Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MARCH 1, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: Zone Change (ZC) NO. 06-01, Tentative Parcel Map (TPM) No. 06-01 (PM No. 17902), and Conditional Use Permit (CUP) No. 06-01

SUMMARY

The applicant requests to change the zoning on an 8.82-acre site from R-3, Multiple Family Residence Zone to PC, Planned Community. A conditional use permit is required for the planned residential development, which includes a 44-unit apartment complex, 25 condominiums and 37 single-family homes. A subdivision of the project site will reconfigure the existing 27 lots into three parcels and two of the resulting parcels will be further subdivided with Tentative Tract Maps and Condominium Overlay at a later date. The Loma Linda Redevelopment Agency owns the property and requests approval to demolish six, existing residential structures to accommodate the project design. The property will be sold to the applicant through a Disposition and Development Agreement that will include provisions for the affordable housing component of the project. The site is located on the east side of Poplar Street at San Timoteo Creek Channel, north of Van Leuven Street.

RECOMMENDATION

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

1. Adopt the Mitigated Negative Declaration (Attachment A);
2. Approve and adopt Zone Change No. 06-01 (Attachment B, Planned Community Document), based on the Findings; and
3. Approve Tentative Parcel Map No. 17902 and Conditional Use Permit No. 06-01, based on the Findings, and subject to the attached Conditions of Approval (Attachment C).

PERTINENT DATA

Applicant:	Corporation for Better Housing
General Plan:	High Density Residential (11-20 du/ac)

Zoning:	Multiple Family Residence (R-3)
Site:	8.82 acre, pie shaped site, next to San Timoteo Creek
Topography:	Sloping from the southeast to the northwest
Vegetation:	Natural grasses and existing vegetation
Special Features:	Six existing residential structures

BACKGROUND AND EXISTING SETTING

Background

The Loma Linda Redevelopment Agency (RDA) has been acquiring properties on both sides of Poplar Street south of San Timoteo Creek Channel and north of Van Leuven Street to assemble sizeable parcels for affordable housing developments. The proposed project will assist in reducing the City's affordable housing deficit.

The proposed project was presented to the North Central Neighborhood Steering Committee on January 3, 2006. It appeared that the majority of people in attendance supported the project.

The request for a Certificate of Appropriateness for demolition of the structures (Attachment D), project design and layout was presented to the Historic Commission on February 6, 2006. Photos of the homes, project renderings and site plans were provided. The Historic Commission recommended approval of a Certificate of Appropriateness for the demolition and construction of the new residential community.

Existing Setting

A detailed discussion of the existing setting for the project is contained on Page 2 of the Initial Study (Attachment A).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On February 8, 2006, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The mandatory CEQA public review began on February 9, 2006 and ended on February 28, 2006. No comments on the environmental documents have been received to date.

Staff has prepared a Mitigation Monitoring / Reporting Program (MMRP), as a part of Conditions of Approval. The MMRP is contained in Attachment E of this staff report.

ANALYSIS

Project Description

In order to develop the site, the zoning needs to be changed from R-3, to Planned Community (PC). As required by code, the applicant has prepared a Planned Community (PC) document that calls out site specific development standards for the site (Attachment B). A Tentative Parcel Map is needed to subdivide the property from 27 lots into three large parcels which will be developed to accommodate apartments, condominiums and single family homes. Per Zoning Code Section17.30.140, a Conditional Use Permit is needed for the Planned Residential Development.

No density bonuses or Variance relief are requested. The applicant is utilizing the following state law for a reduction in parking for the apartments:

> California Government Code Section 65915(P) (1-3)
>
> *p) (1) Upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivision (b), that exceeds the following ratios:*
> *(A) Zero to one bedrooms: one onsite parking space.*
> *(B) Two to three bedrooms: two onsite parking spaces.*
> *(C) Four and more bedrooms: two and one-half parking spaces.*
> *(2) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through onstreet parking.*
> *(3) This subdivision shall apply to a development that meets the requirements of subdivision (b) but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section, subject to subdivision (d).*

The private, gated community is designed with a total of 269 parking spaces. Parking requirements for the condominiums and the single family homes comply with Zoning Code Section 17.24.060.

The applicant, Corporation for Better Housing is seeking to qualify for tax credits and funding from the State of California which requires local agency approval of the project be completed prior to the application submittal date of April 1, 2006.

A breakdown of the proposed community is as follows:

Apartments

The forty-four apartment units will be contained in one building. Apartment units will range from 676 to 1,215 square feet in size in a building designed in the Mediterranean style with Italianate features (Attachment F). The three story building will include an elevator.

No. of units	No. of bedrooms	No. of bathrooms	Square footage
6	1	1	676
20	2	1	850
12	3	2	1,027
6	4	2	1,215

The apartment building is designed with a level of subterranean parking. Thirteen apartment units plus the community room and leasing office are on the first floor and sixteen units on the second floor and fifteen units on the third floor. The building will be thirty-five feet in height. Awnings are proposed on three sides of the building for visual interest.

The main entrance to the apartment building faces Poplar Street. Interior access is provided by both stairways and the elevator. Outdoor access is provided to the landscaped park area at the rear of the building. All the units are one level. The bedrooms have been designed to meet the minimum 120 square foot requirement. While no balconies are provided, the living room windows on all units are designed with a sliding glass door for ventilation purposes. On the second and third floors, these windows are designed with a wrought iron railing. The applicant is proposing light grayish green and beige color complimented with dark trim colors and light green clay roof tiles. Color material boards will be provided at the meeting.

Condominiums

The condominiums are designed in a Spanish architectural style. Both the condominiums and apartments are income restricted.

No. of units	No. of bedrooms	No. of bathrooms	Square footage
16	3	2.5	1,376
9	4	2.5	1,849

The condominiums have been designed with a variety of architectural features. These include arched windows, wrought iron pot shelves, balconies, wooden shutters, tile roofs and stucco corbels for enhanced visual interest.

Condominiums incorporate upstairs balconies and front porches. These units are plotted as a triplex, fiveplex and sixplex layout. Light earth tone colors are proposed for the exterior stucco siding with clay roof tiles.

Single Family Homes

Thirty-seven single family homes with three and four bedrooms will be available in one and two story designs. The homes are for sale with no income restrictions.

No. of units	No. of bedrooms	No. of bathrooms	Arch. Style	Square footage
7	3	2	Monterey	1,252
20	3	2.5	Santa Barbara	1,345
10	4	2.5	Spanish	1,657

A note of interest is that of three single-family floor plans provided, one is a single story model and seven of these units are proposed. The single story units are located in one general area as opposed to being spread out among the 37 single family lots. Due to the larger footprint of this floor plan, a fifty foot wide lot is required. Plan 2 incorporates stucco corbels and shutters on the second floor. Plan 3 is denoted by the walled in courtyard shown on the floorplan. The column entry arch shown provides added visual interest.

The homes are designed with shutters on the front and rear exteriors. Windows have been designed with stucco trim surround. Decorative vent pipes are used at the front elevation on the Santa Barbara and Spanish designs. Flat clay tile is proposed for the Monterey Style and curved tile for the Santa Barbara and Spanish Style.

The project architecture for the three types of housing compliments one another. The architectural designs are consistent with the existing and surrounding architectural styles of the neighborhood. The existing neighborhood does not have a distinct architectural style.

Recreational Amenities

The apartment building is denoted by its 1,200 square foot community room/computer lab on the first floor. Outdoor recreational amenities include a half basketball court, playground equipment, benches, and barbecues. The on-site apartment management will be responsible for maintenance of the complex and recreational amenities.

The condominiums and single family homes will have their own separate recreational amenities. The highlight is a 2,400 square foot community building along with a pool, spa, tot lot and barbecue/picnic area (Attachment G). A Homeowners Association (HOA) for the condominiums and single family homes will be required to maintain these facilities for the benefit of its members. Organizing an HOA requires the recordation and enforcement of appropriate Covenants, Conditions and Restrictions (CC & R's).

As an added recreational amenity, the project has been designed to incorporate two gated, pedestrian access points to the recreational trail that runs along the side of the San Timoteo Creek Channel.

At the meeting on February 6, 2006, the Historic Commission recommended that the project be conditioned with a community garden. The applicant is aware of this recommendation. Should the Planning Commission consider this recommendation, Condition No. 41 has been provided to address this suggested modification.

Fences/walls

The front of the planned residential community will be denoted by a six (6) foot high wrought iron gate in front of the apartments and condominiums. Gated access is shown for the parking areas leading to the apartments, condominiums and single family homes. A total of 21 guest parking spaces in front of all the entry gates are indicated at the front entrance off of Poplar Street.

The six foot wrought iron fence continues along the northern project boundary adjacent to the channel. A six foot wall is proposed along the eastern and southern project boundary. Spilt face block is the required masonry material.

Landscaping

Landscape plans indicate 24-inch box trees and five gallon minimum shrub size. Tree species include Silk, Chitalpa, Crape Myrtle, Holly Oak, Chinese Pistache, India Hawthorne, Weeping Bottlebrush, Purple Orchid, and Strawberry Trees. The five gallon size plants shown on the landscape plans are the minimum size required.

Site Analysis

The applicant has provided a site plan showing the layout of all three housing components. The parcel map establishes the three separate parcels for future development phases (Attachment H). The project is conditioned to submit tentative tract maps to subdivide the parcels designated for the condominiums and single family homes. The site plan indicates lot sizes ranging from 2,900 to 5,000 square feet. The unique layout of the project is due to the constraints associated with the depth of the existing lots and the location next to the San Timoteo Creek Channel. These constraints are contributing factors in the proposed design.

Two separate park spaces are provided, a 27,000 square foot park space for the apartments and a 23,600 square foot park space for the homes and condominiums. The smaller park space is immediately west of the community building will be fenced in for the benefit of HOA members. The applicant will be required to pay park impact fees, but will be given credit for the 1.16 acres of park space provided.

Entry off Poplar Street into the project is through two, 36 foot wide drive entrances, which narrow down to 32 feet for the single family homes. As a private, gated community, parking on the streets should be limited to one side only to allow for the maneuverability of emergency vehicles and trash trucks. This would apply to the single family homes. Guest parking for the condominiums is accommodated with the designated parking spaces near the community building. No parking will be allowed in front of the condominiums due to the need for emergency access. Sidewalks are included only in a few areas. The absence of sidewalks would encourage residents to utilize the narrow streets as extended "driveways", which would allow for the mixture of pedestrians and vehicular traffic. The narrower streets and street layout should provide some traffic calming for the development.

A Condition of Approval includes the requirement that the proposed community be pre-wired to host coaxial, cable, and fiber optic installation for each unit as per the Loma Linda Connected Communities (LLCC) policy. This is a City requirement that will ensure new residences are equipped with links to meet the latest communications/technological advances. Homes that are pre-wired in this manner are commonly referred to as "smart homes". The added technology has many advantages including increased marketability of the units.

