall include four (4) accessible spaces. The accessible parking required for the project shall be placed and constructed as per the State of California Accessibility Standards, Title 24 California Administrative Code.

16. The applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the west, south and north.

17. Comply with South Coast Air Quality Management District (SCAQMD) Rule 1403 for asbestos abatement.

18. Separate demolition permits are required for each of the six structures.

19. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).

20. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.

21. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

22. In the event that human that human remains or historical artifacts are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

Landscaping

23. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way.

24. Landscape plans shall indicate minimum five gallon shrub size and 24-inch box size trees.

25. *The applicant shall work with staff to add more shrubs around the edge of the parking lot addressing the adaptive reuse of existing shrubs and palm trees (***added by Planning Commission on May 17, 2006)**.

26. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.

27. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.

28. The applicant/property owner shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

FIRE DEPARTMENT

29. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

30. Fire department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28,

plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.

PUBLIC WORKS DEPARTMENT

31. Submit an engineered grading plan for proposed additions.

32. All utilities shall be underground.

33. All public improvement plans shall be submitted to the Public Works Department for review and approval.

34. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.

35. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

36. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.

37. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Attachment D

City Council Staff Report dated June 13, 2006

City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: June 13, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 06-01, ZONE CHANGE (ZC) NO. 06-03, AND SMALL PROJECT APPLICATION (SPA) NO. 06-02

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt the Mitigated Negative Declaration;
2. Approve Council Bill #R-2006-32 (Attachment A) – General Plan Amendment No. 06-01 to amend the existing Land Use designation from Medium Density Residential (5-10 dwelling units per acre) to Institutional (I), and;
3. Approve Council Bill #O-2006-05 (Attachment A) – Zone Change No. 06-03 to amend the Official Zoning Map from Two Family Residence (R-2) Zone to Institutional (I) Zone, and;
4. Approve the Certificate of Appropriateness for the demolition of the six structures; and,
5. Approve Small Project Application No. 06-02 based on the findings and subject to the Conditions of Approval (Attachment B).

BACKGROUND

On February 8, 2006, Loma Linda University Health Science Center (LLUAHSC) submitted the foregoing application requests to the Community Development Department. The project was reviewed and deemed complete by Administrative Review Committee (ARC) on February 14, 2006.

On April 3, 2006, the Historic Commission reviewed the project requests and forwarded a recommendation of approval for the Certificate of Appropriateness for the demolition of the six structures and project design.

On May 17, 2006, the Planning Commission reviewed the project and forwarded a recommendation to the City Council to approve the project. Condition No. 25 was added by the Planning Commission to address the need for additional landscaping around the perimeter of the proposed parking lot to reduce light and glare from vehicle headlights.

AGENDA ITEM 7

ANALYSIS

The project site is located on the east side of San Lucas Drive between San Marcos Drive to the north and Prospect Avenue to the south, (Attachment 1 of Attachment B) and west of the three-level, university owned parking structure. Currently, the project site contains six residential structures on five separate lots (Attachment 5 of Attachment B). Some of the structures date back as far as 1912. The houses are no longer occupied and being used for police and fire training. A Certificate of Appropriateness is needed for the demolition of these structures and the site layout and design.

Project plans indicate that the proposed 79-space parking lot will be utilized for additional employee parking (Attachment 5 of Attachment B). The main entrance into the new lot will utilize the existing entrance off of Prospect Avenue. No other entries are proposed on San Lucas or San Marcos Drive. Interior circulation in the new parking lot will allow access to the existing surface parking lot (fronting on University Avenue) and the parking structure.

Currently, the property is zoned R-2, Two-Family Residence on the City Official Zoning Map and Multi-Family Residential on the City's General Plan Land Use map. Amendments are required to change the land use designation and zoning from Medium Density Residential (5.0 to 10 du/ac) and R-2 to I, Institutional land use designation and zoning, respectively. Parking lots are a permitted use in an Institutional (I) Zone. Findings for the General Plan Amendment and Zone Change can be found in the May 3, 2006 Planning Commission staff report (Attachment B).

ENVIRONMENTAL

On April 12, 2006, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The CEQA mandatory 20-day public review began on April 13, 2006 and ended on May 2, 2006. As of the writing of this report, staff did not receive any comments in favor of or in opposition to this project. A copy of the environmental document is available in Attachment 2 of Attachment B.

FINANCIAL IMPACT

The proposed project will pay permit fees for plan check, demolition and inspections. No further fees will be collected for the development of the 79-space parking lot.

Respectfully Submitted by

Raul Colunga
Assistant Planner

CITY OF LOMA LINDA
CITY COUNCIL REDEVELOPMENT AGENCY

APPROVED
DENIED
DEFERRED TO August 22, 2006
AT THE MEETING OF June 13, 2006
BY: Pamela Byrnes-O'Camb
CITY CLERK / AGENCY SECRETARY

ATTACHMENTS

A. Council Bill No. R-2006-32 and Council Bill Resolution No. O- 2006-5
B. May 3, 2006 Planning Commission Staff Report
   Attachments:
   1. Site Location Map
   2. Mitigated Negative Declaration
   3. Revised Conditions of Approval
   4. Photos of existing houses proposed for demolition
   5. Project Plans

Attachment E

Planning Commission Staff Report
dated May 3, 2006

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 3, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 06-01, ZONE CHANGE (ZC) NO. 06-03, AND SMALL PROJECT APPLICATION (SPA) NO. 06-02

SUMMARY

The project proposes to amend the General Plan Land Use Map from Medium Density Residential (5-10 du/ac) to Institutional (I), and the Zoning Map from Duplex Residential (R-2) to Institutional (I) on the 0.80-acre site to accommodate the demolition of six residential structures and the construction of a 79-space surface parking lot. The project site is located on the east side of San Lucas Drive between Prospect Avenue and San Marcos Drive, and west of an existing three level parking structure on the east (see Attachment A, Site Plan).

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment B);
2. Approve General Plan Amendment No. 06-01 and Zone Change (ZC) NO. 06-03 based on the Findings;,
3. Approve Small Project Application No. 06-02 based on the findings and subject to the Conditions of Approval (Attachment C).

PERTINENT DATA

Applicant:	Loma Linda University Adventist Health Science Center (LUASHC) Construction Office
General Plan:	Medium Density Residential (5-10 du/ac)
Zoning:	Duplex Residential (R-2)
Site:	Approximately 35,000 square foot site with six existing single family structures
Topography:	Gently sloped to the north and east

Vegetation: Mature landscaping as developed under single family uses

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on January 25, 2006. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on February 14, 2006. The residences proposed for demolition include the following:

	Structures	Year Built	Unique Feature	Current Use
1	24621San Marcos Drive	1912		vacant
2	11171 San Lucas Drive	1946		vacant
3	11177 San Lucas Drive	1937		vacant
4	11183 San Lucas Drive	1940	*Detached house at rear	vacant
5	*11187 San Lucas Drive	1944		vacant
6	11195 San Lucas Drive	1965		vacant

Note: **** Indicates that 11187 San Lucas Drive is located at the rear of the property addressed as 11183 San Lucas Drive***

Photos of the existing structures are attached for reference (see Attachment D). The project and request for a certificate of appropriateness were recommended for approval by the Historic Commission at their meeting on April 3, 2006. A Cultural Resources Evaluation Report prepared by Roger Hatheway of Hatheway & Associates, was submitted as part of the application. The conclusion of the report stated that none of the six residential structures contained on the five properties appear to be eligible for listing on the California Register of Historical Resources (CRHR) due to a considerable number of alterations that occurred over time. The report recommends no additional investigation, compliance, and/or mitigation with regards to potential loss of the resources is required at this time.

Existing Setting

The project site is sloped from south to north with a grade difference of approximately 15 feet. Four of the lots back up to a drainage easement (see Attachment E). Due to the existing and odd lot configuration, some of the structures abut and straddle property lines. A second structure, addressed as 11187 San Lucas Drive, is located to the rear of 11183 San Lucas Drive. All of the structures are vacant at this time and are being used as a Police training facility.

The neighborhood is denoted with a mixture of residential structures and university facilities between Campus Street on the east, San Lucas, San Juan, and San Marcos Drive on the west and University Avenue to the north. With the exception of a small component of commercial uses on University Avenue, the neighborhood transitions completely towards residential to the west. The project site is located adjacent to the existing, three-level parking structure to the east.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On April 12, 2006, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The CEQA mandatory 20-day public review began on April 13, 2006 and ended on May 2, 2006. No comments on the environmental documents have been received as of writing of this report.

ANALYSIS

Project Description

As previously stated, the applicant is proposing to amend the General Plan Land Use Map from Multi-Family Residential to Institutional, change the Zoning Map from R-2 (Duplex Residential) to I (Institutional), and demolish six existing residential structures on five separate lots in order to construct a new 79-space, at-grade, restricted entry, parking lot. The project site is located immediately west of the existing, three-level parking structure, which contains 620 spaces.

Access to the proposed surface parking lot will be off of the existing Prospect Avenue entrance to the parking structure. Internal circulation from the new parking lot will provide additional access to the existing, surface parking lot to the north, which is currently accessed off of University Avenue and to the three-level parking structure as well. No new entry access points are proposed off of San Lucas or San Marcos Drives. The new parking lot will help to alleviate the on-street parking shortage that currently exists on Prospect Avenue by taking cars off the street into the new parking facility. Additionally, the permit parking system for the neighborhood will remain in effect.

Landscape plans have been provided (see Attachment E), which help to soften the appearance of the new parking lot with five gallon shrubs and minimum 24-inch box size trees. Two new, 25-foot high light poles are proposed to illuminate the parking area. The first pole is located on the south landscape island, the second is located at the top of the middle island, The photometric light study provided by the applicant indicates that the lighting is focused onto the new parking lot and that spillage over the property line is limited to less than one candle power.

Public Comments

Public hearing notices were mailed out to property owners and occupants of contiguous properties within three hundred feet of the subject site on April 13, 2006. To date, no

comments have been received by the Community Development Department. Approximately three property owners attended the Historical Commission meeting on April 3, 2006 and asked questions about the project and how it might affect them.

Findings

General Plan Amendment Findings

An amendment to the General Plan may be adopted only if all of the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan;*

The current General Plan Land Use Map shows the property designated as Medium Density Residential. The General Plan text does not address parking lots as permitted uses. The provisions for parking lots are in the Zoning Code. The LLMC 17.30.140(b)(11) stipulates that any such similar uses as the Planning Commission may deem to be similar and equally essential to the public welfare. The majority of the block is already developed with parking uses and the proposed lot is a similar use. The proposed lot is also essential to the public welfare in that it will help to alleviate the parking shortage and on-street parking congestion in the area. LLMC 17.24.120 addresses parking areas as being permitted in the R-1 and R-3 if used exclusively for passenger automobiles. The R-2 district is not specifically addressed and that is one of the reasons for requesting the General Plan Amendment and Zone Change in advance of the adoption of the Draft General Plan. The Draft General Plan does include this project site in the I Land Use designation and the commensurate zoning would be Institutional.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*

The approval of the proposed General Plan Amendment and Zone Change will complete the transition of the entire block to the Institutional designation and zone. The 79-space, at-grade parking lot will not be detrimental to the public interest, health, safety, convenience or welfare of the City because the proposed parking lot is adjacent to and an extension of the existing parking facilities that occupy the north and east sectors of the block. The lot will tie into the internal circulation of the adjacent parking facilities. The project has been designed to mitigate impacts to the residences which will remain on the west side of San Lucas Drive and the north side of San Marcos Drive. For example, parking lot light fixtures shall be oriented to only illuminate the project and shall be directed away from existing residential structures. The new onsite parking lot will help to alleviate the off-street parking congestion along Prospect Avenue. The public interest and welfare will be served by the project design, which ensures that the public health and safety are safeguarded.

3. *The proposed amendment would maintain the appropriate balance of land uses within the City; and,*

The balance of land uses in the City will not be adversely affected by the proposed amendment. As previously stated, the project area is approximately 35,000 square feet in size. In this area, the properties on the east side of San Lucas Avenue are proposed for an Institutional designation as part of the General Plan Update Project. The change of land use designation on the amendment portion of the site will allow the University the opportunity to provide parking facilities for faculty members.

4. *In the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.*

The amendment site has frontage on San Marcos Drive, San Lucas Drive and Prospect Avenue. Access to the project site is off of the existing entrance on Prospect Avenue, which is also one of the entrances into the three-level parking structure. No entrances are proposed for San Marcos Drive or San Lucas Drive. The surrounding area to the north, south and east is largely developed with Institutional uses and the proposed parking lot project will be compatible. The residential uses located west and north of the site will be buffered by the existing street widths, landscaping and installation of curb, gutter and sidewalk along the three streets, respectively. Existing overhead public utilities are required to be undergrounded.

Zone Change Findings

Changes to the zoning ordinance and map are considered legislative acts and do not require findings. State law does require that the zoning be consistent with the General Plan. Although the rezoning does not require specific findings in the Loma Linda Municipal Code, staff recommends that the Commission consider the following findings before taking action on the proposed rezoning.

1. *That the proposed rezoning is consistent with the General Plan.*

The R-2, Duplex Residential zoning designation does not allow parking lots. The subject site is adjacent to and an extension of an existing surface parking lot and three-level parking structure, which are zoned Institutional. Changing the zoning from Residential to Institutional will allow for the logical transition of the block from residential to parking uses, which are accessory to institutional uses and will permit the proposed parking use. The proposal affects five lots that contain six residential structures. The inclusion of the amendment area and proposed surface parking lot will ensure that the entire block has adequate access and on-site circulation to serve the parking areas. The zone change will allow the parking lot project, which will provide the off-site improvements and landscape enhancements along the San Marcos Drive, San Lucas Drive, and Prospect Avenue frontages. In addition, University employees will have additional parking opportunities.

2. *That the site is physically suitable for the type and intensity of the proposed rezoning.*

The subject site is physically suitable for the proposed Institutional zoning, pending the removal of the six residential structures. The amendment area is approximately 35,000 square feet and adjacent to existing Institutional zoning and properties developed with existing parking facilities. The General Plan Update Project already includes provision to change the subject properties from Residential to Institutional in the immediate neighborhood. The Zone Change for the project site will ensure General Plan consistency and compatibility with the existing land uses on the block.