The project is not directly adjacent to or the location of any identified historical resources. Mitigation measures have been included in the Conditions of Approval to address the discovery of artifacts or burial sites during excavation or grading. The RDA is responsible for demolishing the remaining six structures, clearing the site, and disposing of the property to the applicant for development.

Public Comments

The public hearing notices were sent out on February 8, 2006. One comment was received from Polly Lay, 25531 Mead Street on February 21, 2006. She expressed concern about more development in the neighborhood, its impact on local streets and the need for more open space in the North Central Neighborhood. Resident Mary Cook of 25340 Mead Street also asked questions about the project.

Findings

Zone Change Findings

Changes to the Zoning ordinance and map are considered legislative acts and do not require findings. State law requires that the zoning be consistent with the General Plan. The proposed Planned Community (PC) zoning for residential development is consistent with existing General Plan goals and policies and the proposed General Plan Update Designation of High Density Residential of 13.1 to 20 dwelling units. The site is suitable for residential development under the PC zone and the resulting development is not anticipated to cause substantial environmental damage or be detrimental to the

public welfare. At twelve (12) units per acre, the proposed community is well below the maximum allowable density.

Disposition & Development Agreement (DDA)

The proposed project is located in the Redevelopment Project Area. The apartments and condominiums are affordable and the single-family units will be for sale at market rate. The DDA agreement is for the transfer of the property for the development of the for sale products. The DDA also addresses the affordable housing requirements. Condition No. 23 requires the applicant to provide an agreement, which will be brought back to the Planning Commission for review.

Tentative Parcel Map Findings

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

   The existing General Plan designation of High Density Residential is consistent with the current Zoning designation of R-3, Multiple Family Residence. The project includes a Zone Change from High Density Residential to Planned Community (PC), to be consistent with the General Plan Update. Therefore, the proposed map is consistent with the applicable General Plan and Zoning in site dimension and street access. Additionally, the applicant will submit Tentative Tract Maps to further subdivide the condominium and single family lots.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

   The project was designed in accordance with the Loma Linda General Plan and Municipal Code, Chapter 17.70, Planned Community (PC) Zone. The improvements proposed are consistent with the R-3, Multiple Family Residence development standards to provide adequate lot sizes, street improvements and installation of infrastructure to support multi-family development.

3. *The site is physically suitable for the type of development proposed.*

   The proposed project will not disrupt or divide the physical arrangement in the immediate vicinity. The development of the mostly vacant site with single and multi-family residences shall be compatible with the surrounding existing multi and single-family developments. The project will not result in impacts to the established community.

4. *The site is physically suitable for the proposed density of development.*

   The tentative parcel map and future tentative tract maps have been designed to fit the odd shape of the property. The project is compatible with the surrounding uses,

which includes multi-family and single-family residential uses. The project density of 12 units per acre is below the allowable density of 11 to 20 units per acre as designated in the General Plan for High Density Residential. Therefore, the site is physically suitable for the proposed density of development.

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

   There is no natural vegetation or undisturbed area remaining on the site. Therefore, development of the site will not cause any substantial environmental damage or substantially and unavoidably injure plant life, fish and wildlife or their habitat. There is no riparian or wetland habitat on site. The project site has several large trees that could support nesting birds. Therefore, requirements of the Migratory Bird Treaty Act and California Department of Fish and Game (CDFG) Codes will be implemented. The project will also provide areas for bird sanctuary along the San Timoteo Channel, which will be a part of a larger habitat enhancement project along the Channel. The San Timoteo Creek Channel is located north of the project area and will not be disturbed by the project. The area surrounding the site on the north, east and south have been developed and as a result have been addressed in the original approval process or have eliminated any wildlife corridors that may have occurred in the past.

6. *The design of the subdivision is not likely to cause serious public health problems.*

   The design of the subdivisions and the end use of the residential tracts will not cause any serious public health problems. The environmental document does not identify any impacts that would cause serious public health problems. The design is consistent with the surrounding neighborhood. The homes proposed for demolition require proper permits and mitigations for possible asbestos, lead based paint and septic tanks.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

   The parcel designated for the apartments will be leased to the applicant by the Redevelopment Agency. The other two parcels will be subdivided for the condominiums and single family homes. The two entrances to the project off of Poplar Street will serve as easements for access and utilities for all of the on-site housing. Access for an emergency vehicle is adequate with a minimum 32-foot wide street. The design of the proposed subdivision does not conflict with any easements.

Conditional Use Permit Findings

The following findings must be addressed while considering a conditional use permit. Per Code Section 17.30.210, "The Planning Commission, in approving a conditional use permit, shall find as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

   The proposed planned residential development is less intensive but similar to the other existing single and multi-family uses in the immediate neighborhood. The proposed use is compatible with the neighborhood and desirable to the public convenience or welfare, and consistent with the existing and Draft General Plans, and R-3 Zoning.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

   The planned residential development is consistent with the General Plan and specifically with a policy of the City to provide a variety of housing options to residents. Having affordable housing in Loma Linda will benefit City residents of limited incomes to enter into the first time housing market. The proposed multi-family and single-family development would be adding or enhancing the existing neighborhood of various housing types.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

   The size of the 8.82-acre property is adequate to support a planned residential development with single- and multi-family uses. The PC document provided by the applicant spells out the project specific development standards that will be applicable. The two parcels created out of the Parcel Map for the condominiums and single family homes will be further divided into individual lots through a future Tentative Tract Map process.

4. *That the site or the proposed use related to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The project proposes two access points off of Poplar Street. The southerly entrance will be gated. The entire project is a private community with privately maintained streets. The traffic study from TEP, Inc. dated January 21, 2006 indicates the project will generate 580 new trips. In the a.m. peak hour, the project will generate 43 new trips, and in the p.m. peak hour the project will generate 55 new trips. Poplar Street is a collector street and designed to accommodate the additional trips generated by this project. Therefore, the proposed use would not conflict with other uses immediately adjacent to the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected through implementation of the Conditions of Approval and Mitigation Monitoring / Reporting Program (MMRP) which will insure that the planned residential development is compatible with the neighborhood. Additionally, the project will meet the minimum development standards required by the City.

CONCLUSION

The project complies with the High Density Residential designation in the General Plan. The Planned Community (PC) designation allows the applicant flexibility to develop a variety of housing that can be master planned for the project site. The site constraints of the irregular depth of lots and the location next to the San Timoteo Creek Channel have been overcome by the unique design and enhancement of the area. The proposed Tentative Tract Map 17902 conforms to the City's Subdivision regulations and the "Planned Community" (PC) zoning standards. The proposed subdivision is sensitive to the area and compatible with the surrounding residential neighborhoods. The granting of this Zone Change, Tentative Parcel Map, and Conditional Use Permit will not be detrimental to the public welfare or injurious to the properties in the vicinity.

The Mitigation Measures listed in the Initial Study will minimize the potential environmental impacts and are the responsibility of the applicant. They have been made part of the Conditions of Approval (Attachment C).

Respectfully submitted,

Raul Colunga,
Assistant Planner

ATTACHMENTS

A. Negative Declaration (NOI/Initial Study)
B. Planned Community Document
C. Conditions of Approval
D. Photos of Existing Homes
E. Mitigation Monitoring / Reporting Program (MMRP)
F. Project Plans
G. Recreational Building
H. Tentative Parcel Map

Attachment A

Negative Declaration (NOI/Initial Study

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 Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: 106 unit Planned Residential Development– Corporation for Better Housing (Zone Change ZC 06-01, Parcel Map PM 06-01(TPM 17902), Conditional Use Permit CUP 06-01, and Variance No VA 06-01).

CLERK OF THE BOARD
FEB 08 2006
COUNTY OF SAN BERNARDINO

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

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

DATE FILED & POSTED

Project Location (include county): The project is located on east side of Poplar Street at the San Timoteo Creek Channel just north of Van Leuven Street, within the City of Loma Linda and the County of San Bernardino. (APNs 0283-141-57).

Project Description: Corporation for Better Housing, a non-profit 501 (C)3 [public benefit corporation] organization, is proposing the subdivision of an 8.82-acre area for the construction of 106 residential units to include 37 single-family houses, 25 condominiums, and 44 apartments with an overall gross site density of 12.02 dwelling units per acre. The proposed single-family homes would be sold at market value and condominiums as income restricted and developed as a gated community. Amenities include the construction of an approximate 2,400 square-foot community building, one pool, one tot-lot and one barbeque/picnic area. Maintenance of these amenities would be provided through the development of a Home Owners Association (HOA). The proposed apartments would be rented as entry level units (income restricted) and would include an approximate 27,000 square-foot recreational area with one tot-lot, one barbeque/picnic area, and one outdoor recreation area (i.e., volleyball, horse shoe, basketball court)

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, February 9, 2006**, and will end on **Tuesday, February 28, 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, March 1, 2006**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature: _____
Raul Colunga

Title: Assistant Planner
Date: February 8, 2006

CITY OF LOMA LINDA

ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

PROJECT FILE

Conditional Use Permit (CUP) No. 06-01 – Corporation for Better Housing, a non-profit 501 (C)3 [public benefit corporation] organization, is proposing the subdivision of 8.82-acres for the construction of 106 residential units to include 37 single-family detached homes, 25 condominiums, and 44 apartments with an overall gross site density of 12.02 dwelling units per acre. A conditional use permit (CUP) is required for the Planned Residential Development [LLMC 17.30,140 (A) (6)]

Tentative Parcel Map (TPM) No. 06-01 - The project includes submittal of a tentative parcel map to revise the existing 27-lot site into three parcels for the 8.82-acre area. The existing lots were created over a period of time (dating back at least 80 years) with no regard to access easements and cross lot drainage. The existing lots are not conducive to modern residential land uses in terms of multi-family apartments, small lot subdivisions or condominiums. The applicant will use the parcel map as a mechanism for financing purposes. Two of the parcels will be further subdivided with subsequent Tentative Tract and Condominium Overlay Maps for the single-family homes and condominiums. The further subdivision of the two parcels intended for the sale products will be in substantial conformance with the site plan. As such, the Tentative Tract and condominium overlay maps are considered to be within the scope of this Initial Study and Mitigated Negative Declaration.

Zone Change (ZC) No. 06-01 - The proposed residential development would require a zone change for the 8.82-acre site from the City's existing zoning of R3, Multiple Family Residence to Planned Community (PC). The current General Plan land use designation is High Density (11 to 20 dwelling units per acre), and the proposed Draft General Plan land use designation is High Density (13.1 – 20 dwelling units per acre). The proposed project will have an overall density of 12.02 dwelling units per acre and will be consistent with the existing and draft General Plans.

Variance (VA) No. 06-01 – The project includes a variance request to reduce the required minimum number of parking spaces for the apartment complex.

Related Files: None

Applicant:
Corporation for Better Housing
15303 Ventura Boulevard, Suite 1100
Sherman Oaks, CA 91403

General Plan Land Use Designation: High Density (11-20 dwelling units per acre).

Zoning: R3 Multi-Family Residential

PROJECT CONTACT INFORMATION:

Lead Agency Name and Address:
City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

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

PROJECT DESCRIPTION:

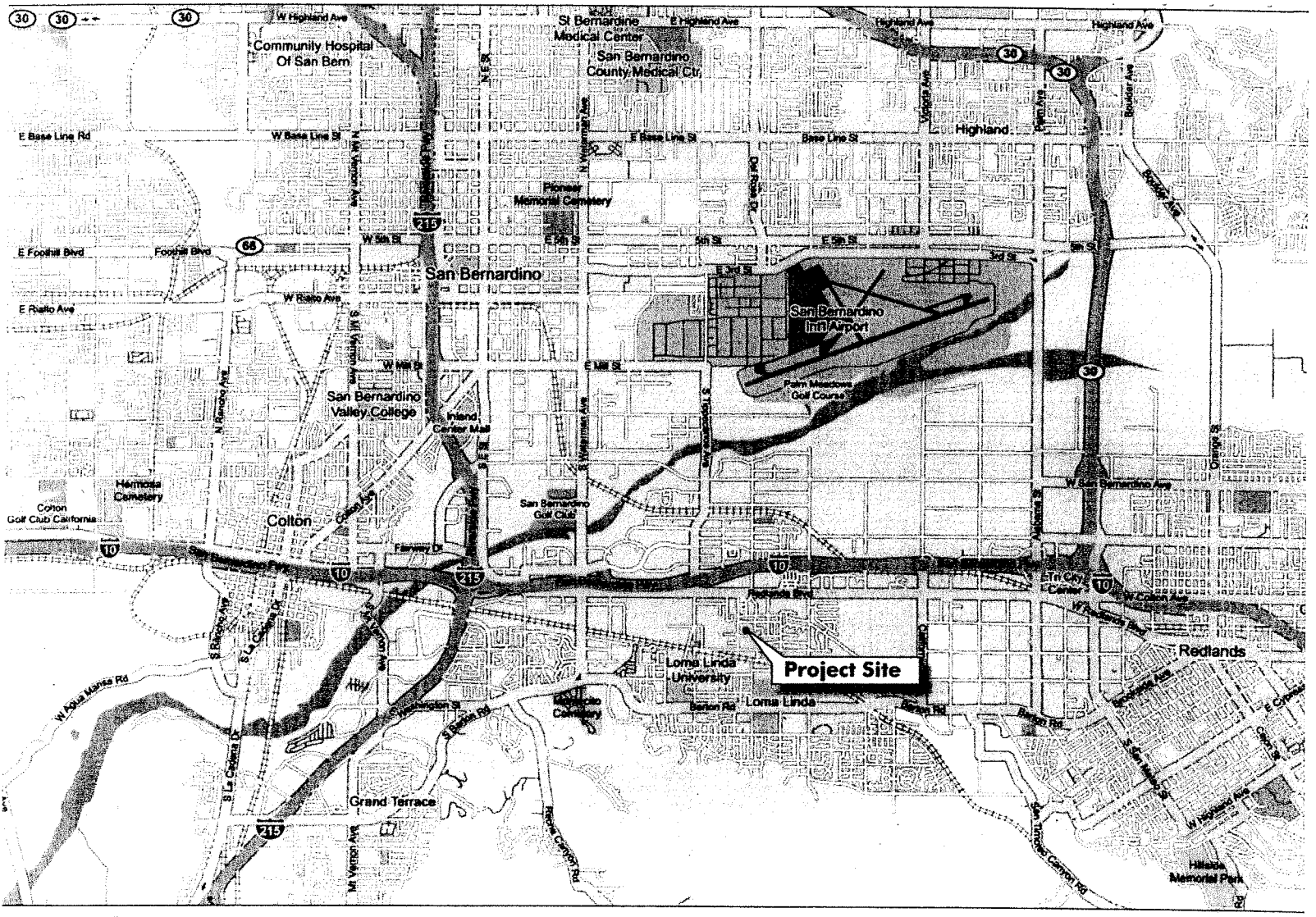
Corporation for Better Housing, a non-profit 501 (C)3 [public benefit corporation] organization, is proposing the subdivision of an 8.82-acre area for the construction of 106 residential units to include 37 single-family houses, 25 condominiums, and 44 apartments with an overall gross site density of 12.02 dwelling units per acre. The proposed single-family homes and condominiums would be sold at market value and developed as a gated community and would include the construction of an approximate 2,400 square-foot community building, one pool, one tot-lot and one barbeque/picnic area. Maintenance of these amenities would be provided through the development of a Home Owners Association (HOA). The proposed apartments would be rented as entry level units and would include an approximate 27,000 square-foot recreational area with one tot-lot, one barbeque/picnic area, and one outdoor recreation area (i.e., volleyball, horse shoe, basketball court)

Funds for the development of the apartments would be provided through the sale of single-family homes and condominiums, tax credit, and Proposition 46 Funds. Funds provided by the tax credit are issued by a federal program, which is designed to facilitate the development of affordable housing ("workforce housing"). Proposition 46 Funds are issued by the State through the Multi-Family Program; applications for this program are received twice a year. The apartments would be rented as entry-level homes and would be made available to persons that qualify as receiving 50 to 60 percent of the area median income (AMI), which is currently $55,700 for a 4-person household within San Bernardino and Riverside Counties, as established by the Department of Housing and Urban Development (HUD).

The project site contains six (6) residential structures (duplexes/triplexes), which are low-income housing currently provided by the Loma Linda Redevelopment Agency. The City is proposing demolition of the existing residential structures to allow for the housing project proposed by the Corporation for Better Housing.

Surrounding Land Uses and Setting (Briefly describe the project's surroundings): The project site is located near the northeast corner of Poplar Street and Van Leuven Street in the City of Loma Linda (see Figures 1 and 2). Currently the project site includes six (6) residential units, fencing and landscaping. Surrounding land uses include San Timoteo Creek to the north and east, and residential development to the south and west (see Site Photographs).

Insert Figure 1 Regional Location



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6-unit Residential Development
y of Loma Linda, California
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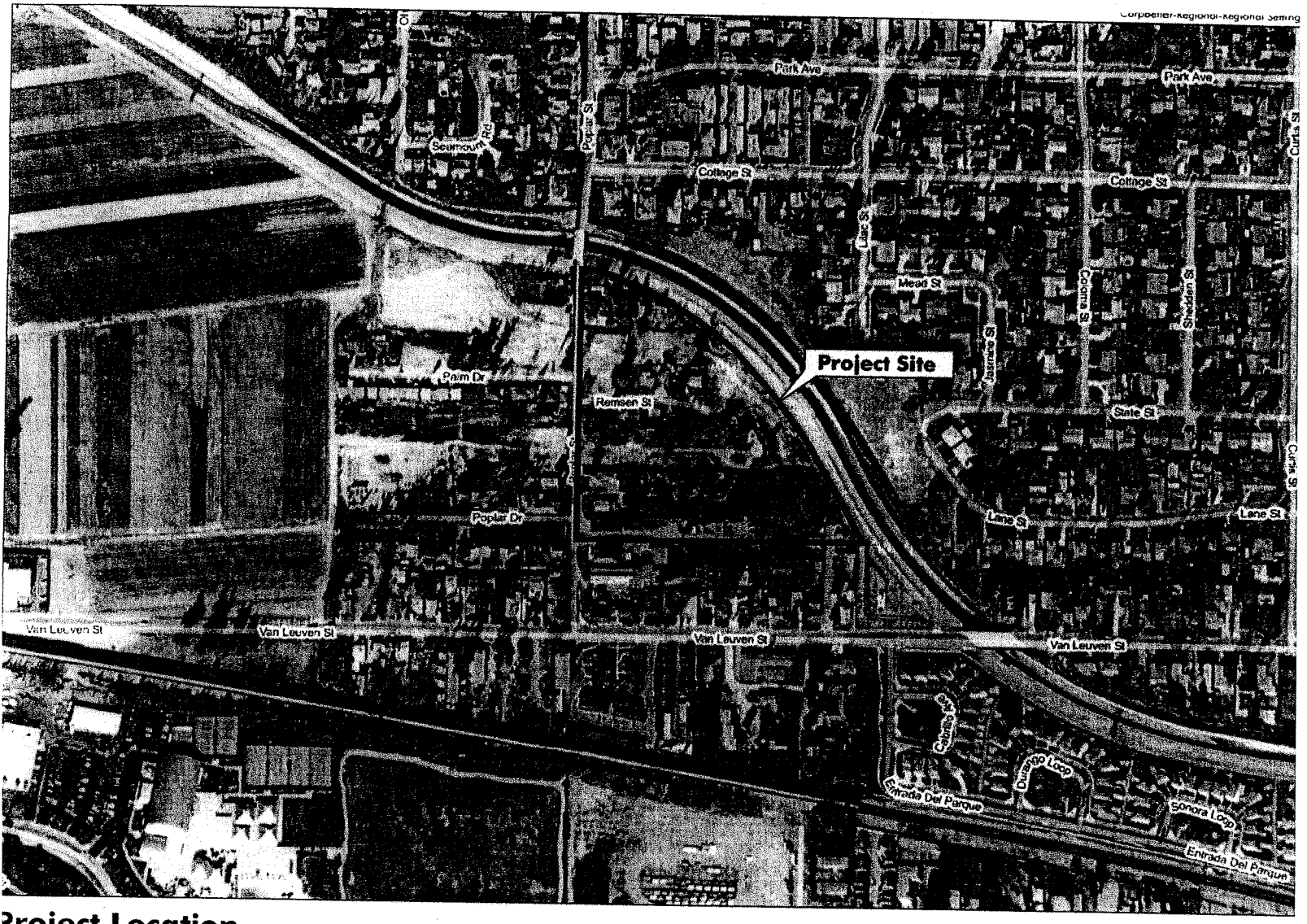
Insert Figure 2 Vicinity Map



Project Location
Corporation for Better Housing
106-unit Residential Development
City of Loma Linda, California
Figure 2