3. *That the proposed rezoning will not cause substantial environmental damage and will not be materially detrimental to the public welfare.*

The proposed rezoning and associated development project have been evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be eligible for a Mitigated Negative Declaration. The mitigation measures identified in the Initial Study address any potential impacts to cultural resources that might be found on site and also address stormwater prevention. The Initial Study prepared for the project indicates that the General Plan Amendment, rezoning, and development of the site as a surface parking lot would not result in any significant environmental impacts. The residential structures proposed to be demolished are vacant.

CONCLUSION

Staff recommends approval of the project based on the on the findings contained in this Staff Report. The adjacent surface parking lot to the north and parking structure to the east constitute compatible uses. Chapter 17.60 of the Loma Linda Municipal Code allows educational uses and uses that are ancillary and/or auxiliary to the primary use. The proposed parking lot is considered to be ancillary to the educational uses and part of the overall Parking Master Plan on the Loma Linda campus. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval. No further requests to amend the City's General Plan Land Use Map and Zoning Map for this neighborhood are proposed.

Respectfully Submitted,

Raul Colunga
Assistant Planner

CITY OF LOMA LINDA
PLANNING COMMISSION

APPROVED DENIED
CONTINUED
TO: May 17, 2006
AT THE MEETING OF:
May 3, 2006
BY: Jocelyne Larabee
PLANNING COMMISSION SECRETARY

ATTACHMENTS

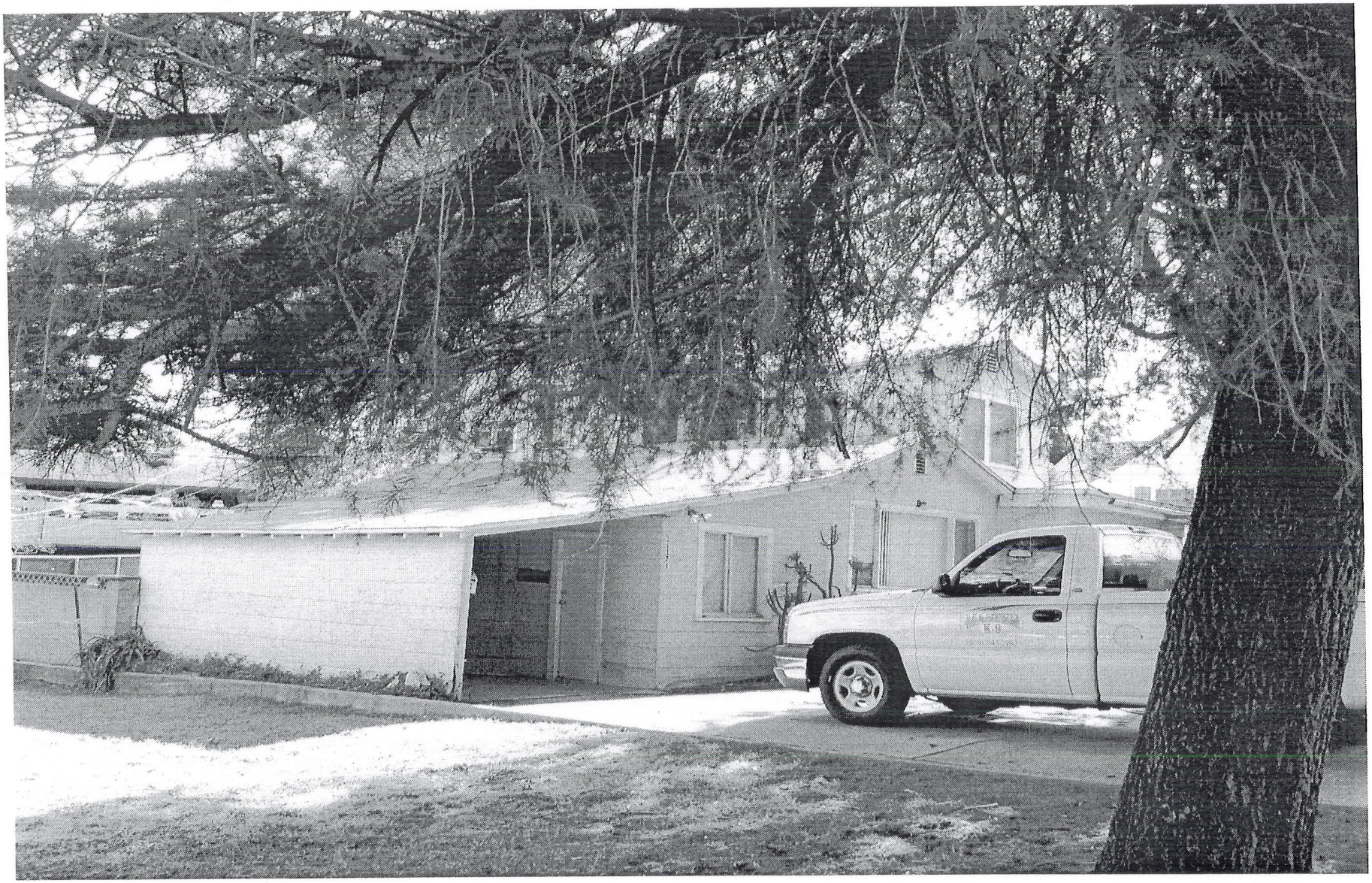
A. Site Location Map

B. Mitigated Negative Declaration (NOI/Initial Study)
C. Conditions of Approval
D. Photos of Houses proposed for demolition.
E. Project Plans

I:\Project Files\SPA\2006\SPA 06-02 LLUMC San Lucas Parking Lot\05-03-06 PC sr.doc