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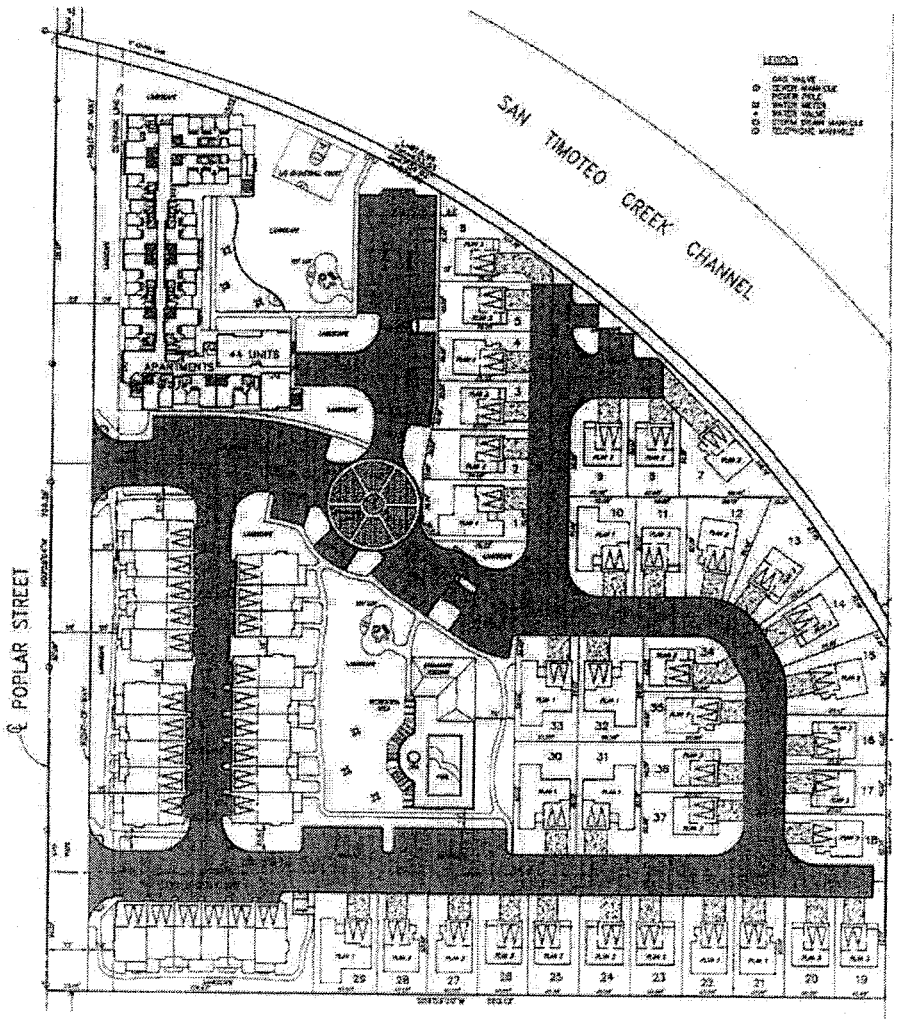
Figure 3 Site Plan



Insert Site Photographs 1 and 2

Photo 1: Looking east at project site from Poplar Street.

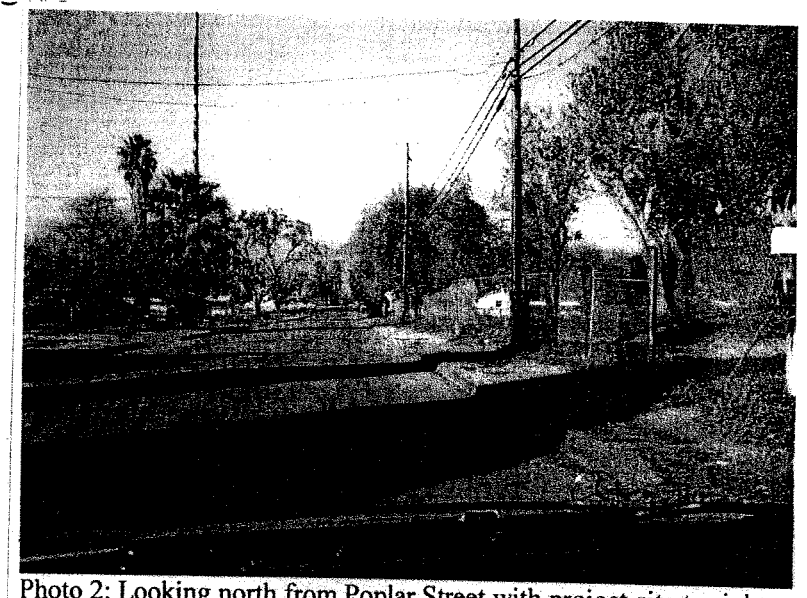


Photo 2: Looking north from Poplar Street with project site to right.

Photo 3: Looking west from Poplar Street at adjacent area.

Photo 4: Looking east at the northern project boundary and San Timot
Creek.

Insert Site Photographs 3 and 4

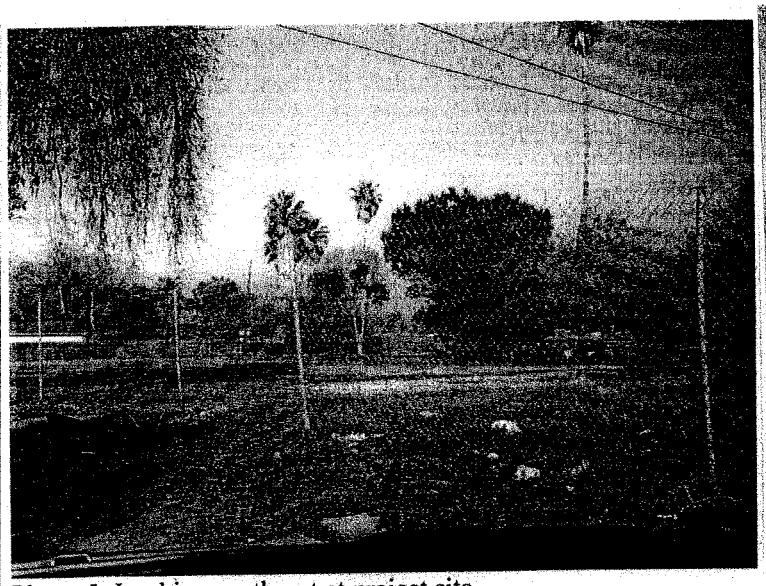


Photo 5: Looking northeast at project site.

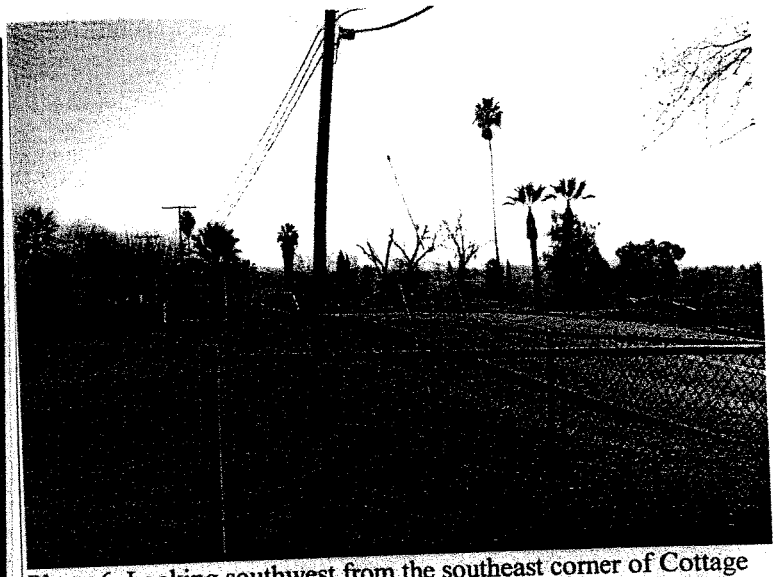


Photo 6: Looking southwest from the southeast corner of Cottage Avenue and Poplar Street at the San Timoteo Creek overpass.

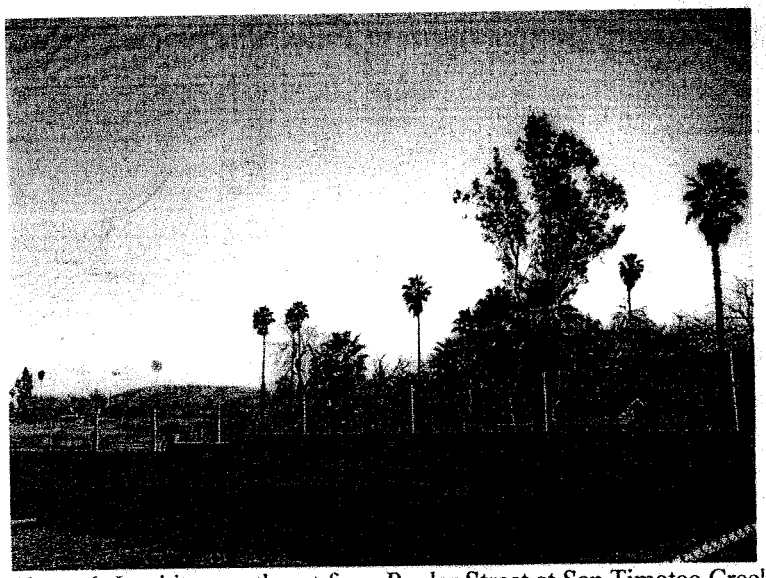


Photo 6: Looking southeast from Poplar Street at San Timoteo Creel and project site.

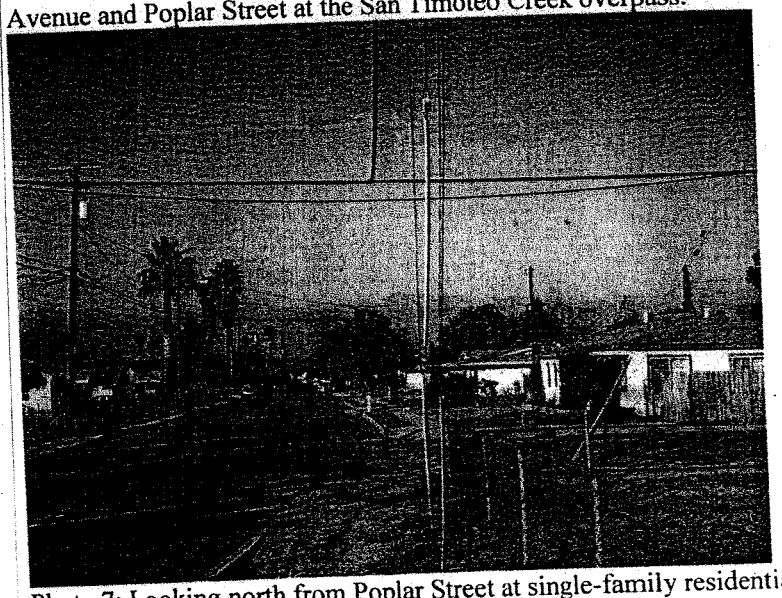


Photo 7: Looking north from Poplar Street at single-family residential area north of the site.

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

On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

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

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

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard 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 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) 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: _____ Date: 2/08/06

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. **AESTHETICS.** *Would the project:*				
a) Have a substantial affect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	(✓)	( )	( )
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	( )	(✓)	( )	( )
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	( )	(✓)

Comments:

a-c) According to the City's Draft General Plan, the project site is not within a designated scenic vista/scenic highway view corridor. Nearby streets, including Van Leuven Street and Poplar Street are not considered scenic routes. However, the project site is located immediately south and west of San Timoteo Creek, which has been identified as one of the only remaining linkages between major east and west natural areas that provide an opportunity to restore and enhance wildlife corridors and avian habitat. In addition, San Timoteo Creek connects the natural areas along the Santa Ana River and the upstream San Timoteo Canyon. Efforts are currently underway to approve a habitat enhancement and restoration plan on an approximately 30-foot wide corridor along San Timoteo Creek between Redlands Boulevard and Alessandro Road. Areas along San Timoteo Creek would be re-established as a wildlife corridor with native vegetation.

To ensure potential visual impacts from the proposed development are reduced the following mitigation shall be implemented:

1. **The project applicant shall meet with City Staff to develop a landscape palette for the site. The landscape plan shall include a tree buffer along the northern boundary of the site between San Timoteo Creek and proposed residential development. Tree and shrub species shall be selected based on compatibility with species proposed for the restoration efforts along San Timoteo Creek.**

Implementation of the above mitigation measure would ensure visual impacts are reduced to a less than significant level.

Currently, six residential structures occur on-site and would be removed to accommodate proposed development. The structures (duplexes and triplexes) were constructed in the 1950's and are not designated within the City's General Plan Update as having potential historic value.

In addition to the existing residential units, the project site includes several mature trees. Proposed development would require the removal of some or possibly all on-site trees. Implementation of the following mitigation measure would ensure visual impacts from the removal of trees would be reduced to a less than significant level:

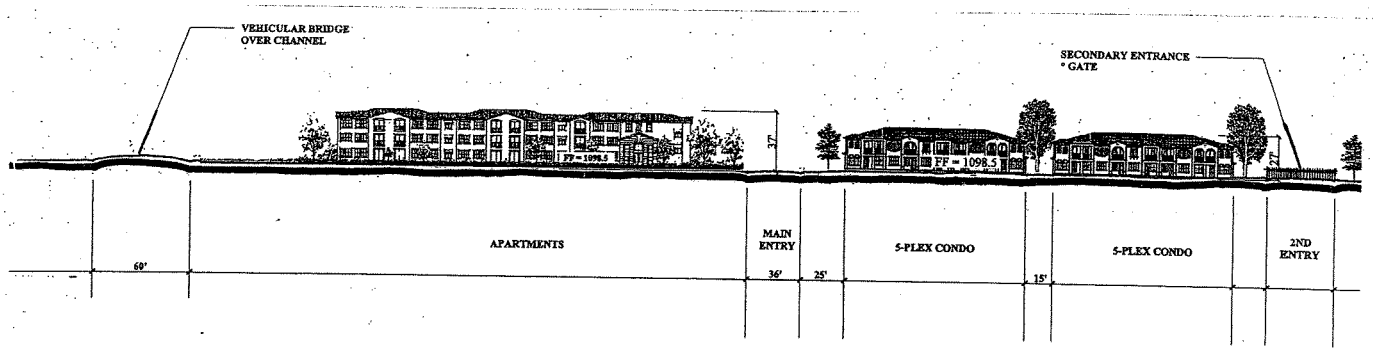
2. **Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.**

The project includes the construction of single-family houses, condominiums and apartments. Plans for the single-family houses include both one- and two-story elevations; plans for condominiums include two-story elevations; and plans for the apartments include both two- and three-story elevations. Since the project site occurs at a slightly lower elevation near the San Timoteo Creek bridge, the proposed apartments would not appear three-story from vehicles/pedestrians near the bridge crossing, as most of the structure's height would be below grade level. However, the three-story height of the apartments would be most visible for northbound travelers on Poplar Street. The project proponent prepared a visual simulation (see Figure 4) showing elevations of the proposed buildings; however actual visual impacts should still be address. To ensure visual impacts of the proposed development are reviewed accordingly the following mitigation measure shall be implemented:

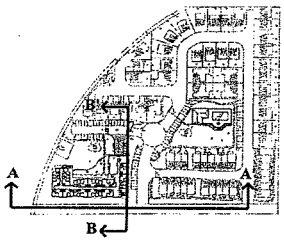
3. **The project proponent shall prepared visual simulations that references heights and distances to travelers/pedestrians on Poplar Street and San Timoteo Creek.**

a) Residential lighting on-site will be limited to exterior illumination near front door entrances, parking areas, paths, and recreational areas. Proposed development would increase existing lighting at the site, due to additional illumination required. Since the nature of the project and surrounding area is residential, impacts of light/glare are considered less than significant.

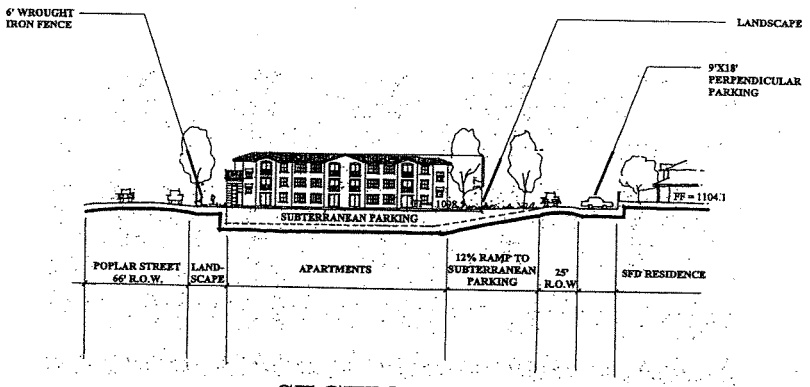
Insert Figure 4 Visual Simulation



SECTION A-A'



KEY MAP
(N.T.S.)



SECTION B-B'

POPLAR STREET
LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

VISUAL SIMULATIONS
CROSS SECTIONS

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
60 CORPORATE PARK IRVINE, CA 92606 (949)474-4035 FAX: (949)474-1422
www.danielian.com
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05114.01
JANUARY 30, 2006

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES. *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?	( )	( )	( )	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

Comments:

a) According to Figure 4.9.1 within the City's Draft General Plan Update Master EIR, the site has an existing land use designation of High Density Residential, and is the site of existing residential structures. The project site and surrounding area has not been identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

b) The proposed project is located near the northeast corner of Poplar Street and Van Leuven Street. The proposed project and its location would not conflict with any agricultural land use or Williamson Act land conservation contract. There is not an existing agricultural use or Williamson Act contract on the site.

c) The proposed project does not involve other changes in the existing environment, which due to its location or nature, could result in conversion of Prime Farmland, to a non-agricultural use. Under the existing and proposed Draft General Plan, there are no agricultural land use designations, although agriculture is an existing use in some areas of the City.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. *Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	( )	(✓)	( )
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?	( )	( )	(✓)	( )
d) Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	(✓)	( )
e) Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

Comments:

a) The proposed project includes the construction of 106 residential units to include 37 single-family houses, 25 condominiums, and 44 apartments. The proposed houses and condominiums would be constructed in one phase and would occur prior to the construction of the apartments as funds received from the sale of the houses and condominiums would fund a portion of the construction cost of the apartments. Proposed houses and condominiums would be developed as a gated community and would include the construction of an approximate 2,400 square-foot community building, one pool, one tot-lot and one barbeque/picnic area. Maintenance of these amenities would be provided through the development of a Home Owners Association (HOA). The proposed apartment area would include an approximate 27,000 square-foot recreational area with one tot-lot, one barbeque/picnic area, and one outdoor recreation area (i.e., volleyball, horse shoe, etc.) The project site currently includes six (6) residential units (duplexes/triplexes) currently owned by the Loma Linda Redevelopment Agency. Demolition of these existing residential units would be required to allow for the proposed construction; demolition is not a part of the proposed project.

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. The project would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan.

b/c) Construction and operational emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program. 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 emission levels listed reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems. The general construction phases for most projects include site grading and building. URBEMIS 2002 calculates emissions assuming the phases do not overlap.

The URBEMIS model screens construction projects based on a designated land use. For modeling residential development, the user selects the type of residential development (i.e. single-family, condominiums, apartments, etc) and the model estimates emissions accordingly. Since fireplaces are not proposed in the single-family houses, condominiums or apartments, these emissions were omitted from the analysis. Construction and post-construction emissions estimates are discussed herein.

Tables 1 and 2 list daily estimated emissions for demolition and grading activities on-site. The URBEMIS model lists emissions according to construction phases with Phase 1 including demolition, Phase 2 including site grading, and Phase 3 including building construction and on-site paving. Phase 3 building construction emissions were run separately for the apartments and the houses/condominiums, because construction of the apartments would occur after the construction of the houses and condominiums. As shown in Tables 3A and 3B Phase 3 (building construction) for the houses and condominiums will begin in 2006 and end in 2007, and construction of the apartments will begin in 2007 end in 2008. A copy of the URBEMIS air emissions report is included in Appendix A of this Initial Study.