Vicinity Map

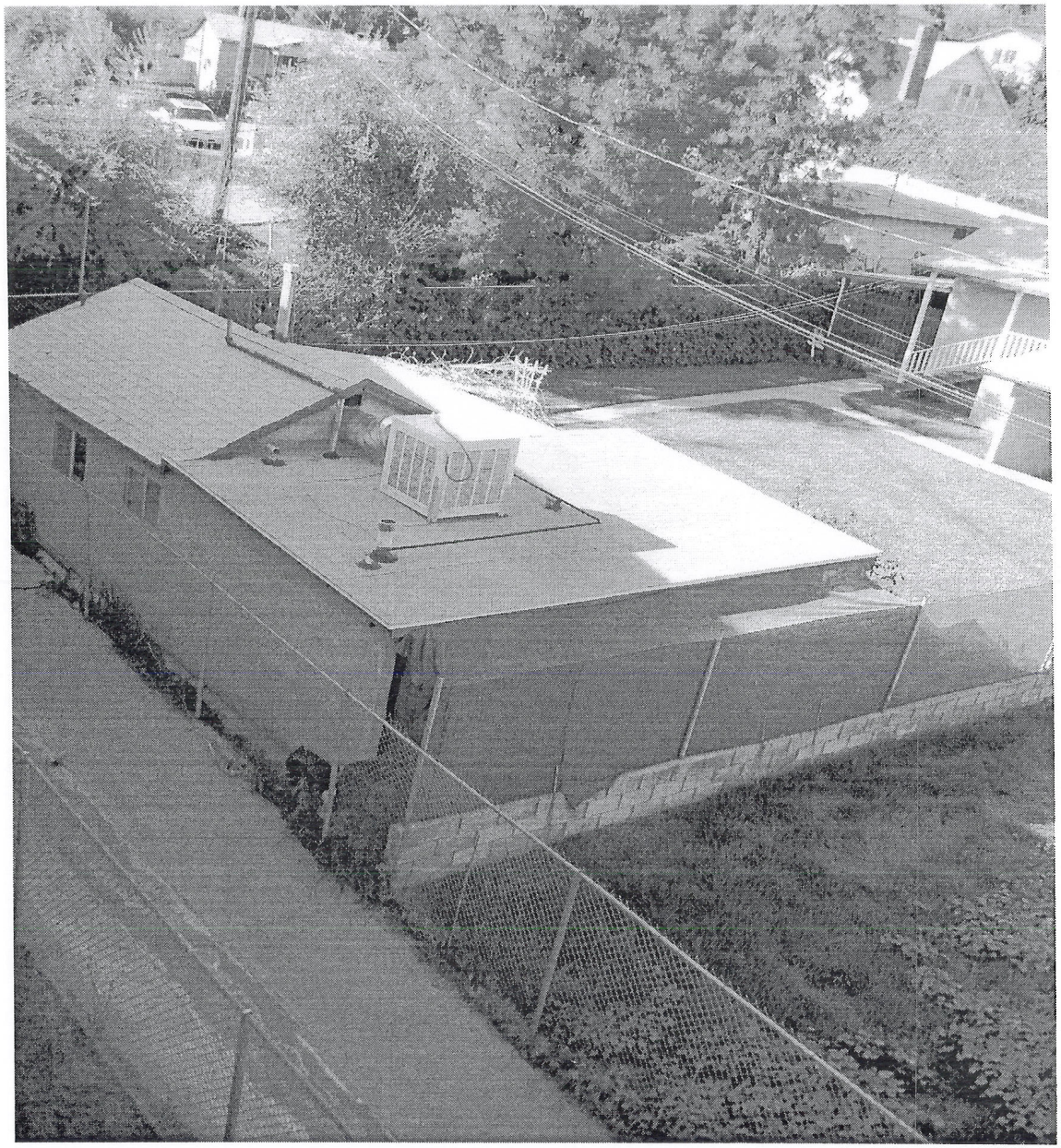
24621 San Lucas



11171 San Lucas

11177 San Lucas

11183 San Lucas



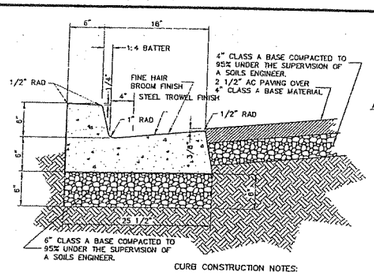
Second structure on lot- 11187 San Lucas

11195 San Lucas

PRECISE GRADING PLAN
LOTS 103 THRU 108, TRACT NO. 1808, FOR PARKING LOT "G"

LEGEND

BC	BEGINNING OF CURVE	PIVC	POINT OF INTERSECTION GRADE LINE TANGENTS OF VERTICAL CURVE
BVC	BEGINNING OF VERTICAL CURVE	TC	TOP OF CURB
CLF	CHAIN LINK FENCE	TP	TOP OF ASPHALT PAVEMENT
CONC	CONCRETE	TW	TOP OF WALL
EC	END OF CURVE	VC	VERTICAL CURVE (PARABOLIC)
EOP	EDGE OF PAVEMENT	WV	WATER VALVE
EVC	END OF VERTICAL CURVE	WM	WATER METER
FL	FLOWLINE	E	OVERHEAD ELECTRIC LINE
FH	FIRE HYDRANT	(EL. 1115.48)	DENOTES EXISTING ELEVATION
MOVC	MIDDLE OF VERTICAL CURVE	98.84 TOP FL	DENOTES PROPOSED ELEVATION
NG	NATURAL GROUND		



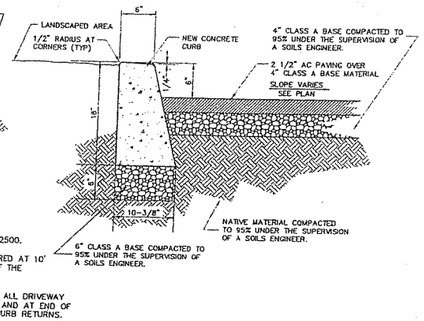
CURB CONSTRUCTION NOTES:

1. CONCRETE SHALL BE CLASS 520-C-2500.
2. WEAKENED PLANE JOINTS ARE REQUIRED AT 10' INTERVALS, OR AT THE DIRECTION OF THE ENGINEER.
3. EXPANSION JOINTS ARE REQUIRED AT ALL DRIVEWAY APPROACHES,DRAINAGE STRUCTURES, AND AT END OF CURB RETURNS, AND BEGINNING OF CURB RETURNS.

MODIFIED CURB & GUTTER DETAIL

CONSTRUCTION NOTES PER CITY OF LOMA LINDA STD R-2.1

SCALE: 1"=1'



MODIFIED CURB & GUTTER DETAIL

CONSTRUCTION NOTES PER CITY OF LOMA LINDA STD R-2.3

SCALE: 1"=1'

ENGINEERS ESTIMATE OF PROBABLE QUANTITIES

1.	PAVEMENT REMOVAL	11,100	SQ. FT.
2.	CONCRETE CURB REMOVAL	521	LIN. FT.
3.	CONCRETE GUTTER AND DRAIN REMOVAL	2,705	SQ. FT.
4.	CONCRETE CURB CONSTRUCTION. (6" OF, 18" GUTTER)	142	LN. FT.
5.	CONCRETE CURB CONSTRUCTION. (6" CURB FACE)	1,082	LN. FT.
6.	ASPHALT PAVEMENT CONSTRUCTION. (2 1/2" THICK)	27,755	SQ. FT.
7.	CLASS A BASE MATERIAL (4" THICK)	27,755	SQ. FT.
8.	30" RCP DRAIN PIPE.	256	LN. FT.
9.	CONCRETE STORM DRAIN MANHOLE	1	EACH
10.	CONCRETE STORM DRAIN OUTLETS	2	EACH
11.	CONCRETE COLLAR 24" RCP TO 30" RCP	1	EACH
12.	CONNECT EXIST 6" STORM PIPE	2	EACH
13.	CONNECT EXIST 4" STORM PIPE	1	EACH
14.	LANDSCAPE AREA	12,623	SQ. FT.

NOTICE TO CONTRACTOR : THE FURNISHING OF THE ABOVE TABLE OF PROBABLE QUANTITIES DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO DERIVE HIS OWN ESTIMATE OF CONSTRUCTION QUANTITIES AND IS ONLY SUPPLIED AS AN AID TO THE CONTRACTOR. THE FIRM OF HICKS AND HARTWICK DOES NOT WARRANT THAT THIS IS A COMPLETE LIST OF QUANTITIES TO COMPLETE THE WORK SHOWN HEREON.