Table 1A
URBEMIS 2002 (Version 8.7.0)
(Unmitigated) Demolition Emissions
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 1 - Year 2006				
Fugitive Dust	-	-	-	9.07
Off-Road Diesel	-	-	-	-
On-Road Diesel	1.53	27.80	5.71	0.79
Worker Trips	-	-	-	-
Totals (lbs/day)	**1.53**	**27.80**	**5.71**	**9.86**
SCAQMD Threshold	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

Table 2
URBEMIS 2002 (Version 8.7.0)
Unmitigated Site Grading Emissions
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 2 - Year 2006				
Fugitive Dust	-	-	-	17.00
Off-Road Diesel	12.92	103.36	91.99	4.78
Worker Trips	0.15	0.18	3.52	0.01
Totals (lbs/day)	**13.07**	**103.54**	**95.51**	**21.79**
SCAQMD Threshold	75	100	550	150
Significant?	**No**	**Yes**	**No**	**No**

During demolition and grading activities, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase emission levels in the area. As shown in Table 1, emission levels would not exceed thresholds for any of the criteria pollutants. Demolition of the existing residential units on-site would take approximately 6 days to complete. As shown in Table 2, emission levels during grading of the site would exceed thresholds for NO_x. Maximum acreage to be disturbed per day would not exceed 1.7 acres. The City of Loma Linda requires individual development projects to comply with all applicable regional rules, to assist in reducing short-term air pollutant emissions. Fugitive dust generated from grading activities would be controlled by dust suppression recommendations outlined in the City of Loma Linda Draft General Plan EIR as part of the grading and construction contracts to prevent dust from creating a nuisance off-site. Implementation of the following mitigation measures would reduce NO_x emissions below SCAQMD thresholds:

4. **During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road and on-road equipment diesel exhaust.**

5. **During grading activities, the contractor shall use a diesel particulate filter to reduce emissions from off-road and on-road equipment.**

Table 3A
URBEMIS 2002 (Version 8.7.0)
(Unmitigated) Emissions for the Construction of
Single-Family Houses and Condominiums
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 3 Year 2006				
Bldg. Const. Off-Road Diesel	12.04	93.28	87.88	4.22
Bldg. Const. Worker Trips	0.23	0.13	2.72	0.04
Maximum lbs/day	**12.26**	**93.41**	**90.60**	**4.26**
SCAQMD Thresholds	75	100	550	150
Significant?	**No**	**No**	**No**	**No**
Phase 3 Year 2007				
Bldg. Const. Off-Road Diesel	12.04	89.19	90.81	3.86
Bldg. Const. Worker Trips	0.21	0.12	2.56	3.86
Arch. Coating Off-Gas	199.46	-	-	-
Arch. Coating Worker Trips	0.21	0.12	2.56	0.04
Asphalt Off-Gas	0.52	-	-	-
Asphalt On-Road Diesel	0.11	2.12	0.40	0.05
Maximum lbs/day	**212.55**	**91.55**	**96.33**	**3.99**
SCAQMD Thresholds	75	100	550	150
Significant?	**Yes**	**No**	**No**	**No**

Table 3B
URBEMIS 2002 (Version 8.7.0)
Unmitigated Emissions for the Construction of Apartments
(Pounds per day)

Source	ROG	NO_x	CO	PM_{10}
Phase 3 Year 2007				
Bldg. Const. Off-Road Diesel	6.02	44.59	45.40	1.93
Bldg. Const. Worker Trips	0.28	0.34	6.58	0.03
Arch. Coating Off-Gas	84.92	-	-	-
Arch. Coating Worker Trips	0.18	0.29	5.45	0.03
Asphalt Off-Gas	0.52	-	-	-
Asphalt Off-Road Diesel	4.00	24.09	33.99	0.83
Asphalt Worker On-Road Diesel	0.11	1.71	0.40	0.05
Asphalt Worker Trips	0.05	0.07	1.38	0.00
Maximum lbs/day	**95.98**	**71.05**	**92.07**	**2.88**
SCAQMD Thresholds	75	100	550	150
Significant?	**Yes**	**No**	**No**	**No**
Phase 3 Year 2008				
Bldg. Const. Off-Road Diesel	6.02	42.55	46.82	1.75
Bldg. Const. Worker Trips	0.27	0.34	6.51	0.03
Maximum lbs/day	**6.29**	**42.88**	**53.32**	**1.78**
SCAQMD Thresholds	75	100	550	150
Significant?	**No**	**No**	**No**	**No**

As shown in Tables 3A and 3B, on-site building activities would produce emissions above SCAQMD thresholds for ROG. Mitigation measures to reduce ROG emissions are not quantifiable within the URBEMIS model. However, implementation of the following mitigation would reduce ROG emissions to the extent possible:

6. **The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.**

7. **The developer/contractor shall use building materials that do not require painting.**

8. **The developer/contractor shall use pre-painted construction materials where feasible.**

These measures would reduce impacts ROG emissions to the extent feasible.

Table 4
URBEMIS 2002 (Version 8.7.0)
Unmitigated Operations Emissions Summary
At Build-out
(Pounds per Day)

Source	ROG	NO_x	CO	PM_{10}
Area Source Emission	7.63	0.98	0.42	0.00
Mobile Source Emission	7.80	12.43	92.36	7.94
Totals (lbs/day)	**15.43**	**13.41**	**92.78**	**7.94**
SCAQMD Thresholds	55	55	550	150
Significant?	**No**	**No**	**No**	**No**

As indicated in Table 4, post-construction emissions at build-out would not exceed SCAQMD threshold for any of the criteria pollutants.

d) Nearby sensitive receptors include scattered single-family residential to the south and west. An increase in air quality emissions produced as a result of construction activities would be short-term and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Development Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. Similarly, implementation of mitigation measures recommended within this section, would reduce NO_X and ROG to the extent feasible. As shown in Table 3, operational emission levels would be below SCAQMD thresholds.

e) The proposed project is the subdivision of 8.82 acres for the construction of 106 residential units. Residential development does not include uses that would generate, and is generally not associated with objectionable odors. No adverse impacts to the surrounding environment would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. 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?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	(✓)	( )
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher. The site and surrounding area is developed and includes urban landscaping.

b) According to Figure 4.4.1 of the City's Draft General Plan EIR, no riparian habitat occurs on the project site. Therefore, the project will not 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 because the project site is developed with scattered residential and contains no such habitats.

c) This project would not 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, because the project is not within an identified protected wetland, and is currently developed as residential uses.

d) The project site is located immediately south and west of the San Timoteo Creek, which has been identified as one of the only remaining linkages between major east and west natural areas that provide an opportunity to restore and enhance wildlife corridors and avian habitat. In addition, San Timoteo Creek connects the natural areas along the Santa Ana River and the upstream San Timoteo Canyon. The remaining riparian corridor of the watershed provides important habitat for wildlife, particularly migratory avian

species. Efforts are currently underway to approve a habitat enhancement and restoration plan on an approximately 30-foot wide corridor along San Timoteo Creek between Redlands Boulevard and Alessandro Road. Areas along San Timoteo Creek would be re-established as a wildlife corridor with native vegetation. Development of the proposed residential development adjacent to the creek would not interfere with the proposed habitat restoration efforts of the corridor. Implementation of mitigation within Section 1 of this Initial Study would ensure selection of plant species on-site would be compatible with species proposed along the creek.

e) This project would not conflict with any local policies or ordinances protecting biological resources, as the site includes residential development and there are no identified biological resources that are subject to such regulation. There are however a number of trees on-site. Mitigation contained within Section 1 of this Initial Study would ensure potential impacts are reduced to a less than significant level.

f) The proposed project would 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, because no such plan has been adopted for the project site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	( )	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	( )	( )	(✓)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	(✓)	( )	( )

Comments:

a-b) According to CEQA §15064.5 (b), "substantial adverse change in the significance of a historic resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surrounding such that the significance of a historical resource would be materially impaired." In order to create such a substantial adverse change, the resource must possess historical significance.

In December 2005 and January 2006, CRM TECH performed a cultural resources study for the project site in accordance with CEQA and the City of Loma Linda Historic Preservation Ordinance (included as Appendix B). The purpose of the study was to provide the City with the necessary information and analysis to determine whether the proposed project would

cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area. In order to identify and evaluate such resources, CRM TECH initiated a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey. A summary of report findings is included herein.

During the field survey, a total of six buildings were found in the project area. One of the buildings was constructed in 1965 and, being modern in origin, warranted no further consideration. Another of the buildings appears to date to the mid-20th century, but has been extensively altered and has completely lost its historic integrity. The other four residences are modest single- and multi-family residences dating to the early and mid-20th century. These four buildings retain relatively good or fair integrity, but none of them meets CEQA's definition of a "historical resource."

In addition to the residential structures, a number of archaeological features were noted within the project boundaries, including a shed foundation, abandoned power-poles, and a light scatter of buildings material debris. Despite their possible or likely historic origin, such minor, and fragmented features with no associated surface artifacts and no indication of subsurface artifact deposits have no potential to yield important archaeological information. Therefore, they are not considered potential "historical resources," and were not formally recorded during the survey.

The report concluded that none of the historic-period buildings or archaeological features noted within the project area during the study qualifies as a "historical resources," as defined by CEQA. Based on these findings, the report concluded that the proposed project would have no impact on any known historical resource, and no further cultural resources investigation is warranted.

c) 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 other field surveys. Since the potential of unearthing vertebrate fossils is low, and since portions of the site are currently paved, it is unlikely than any impacts would result from the proposed project. However there is still some potential for occurrence, particularly during grading activities required for construction of new residences and pool excavation. Therefore, necessary measures should be taken to ensure impacts are minimized. The following mitigation measure shall be implemented by the construction contractor:

9. **Should resources be unearthed during grading, a vertebrate paleontologist shall be contacted to determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

Implementation of the above mitigation measure would reduce impacts to potential paleontological resources to a less than significant level.

d) Construction activities, particularly grading, soil excavation and compaction, could adversely affect or eliminate unknown potential archaeological resources. The following mitigation measures shall be implemented:

10. **In the event that human remains 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.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. **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.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	(✓)	( )
iii) Seismic-related ground failure, including liquefaction?	( )	(✓)	( )	( )
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	(✓)	( )
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?	( )	( )	(✓)	( )
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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

Comment :

a) 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/Mexican border and beyond another 775 miles to the tip of Baja California.

i) According to Figure 4.6.2 of the City of Loma Linda's Draft General Plan EIR, the project site and surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. No known faults occur on-site. Therefore, the potential for future surface fault rupture at the site is considered to be low. Located approximately 1,600 feet southwest of the site, the Loma Linda Fault is the nearest fault to the site. This fault is considered inactive, as no evidence of active faulting has been identified. However, 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.

ii) Table 4 summarizes distances and maximum credible earthquake event (Moment Magnitude) for faults identified as most significant for the City. Other faults exist in the area, but due to their distance and/or lower probability of producing a large earthquake, they are considered a less significant risk to the City.

Table 4
Significant Faults

Fault Segment	Distance from site	Max. Credible Event
San Jacinto-San Bernardino	1.5 miles	6.7
San Andreas-San Bernardino	6 miles	6.9
Cucamonga	13 miles	7.0

These active and potentially active faults are capable of producing strong seismic shaking at the site. It is anticipated that the project site would periodically experience strong ground acceleration as a result of moderate to large magnitude earthquakes. Construction of 106 residential units in accordance with applicable requirements for development within Seismic Zone 4 as listed in the Uniform Building Code would ensure that potential impacts are reduce to the maximum extent possible.

iii) 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 northwestern portion of the City, and as shown on Figure 4.6.2 of the Draft General Plan EIR, occurs within a liquefaction hazard zone. Implementation of the following mitigation measure would ensure potential impacts from liquefaction hazards are reduced to a less than significant level:

11. Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.

iv) The occurrence of landslides is considered minimal because the project site is relatively flat, and is not on or near a geologic formation that would cause landslides.

b) According to the Soil Survey of San Bernardino County (Southwestern Part, Sheet No. 8 – San Bernardino South Quadrangle), on-site soils occur within the San Emigdio series, specifically the San Emigdio gravely sandy loam (SbC), and can generally be classified as gently sloping to moderately sloping soil on rather narrow alluvial fans. Runoff is slow to medium, and the hazard of erosion is slight. Gravel helps protect much of the surface.