GENERAL NOTES

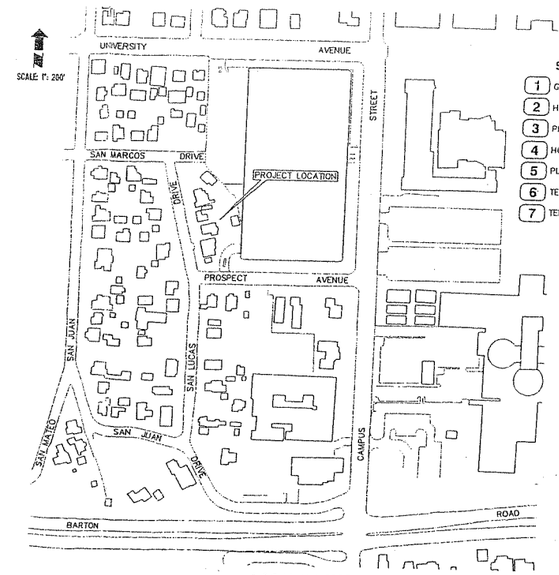
1. ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF LOMA LINDA GRADING ORDINANCE AND IS TO BE DONE UNDER PERIODIC INSPECTION BY A LICENSED ENGINEER.
2. A WRITTEN REPORT BY A SOILS ENGINEER IS TO BE FURNISHED TO THE CITY OF LOMA LINDA DEPARTMENT OF BUILDING AND SAFETY TO CERTIFY THAT ALL FILL MATERIAL AND MATERIAL UPON WHICH FILL IS TO BE PLACED IS ADEQUATE TO SUPPORT THE LOADS IMPOSED. SOIL TEST DATA ON ALL FILLS OF TWO OR MORE FEET IS TO BE SUBMITTED TO THE CITY BUILDING DEPARTMENT.
3. PREPARATION OF THE SITE SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE INSTRUCTIONS OF A SOILS ENGINEER AND ALL FILLS WILL BE MADE UNDER HIS DIRECTIONS. THE FIRM OF HICKS & HARTWICK, INC. TAKES NO RESPONSIBILITY FOR THE SOILS ENGINEERING ON THIS PROJECT.
4. ALL EARTHWORK SHALL CONFORM TO THE PRELIMINARY SOILS INVESTIGATION PREPARED BY C.H.J. INCORPORATED, DATED MAY 13,1996, REPORT NO. 95194-3.
5. THE ENGINEER ASSUMES NO LIABILITY FOR THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITY LINES, STRUCTURES OR IRRIGATION LINES. THE CONTRACTOR IS TO MAKE AN ON-SITE INSPECTION AND NOTIFY ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATION OF ANY AND ALL UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE RESPONSIBLE FOR CLEARING OF THE SITE IN PREPARATION FOR CONSTRUCTION.
7. A ASBESTOS REPORT SHALL BE MADE ON EACH HOUSE TO BE DEMOLISHED.
8. AQMD SHALL BE NOTIFIED AND A PERMITT SECURED 14 DAYS BEFOR DEMOLITION IS STARTYED.
9. BENCH MARK: LOMA LINDA CITY BENCH MARK #81-7 BRASS DISC ON CONCRETE SIGNAL BASE SOUTHWEST CORNER OF ANDERSON STREET AND UNIVERSITY AVENUE ELEVATION = 1115.48

PROFESSIONAL ENGINEER'S NOTICE TO CONTRACTOR

SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND

COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT

LOCATION OF SAID LINES NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES.



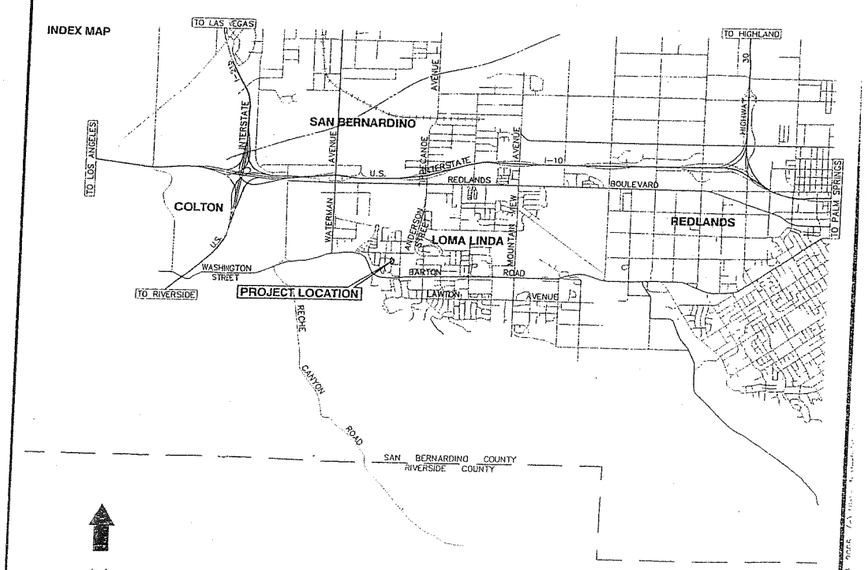
SHEET INDEX

1. GRADING PLAN TITLE SHEET
2. HOUSE DEMOLITION PLAN
3. PRECISE GRADING PLANS
4. HORIZONTAL CONTROL PLAN
5. PLAN PROFILE STORM DRAIN
6. TEMPORARY EROSION CONTROL TITLE SHEET
7. TEMPORARY EROSION CONTROL PLAN

LOCATION MAP

SCALE: 1"= 200'

INDEX MAP



SCALE: 1" = 4,000'

HICKS & HARTWICK, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
37 East Olive Avenue
REDLANDS, CALIFORNIA
(909) 793-2257

DESIGNED BY : H.R.H. | DRAWN BY : H.R.H. | CHECKED BY :

PLANS PREPARED UNDER THE SUPERVISION OF : JAMES W. HICKS

DATED NOV. 2005 R.C.E. NO. 23362 EXP. Dec. 2005

REFERENCE PLANS FOR THESE IMPROVEMENTS

DATE	BY	REVISIONS	APP'D

BENCH MARK: L.L.B.M. 81-7,EL. 1115.48

BASIS OF BEARINGS:

SCALE : AS NOTED

DEPARTMENT OF PUBLIC WORKS

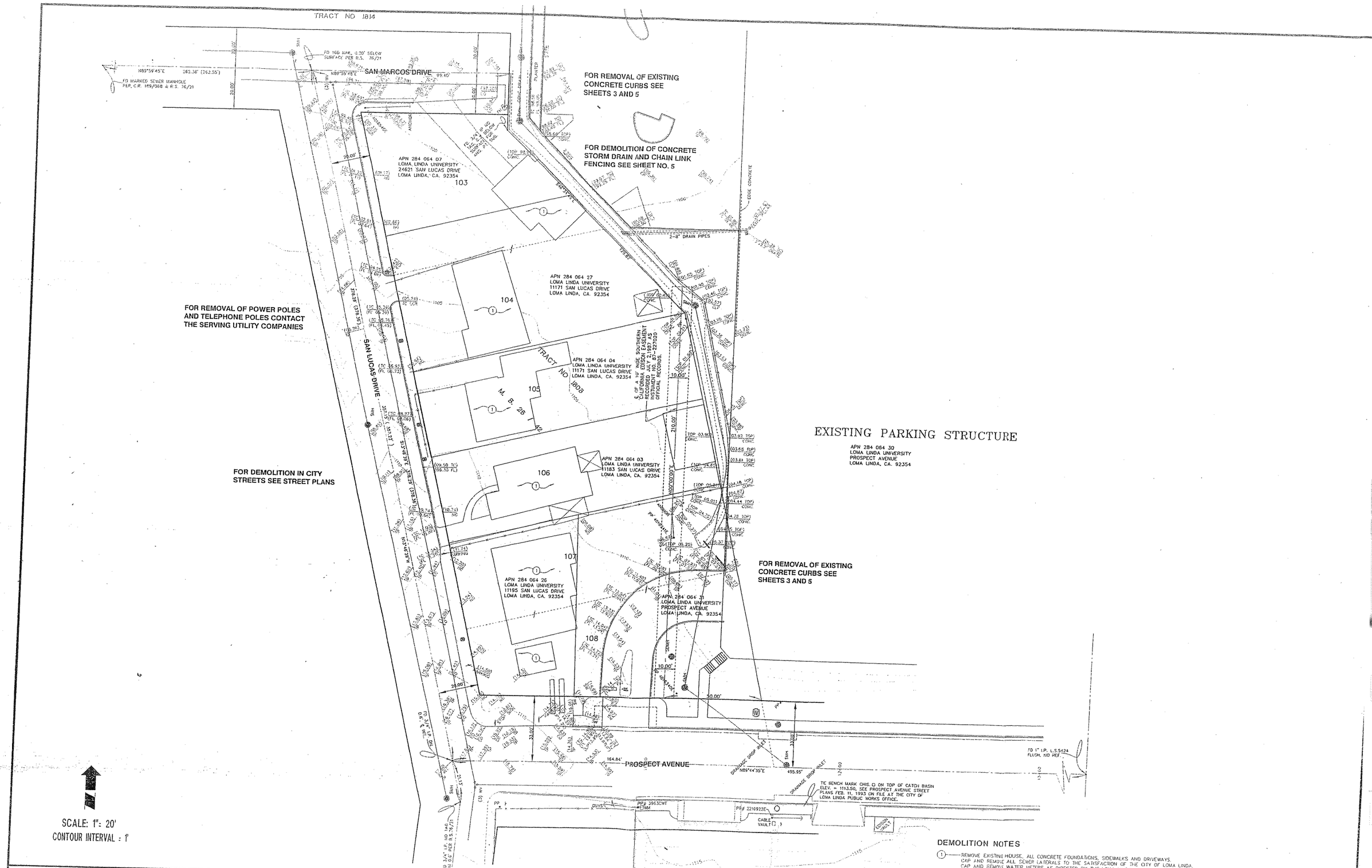
APPROVED DIRECTOR OF PUBLIC WORKS DATE

OWNER:
LOMA LINDA UNIVERSITY
PO BOX 728
LOMA LINDA CA., 92350
CONTACT PERSON:
KEN BREYER
(909)558-4555

CITY OF LOMA LINDA
EXISTING TOPOGRAPHY AND DEMOLITION PLAN
PARKING LOT " G "
LOMA LINDA UNIVERSITY

DRAWING NO.

SHEET 1 OF 7



DEMOLITION NOTES

1. REMOVE EXISTING HOUSE, ALL CONCRETE FOUNDATIONS, SIDEWALKS AND DRIVEWAYS. CAP AND REMOVE ALL SEWER LATERALS TO THE SATISFACTION OF THE CITY OF LOMA LINDA. CAP AND REMOVE WATER METERS AS DIRECTED BY THE LOMA LINDA UNIVERSITY.

HICKS & HARTWICK, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
37 East Olive Avenue
REDLANDS, CALIFORNIA
(909) 793-2257

DESIGNED BY : H.R.H. | DRAWN BY : H.R.H. | CHECKED BY :
PLANS PREPARED UNDER THE SUPERVISION OF : JAMES W. HICKS
DATED MAY, 2005 | R.C.E. NO. 23362 | EXP. Dec. 2005

REFERENCE PLANS FOR THESE IMPROVEMENTS

DATE	BY	REVISIONS	APP'D

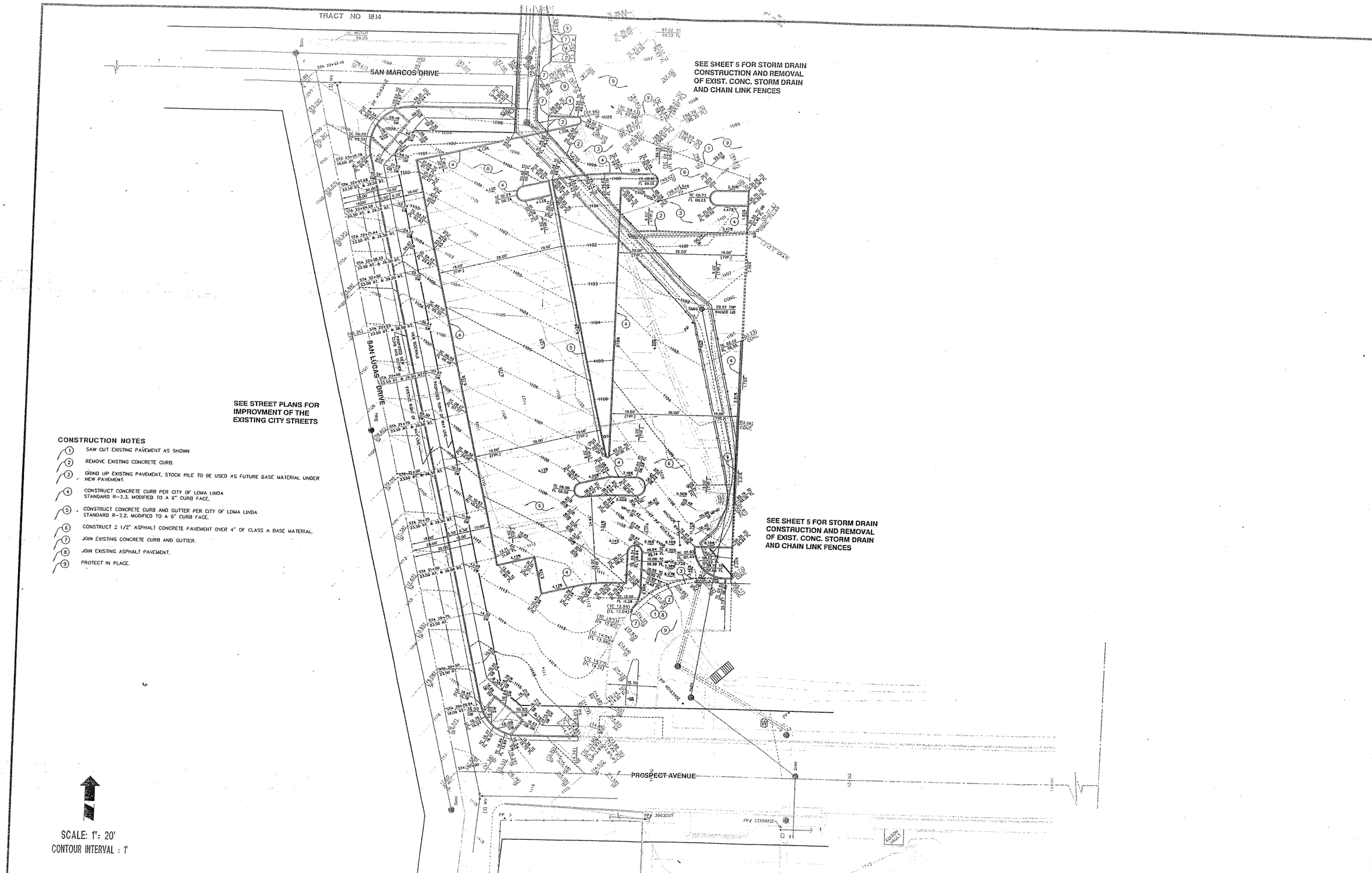
BENCH MARK: L.L.B.M. 81-7,EL. 1115.48
BASIS OF BEARINGS:
SCALE : AS NOTED

DEPARTMENT OF PUBLIC WORKS
APPROVED DIRECTOR OF PUBLIC WORKS DATE

OWNER:
LOMA LINDA UNIVERSITY:
PO BOX 728
LOMA LINDA CA., 92350
CONTACT PERSON:
KEN BREYER
(909)558-4555

CITY OF LOMA LINDA
EXISTING TOPOGRAPHY AND DEMOLITION PLAN
PARKING LOT " G "
LOMA LINDA UNIVERSITY

DRAWING NO.
SHEET 2 OF 7



CONSTRUCTION NOTES

1. SAW CUT EXISTING PAVEMENT AS SHOWN
2. REMOVE EXISTING CONCRETE CURB.
3. GRIND UP EXISTING PAVEMENT, STOCK PILE TO BE USED AS FUTURE BASE MATERIAL UNDER NEW PAVEMENT.
4. CONSTRUCT CONCRETE CURB PER CITY OF LOMA LINDA STANDARD R-2.3, MODIFIED TO A 6" CURB FACE.
5. CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF LOMA LINDA STANDARD R-2.2, MODIFIED TO A 6" CURB FACE.
6. CONSTRUCT 2 1/2" ASPHALT CONCRETE PAVEMENT OVER 4" OF CLASS A BASE MATERIAL.
7. JOIN EXISTING CONCRETE CURB AND GUTTER.
8. JOIN EXISTING ASPHALT PAVEMENT.
9. PROTECT IN PLACE.

HICKS & HARTWICK, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
37 East Olive Avenue
REDLANDS, CALIFORNIA
(909) 793-2257

DESIGNED BY : H.R.H. | DRAWN BY : H.R.H. | CHECKED BY :

PLANS PREPARED UNDER THE SUPERVISION OF : JAMES W. HICKS
DATED MAY, 2005 R.C.E. NO. 23362 EXP. Dec. 2005

REFERENCE PLANS FOR THESE IMPROVEMENTS

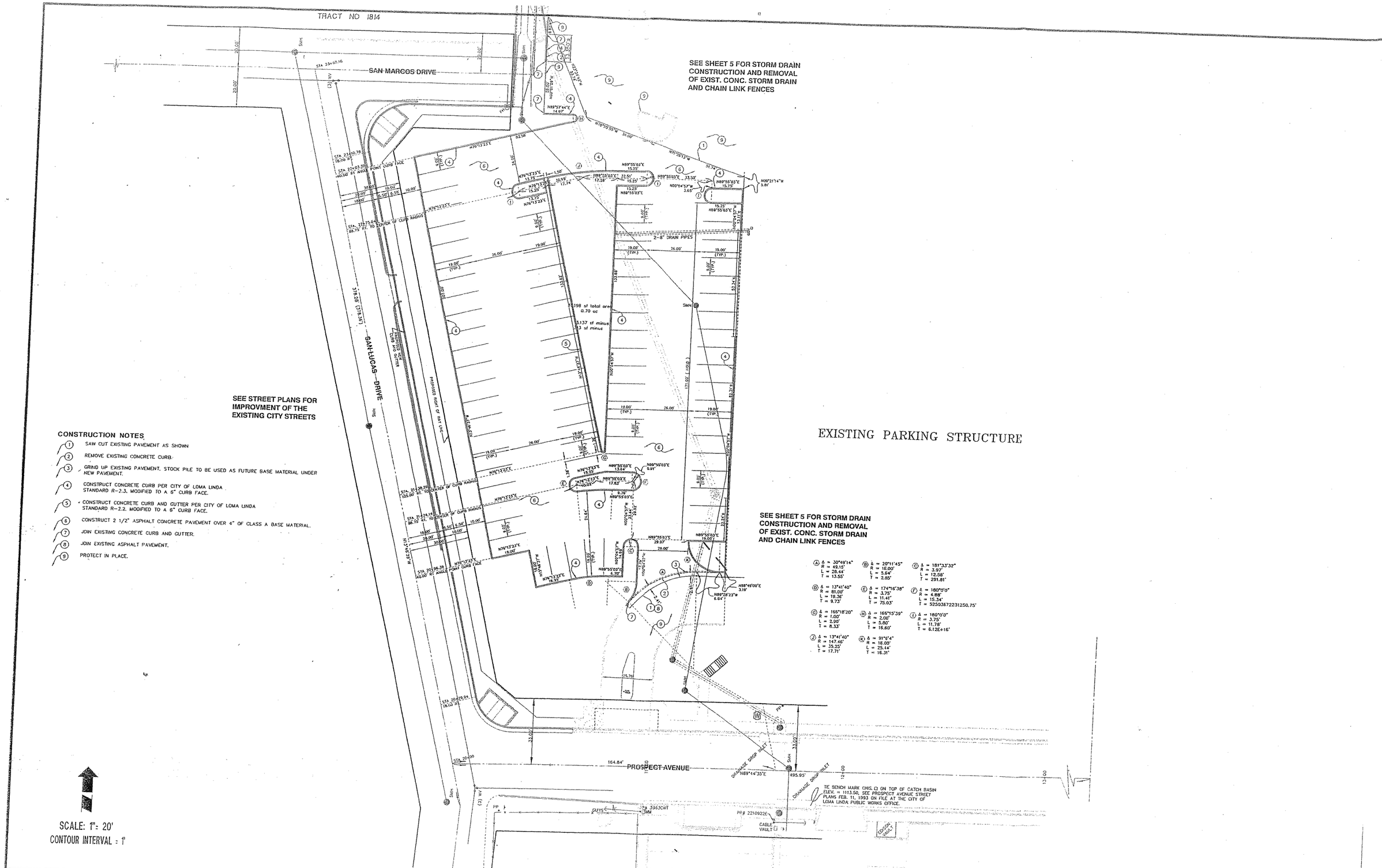
DATE	BY	REVISIONS	APP'D

BENCH MARK: L.L.B.M. 81-7,EL. 1115.48
BASIS OF BEARINGS:
SCALE : AS NOTED

DEPARTMENT OF PUBLIC WORKS
APPROVED DIRECTOR OF PUBLIC WORKS DATE

CITY OF LOMA LINDA
GRADING AND IMPROVEMENT PLAN
PARKING LOT "G"
LOMA LINDA UNIVERSITY

DRAWING NO.
SHEET 3 OF 7



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7. JOIN EXISTING CONCRETE CURB AND GUTTER.
8. JOIN EXISTING ASPHALT PAVEMENT.
9. PROTECT IN PLACE.