The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires developments of one acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County within the Santa Ana Region. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP's) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to street sweeping of adjacent roads during construction, and the use of hay bales or sand bags to control erosion during the rainy season. These are discussed in greater detail in Section 8, Hydrology and Water Quality, of this Initial Study.

Compliance with the NPDES permit requirements, implementation of a SWPPP, and compliance with of the mitigation measure as outlined in Section 8, Hydrology and Water Quality of this Initial Study would protect the site from the loss of topsoil and off-site sedimentation.

c) As previously discussed, the project site occurs within a liquefaction hazard zone. Preparation and review of a geotechnical investigation, as required in Mitigation Measure No. 11, would determine potential impacts from liquefaction, and provide for a test of on-site soils for expansion potential. Recommendations for reducing potential impacts would be incorporated into the project's conditions of approval.

d) Existing residential units on-site are connected to and served by the City's existing sewer system. The proposed project would also be served by the existing system. No septic tanks or alternative wastewater disposal is proposed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. HAZARDS AND WASTE MATERIALS. *Would the project:* a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	(✓)	( )
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	( )	( )	(✓)	( )
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f) 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?	( )	( )	( )	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

Comments:

a) The proposed project includes the construction of 106 residential units to include 37 single-family detached houses, 25 condominiums, and 44 apartments. Construction activities would not create a significant hazard to the public or the environment through

the routine transport, use, or disposal of hazardous materials, because construction of residential housing would not involve such activities.

b) The project would not 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. General household waste would be generated at the site, and would not create a significant hazard to the public.

c) The Loma Linda Academy is the nearest school located approximately ½-mile west of the project site. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

d) During a recent site visit, minor amounts of debris were discovered on-site. However, no hazardous materials (e.g. drums) were observed. Based on existing on-site uses (e.g. single-family residential, vacant land), and the recent site visit, construction of the proposed project would not disturb any hazardous materials known to occur on-site.

e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, and located over six miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. Development and post-construction activities of the proposed residential development would not create a safety hazard to people or aircraft.

f) There are no private airstrips within the vicinity of the project site.

g) 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 of Loma Linda 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 proposed residential development to include 37 single-family detached houses, 25 condominiums, and 44 apartments with an overall gross site density of 12.02 dwelling units per acre would include a main entry and secondary entry along Poplar Street. The main entry would be constructed at a width of 36 feet per City Fire Department requirement. Review of proposed site plans by the City Engineer and the City Fire Chief would ensure adequate access (e.g. widths, turning radius) is provided at the site. No impact is anticipated.

h) The City of Loma Linda has defined areas susceptible to wildland fires by a boundary identified as the Urban Wildland Interface division line. According to Figure 10.3 of the City's Draft General Plan, the greatest fire hazard can be expected to come from the adjacent hills and canyons in the southern portion of the City. The project site is located over 5,500 feet north of the nearest identified hazardous fire area. The project site is located within an urbanized area and is surrounded by development. The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY. *Would the project:* a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	(✓)	( )
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	( )	( )	(✓)	( )
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	(✓)	( )
f) Otherwise substantially degrade water quality?	( )	(✓)	( )	( )
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	(✓)	( )
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	( )	( )	(✓)	( )
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

Comments:

a,f) Currently the project area is the site of six residential units owned by the Loma Linda Redevelopment Agency. The proposed project would disturb the 8.82-acre site and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

Implementation of the following mitigation measure would reduce the potential for stormwater discharges during grading and construction:

12. **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.**

b) 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 from rainfall and snowmelt from the San Bernardino Mountains. 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. The project would receive its water supply directly from the City of Loma Linda whose source of supply is groundwater.

c,d) The proposed project would cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff since a majority of the site is vacant with six existing residential structures on-site. The proposed project would include additional paved areas and greater building coverage on-site; however, the project will not alter the course of any stream or river. The project design includes landscaping of all non-hardscape areas to prevent erosion. During a City development review committee meeting, the City Engineer requested that a catch basin be constructed on-site. The Building Official and City Engineer would approve a grading and drainage plan prior to the issuance of grading permits. Review and approval of the drainage plan would ensure the project would not result in substantial erosion, siltation, or flooding on- or off-site.

g-h) According to Draft General Plan Figure 10.2, the project site is located within the A99 interim flood zone. The zone identifies areas where the partial completion of a flood control project (the San Timoteo channelization) has reduced but not yet eliminated the possibility of flooding for the area. The A99 zone is generally located between Interstate 10 to the north and the Union Pacific Railroad line to the south, and extends from California Street on the east to the western boundary of the City. Upon completion of improvements to San Timoteo Creek, the area will be remapped for flood hazards.

In accordance with policies listed within Chapter 10.2 "Flood Hazard" of the City's Draft General Plan, new development is required to implement policies to ensure potential flood hazards are reduced. Upon review of the site plan, the City Engineer may require one of the following policies, as outlined in the City's General Plan Update Public Health and Safety Element, to be incorporated into the project:

10.2.3.c. Review new development to provide for the perpetual maintenance of detention basins, if necessary to support the new development.

10.2.3.d. Require new development to incorporate features into drainage plans that would reduce impermeable surfaces area, increase surface water infiltration, and minimize surface water runoff during storms.

10.2.3g. Maintain current flood hazard data, and coordinate with the Federal Emergency Management Agency, San Bernardino Flood Control District, U.S. Army Corps of Engineers, and other responsible agencies to coordinate flood hazard analysis and management.

Review of site plans, preparation of a preliminary drainage study, and incorporation of policies as required by the City Engineer would ensure potential impacts from on- and off-site flooding is reduced to a less than significant level.

i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of

facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas.

The northern portion of the City is within the inundation area of the Seven Oaks Dam. The project site is located within the west-central portion of the City, and would not be impacted by dam failure.

j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING. *Would the project:*				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	(✓)	( )
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

Comments:

a) The 8.82-acre project site is currently owned by the Loma Linda Redevelopment Agency and includes six residential structures. The area surrounding the site includes San Timoteo Creek to the north and east, and scattered residential development to the south and west. The project site and surrounding area is currently designated High Density Residential (11-20 dwelling units per acre). Currently, the City's Draft General Plan is being updated. Upon City Council certification of the Draft General Plan update, the site's existing land use designation would remain High Density Residential but would have a slight change in density from 11 - 20 dwelling units per acre to 13.1 – 20 dwelling units per acre. The proposed project would have an overall density of 12.02 dwelling units per acre, which is slightly less than the proposed General Plan density, but would be consistent with densities within the area. The proposed residential development would require a zone change for the 8.82-acre site from the City's existing zoning of R3 Multi-Family Residential to Planned Community. Proposed development and designation would be consistent with surrounding uses (multi-family residential [apartments] occur on the south side of Van Leuven), and would not physically divide an established community.

b) The project includes submittal of a tentative parcel map to revise the existing 27-lot site into three parcels for the 8.82-acre area (Attachment C). The existing parcels were created over a period of time (dating back at least 80 years) with no regard to access easements and cross lot drainage. They are not conducive to modern residential land

uses in terms of multi-family apartments, small lot subdivisions or condominiums. The applicant will use the parcel map as a mechanism for financing purposes.

Two of the parcels will be further subdivided with subsequent Tentative Tract and Condominium Overlay Maps for the single-family homes and condominiums. The further subdivision of the two parcels intended for sale products will be in substantial conformance with the site plan. As such, the Tentative Tract and condominium overlay maps are within the scope of this Initial Study and Mitigated Negative Declaration.

Staff does not anticipate any negative or adverse impacts from the proposed project subdivision of the two parcels. The proposed community will be a compatible land use on Poplar Street and a positive influence in the North Central Neighborhood.

c) This project would not conflict with any applicable habitat conservation plan or natural community conservation plan, as the site includes residential development and no such plan has been adopted for the project site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES. *Would the project:*				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

Comments:

a) According to the California Department of Conservation, Division of Mines and Geology, the project site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). This designation is given for areas containing mineral deposits; the significance of which cannot be evaluated from available data due to urbanization. The proposed project would not 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 due to existing urbanization and limited site accessibility.

b) The project would not 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, because there are no identified locally important mineral resources within the project area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. 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?	( )	( )	(✓)	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?	( )	( )	( )	(✓)
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?	( )	( )	( )	(✓)

Comments:

a,c) Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The major noise source for the site and surrounding area is Van Leuven Street located approximately 475 feet south of the site. Noise measurements conducted as part of the City's Draft General Plan EIR, indicated the specific measurements along Van Leuven

Street for the area between Poplar Street and Mountain View Avenue would be 60 CNEL at a distance of 71 feet from the roadway centerline. Since the project site occurs approximately 475 feet north of Van Leuven Street, residences would not be exposed to noise levels in excess of State established standards.

b) Construction of the proposed residential development would not require the use of equipment which would generate excessive ground borne vibration or ground-borne noise levels.

d) Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs south and west of the site. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from temporary construction noise would be less than significant.

e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over six miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. Future residents at the site would not be exposed to any excessive noise from airport activities.

f) There are no private airstrips within the vicinity of the project site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING. *Would the project:*				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

Comments:

a) Construction activities associated with development of the project would be short-term and would not create any new long-term construction jobs. The proposed project would generate an estimated 302 people (based on 106 residential units at 2.85 people per unit). According to Table 4.12 F of the City's Draft General Plan EIR, the City's projected population, housing and employment levels upon build out would be less than

the SCAG projections for the year 2025. The proposed project and zone change from the proposed General Plan update designation of Medium Density Residential (5.1-9 dwelling units per acre) to Planned Community with a proposed density of 12.02 dwelling units per acre would have an increase of 27 units and 77 more people at the site. The proposed increase represents a 0.2 percent difference between the City's General Plan build out population of 37,649 and the project's addition of 77 people. Since the City's population would still be below the SCAG projections for the year 2025 with the project, the proposed increase of 77 people at the site is considered less than significant.

b-c) The proposed project would require the removal of six existing residential units. The site and structures are currently owned by the Loma Linda Redevelopment Agency. The Agency indicated that persons on-site have been notified and will be relocated with assistance from the Agency. The proposed development would not require the construction of additional housing elsewhere. Since development of 106 residential units would exceed the number of units to be removal, the impact is considered less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:* a) Fire protection?	( )	( )	(✓)	( )
b) Police protection?	( )	( )	(✓)	( )
c) Schools?	( )	( )	(✓)	( )
d) Parks?	( )	( )	(✓)	( )
e) Other public facilities?	( )	( )	( )	(✓)

Comments:

a) Fire Protection –Fire protection is provided by the Fire and Rescue Division of the Department of Public Safety, City of Loma Linda. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. 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 residential development would be required to comply with City fire suppression standards including building sprinklers and adequate fire access.