(A) Δ = 30°49'14" R = 49.15' L = 26.44' T = 13.55'	(B) Δ = 20°11'45" R = 16.00' L = 5.64' T = 2.85'	(C) Δ = 181°33'32" R = 3.97' L = 12.58' T = 291.81'
(D) Δ = 13°41'40" R = 81.00' L = 19.36' T = 9.73'	(E) Δ = 174°16'38" R = 3.75' L = 11.41' T = 79.03'	(F) Δ = 180°0'0" R = 4.89' L = 15.34' T = 525038722231250.75'
(G) Δ = 166°18'20" R = 1.00' L = 2.90' T = 8.33'	(H) Δ = 166°15'39" R = 2.00' L = 5.80' T = 16.60'	(I) Δ = 180°0'0" R = 3.75' L = 11.78' T = 6.12E+16'
(J) Δ = 13°41'40" R = 147.46' L = 35.25' T = 17.71'	(K) Δ = 91°5'4" R = 16.00' L = 25.44' T = 16.31'	

HICKS & HARTWICK, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
37 East Olive Avenue
REDLANDS, CALIFORNIA
(909) 793-2257

DESIGNED BY: H.R.H. | DRAWN BY: H.R.H. | CHECKED BY:

PLANS PREPARED UNDER THE SUPERVISION OF: JAMES W. HICKS
DATED MAY, 2005 R.C.E. NO. 23362 EXP. Dec. 2005

REFERENCE PLANS FOR THESE IMPROVEMENTS

DATE	BY	REVISIONS	APPD

BENCH MARK: L.L.B.M. 81-7, EL. 1115.48
BASIS OF BEARINGS:
SCALE: AS NOTED

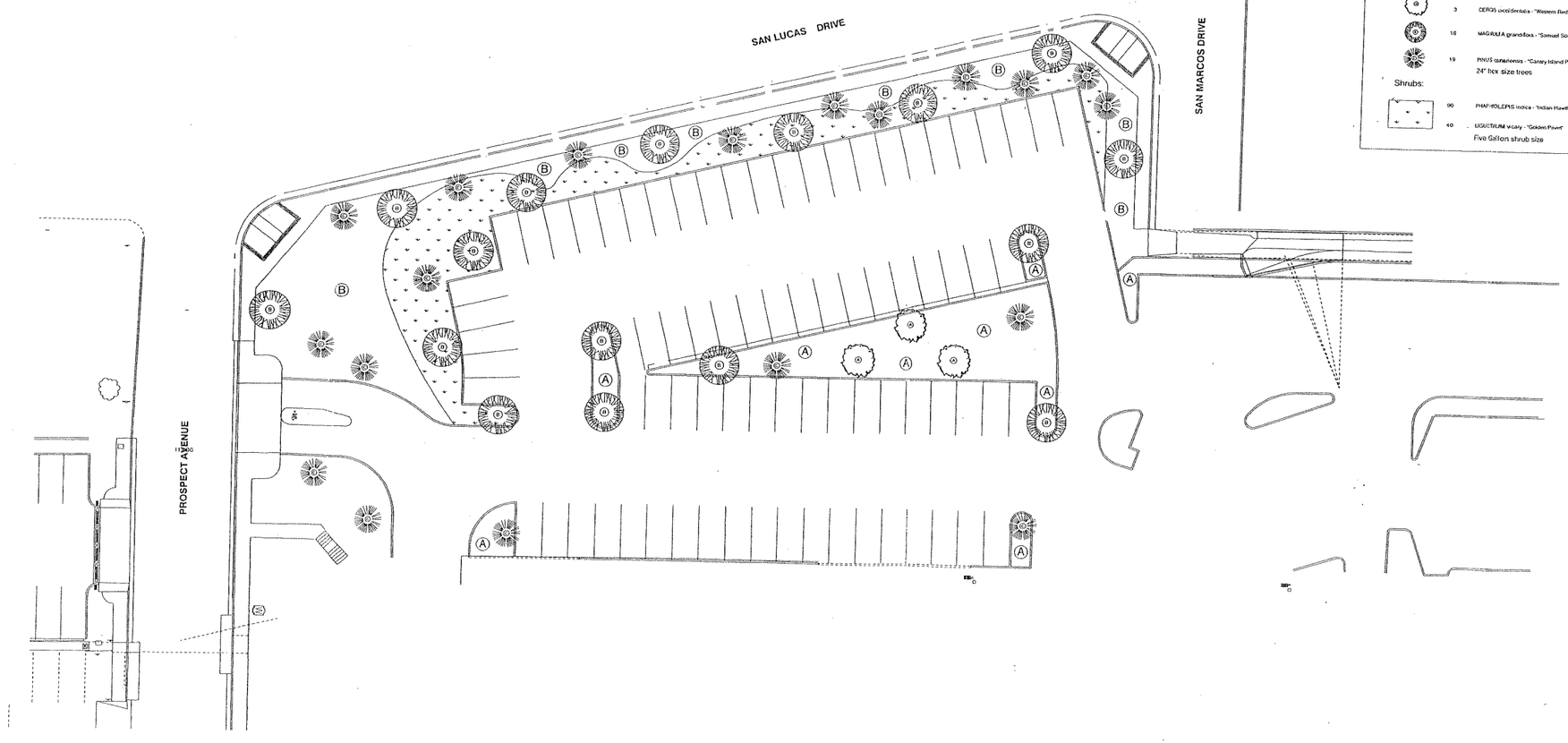
DEPARTMENT OF PUBLIC WORKS
APPROVED DIRECTOR OF PUBLIC WORKS DATE

OWNER:
LOMA LINDA UNIVERSIYY
PO BOX 728
LOMA LINDA CA., 92350
CONTACT PERSON:
KEN BREYER
(909)558-4555

CITY OF LOMA LINDA
HORIZONTAL CONTROL PLAN
PARKING LOT "G"
LOMA LINDA UNIVERSITY

DRAWING NO.
SHEET 4 OF 7

SCALE: 1" = 20'
CONTOUR INTERVAL = 1'



Legend:

Ground Cover:

A		Shrubs and ground-cover consisting of Juniper, Star Jasmine & Lantana
B		Turf area planted with fescue-type grass.

Trees:

	3	CEROS occidentalis - "Western Redbud"
	18	MAGNOLIA grandiflora - "Samuel Sommer"
	19	PINUS canariensis - "Canary Island Pine" 24" box size trees

Shrubs:

	90	PHAPHOLEPIS indica - "Indian Hawthorn"
	40	LIGUSTRUM vicary - "Golden Privet" Five Gallon shrub size

LOMA LINDA UNIVERSITY
ADVENTIST HEALTH
SCIENCES CENTER

CONSTRUCTION &
ARCHITECTURAL SERVICES

24951 Stewart St., Loma Linda, CA 92354
Ph. (909) 558-4048 Fax (909) 558-4204

CONSULTANTS

APPROVAL

LOMA LINDA UNIVERSITY
Loma Linda, California

LOT 'G' LANDSCAPE PLAN

MARK	DATE	DESCRIPTION

DATE:
LLUMC PROJECT NO: C351
CAD DWG FILE:
CONSULTANT PROJECT NO:
DRAWN BY:
CHECKED BY:

SHEET TITLE