Currently, the City is served by one fire station located at 11325 Loma Linda Drive, approximately ½ -mile southeast of the project area. The estimated response time to the annexation area is approximately five minutes. The station provides for all types of emergency responses (i.e., fire suppression, rescue, emergency medical services, hazardous materials, etc.). Fire and Rescue Division personnel consist of two (2) Chief Officers, six (6) Captains, six (6) Engineers, six (6) Firefighter/Paramedics (all career/full-time), and ten (10) Paid-Call Firefighters.

With an estimated population of 20,136 people, the current ratio of full-time firefighters to citizens is approximately 1:1,007. The proposed 106-unit residential development would generate 302 people. To continue to provide fire protection at the average ratio of one (1) full-time firefighter per 1,007 population, the proposed project would require less than 0.3 firefighters. The Loma Linda Fire Department would be able to provide services for the proposed residential development. However, the cumulative effect of future development, may require additional Fire and Rescue personnel, equipment and/or fire stations at a future time in order to continue to provide an appropriate level of services for the community. Future applicants will be required to pay the necessary fees and fulfill the necessary Fire Department and City requirements in order to obtain occupancy.

Implementation of the following policies within the proposed City of Loma Linda General Plan update, would ensure appropriate review of fire protection services is performed:

Policy 8.1.2b. All discretionary development projects shall be reviewed by the Department of Public Safety to ensure that a five-minute response time (including three-minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a Citywide response area basis.

Policy 8.1.2.d Conduct an annual assessment of the adequacy of facility and services serving Loma Linda, personnel and staffing needs, and capital needs, based on anticipated growth and the level of service standard set forth in Implementing Policy b, above. This assessment should be undertaken as part of the annual review of proposed capital projects required by the California Government Code Sections 65103 (c) and 65410.

With the implementation of the proposed General Plan policies and standard City requirements, impacts to fire protection services would be less than significant.

b) Police protection – Existing structures on-site include six residential units. The proposed development would include security gates and exterior lighting. 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 106-unit residential development would generate 302 people. To accommodate public safety at the average ratio of one (1) sworn officer per 2,478 population, the proposed project would require 0.1 officers. The Loma Linda Police Department would be able to provide services for the proposed residential development. The impact is considered less than significant.

c) Schools – School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. Based on a student

generation rate of 0.570 students per dwelling unit, the proposed 106-unit residential development would generate 60 new students for the area. 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. Appropriate school impact fees would be collected at the time of development making the impact less than significant.

d) Parks – The proposed 106-unit residential development would generate 302 new residents for the area, which would require an additional 1.5 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The proposed development includes the construction of an approximate 23,600 square-foot area to include a 2,400 square-foot community building, one pool, one tot-lot and one barbeque/picnic area for use by the residents of the single-family homes and condominiums. Maintenance of these amenities would be provided through the development of a Home Owners Association (HOA). Residents of the apartments would have the use of an approximate 27,000 square-foot recreational area with one tot-lot, one barbeque/picnic area, and one outdoor recreation area (i.e., volleyball, horse shoe, basketball court, etc.) Proposed recreational areas on-site total 1.16 acres. Upon review of final site plans, and determination of actual recreational areas on-site, the proposed project would be required to paid appropriate fair share fees for the portion of the area beyond that which is not provided, to offset impacts to the City's park requirements. Impacts would be less than significant.

e) Library Facilities - The City of Loma Linda library facilities are part of the San Bernardino County Library System. The Loma Linda Branch Library includes a collection of over 46,260 items, including books, videos, periodicals, compact discs, audio books, foreign language materials, and four (4) computers with internet access. The library staff includes two (2) full-time and eight (8) part-time employees. Currently, the library facilities and services are located in a City-owned facility operated under the jurisdiction of the County of San Bernardino Library system and gains funding through the County of San Bernardino and the State of California. The current library facilities are unable to adequately serve the City residents. The proposed 106-unit residential development would generate an estimated 302 residents. Additional residents created by the proposed development would increase the need for additional library facilities within the City.

In November 2001, the County of San Bernardino released a library facilities study that analyzed future needs of library facilities in the County through the year 2021. According to this study, the City of Loma Linda Branch Library will need to expand and renovate its existing facility to accommodate future growth. The study proposed a building size of 14,974 square feet and recommended that the expanded facility include the following: 1) a collection size of 58,140 items, including 194 current periodical subscriptions; 2) a total of 88 reader spaces, including 14 machine stations (8 for adult, 6 for children), a 10-seat quite room, and two (2) group study rooms; 3) public meeting areas with seating for 48, including a 40 seat multipurpose meeting room, a conference room seating 8; and 4) a full-time equivalent staff of 12.25, including 0.75 full-time maintenance personnel, plus 2.0 full-time volunteers.

Funding of the future library facility would be the responsibility of the City with operating assistance from the County. Implementation of the following policy within the proposed City of Loma Linda General Plan update, would ensure impacts to library services are less than significant:

Policy 8.4.2.b Seek opportunities to expand and renovate the existing library facility by securing State and Federal funds for facilities and services.

Policy 8.4.2.c Continue to explore new ways in which the City can support the goal of expanded facilities and services such as book sales, corporate sponsorships, and volunteer programs.

The proposed General Plan policies would reduce impacts on library facilities to a less than significant level.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. 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?	( )	( )	(✓)	( )
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	( )	( )	(✓)	( )

Comments:

a-b) The City of Loma Linda owns and administers nine parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 20,136 people and a total of 64.16 acres of parkland, the City currently has a park ratio of 3.20 acres per 1,000 population and therefore, falls short of the adopted ratio of five acres per 1,000 population.

The proposed 106-unit residential development would generate 302 new residents for the area, which would require an additional 1.5 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The proposed development includes the construction of an approximate 23,600 square-foot area to include a 2,400 square-foot community building, one pool, one tot-lot and one barbeque/picnic area for use by the residents of the single-family homes and condominiums. Maintenance of these amenities would be provided through the development of a Home Owners Association (HOA). Residents of the apartments would have the use of an approximate 27,000 square-foot recreational area with one tot-lot, one barbeque/picnic area, and one outdoor recreation area (i.e., volleyball, horse shoe, basketball court, etc.) Proposed recreational areas on-site total 1.16 acres. Upon review of final site plans, and determination of actual recreational areas on-site, the proposed project would be

required to paid appropriate fair share fees for the portion of the area beyond that which is not provided, to offset impacts to the City's park requirements. The impact would be less than significant.

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

Comments:

a-b) In November 2005, a Traffic Study was prepared for the proposed project by Transportation Engineering and Planning, Inc. The traffic report contains documentation of existing traffic conditions, traffic generated by the project, distribution of the project traffic to roads outside the project, and an analysis of future traffic conditions. As discussed in the report, existing traffic conditions in the study area include an unacceptable level of service (LOS) during peak hours for the intersection of Poplar Street and Redlands Boulevard.

Traffic generated by the proposed project is determined by multiplying an appropriate trip generation rate by the quantity of land use, in this case 37 single-family detached units, 44 low-rise apartments, and 25 condominiums. As concluded in the report, the proposed development would generate approximately 580 daily vehicle trips, 43 of which would occur during the morning peak hours, and 55 of which would occur during the evening peak hour. The study area intersections including: Poplar Street at Park Avenue, Poplar Street at Cottage Avenue: and Poplar Street at Van Leuven were projected to operate at an

acceptable LOS during peak hours for existing conditions plus proposed project traffic conditions. Currently the intersection of Poplar Street and Redlands Boulevard operates at LOS F during the evening peak hour. As analyzed, the proposed project would contribute approximately three (3) percent of the total traffic growth projected for the intersection. The project proponent would be required to pay fair share contributions in the amount of $7,945 to off set signalization of Poplar Street and Redlands Boulevard (based on traffic signal costs of $250,000.) Payment of fair share contributions would ensure traffic impacts are less than significant.

c) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three (3) miles north of the project site, and the Redlands Municipal Airport, located over six (6) miles northeast of the site. According to Figure 10.4 of the City's Draft General Plan, the project site is located outside of the San Bernardino International Airport influence area. The proposed residential development would not change air traffic patterns or create a safety hazard to people or aircraft.

d) The proposed project would not create or substantially increase hazardous conditions due to its design. However, portions of Poplar Street that become narrow near the San Timoteo bridge could pose potential safety hazards with an increase in traffic. City Staff would review this portion of Poplar Street for safety issues. Potential impacts would be less than significant.

e) Site plans would be reviewed by the City Fire Chief to ensure the proposed development includes sufficient emergency access to facilitate emergency vehicles. No impact is anticipated.

f) According to Loma Linda Municipal Code (LLMC) Chapter 17.24, a total of 286 parking spaces are required for the proposed development and would include: 74 garage parking spaces for the single-family units; 88 parking spaces for the condominiums, and 124 parking spaces for the apartments. According to the proposed site plan, the proposed development includes the required number of spaces for the single-family homes and condominiums, but has a deficiency of 17 spaces for the apartments. The applicant submitted a variance to allow for the deficiency in parking spaces and would be required to comply with conditions of the variance. The impact is considered less than significant.

g) There are no bus stops within the vicinity of the project site, and neither Poplar Street nor Van Leuven Street is designated as a bike route. Therefore no impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS. *Would the project:* a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)
e) Result in 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?	( )	( )	( )	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	(✓)	( )	( )

Comments:

a) The City of Lima Linda's wastewater is treated by the City of San Bernardino through a Joint Powers Agreement. The City of San Bernardino operates both a secondary and tertiary plant that discharge effluent to the Santa Ana River. Based on final calibrated field flow measurements for residential land uses as listed in the City's Sanitary Sewer Master Plan, the project at build out is projected to generate 19,646 gallons per day (gpd) (106 dwelling units at 2.35 persons per unit and 78.9 gpd per person). Over six million gallons per day (MGD) of unused capacity exists at both San Bernardino plants. The proposed project would generate wastewater that can be discharged to a municipal system with sufficient capacity. The project is required to meet the requisites of the City of San Bernardino and the Santa Ana Regional Water Quality Control Board regarding wastewater quality. No impacts would result.

b) As previously stated, the City of San Bernardino, under a JPA provides wastewater treatment services to the City of Loma Linda. Based on projected wastewater flows of

19,646 gallons per day, the proposed project would not require the expansion of existing facilities. Existing residential units on-site are connected to and served by the City's existing sewer system. No impacts would result.

c) The portions of the project site and most of the surrounding area is developed and served by existing storm drains. Drainage plans would be reviewed by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project. No impact would result.

d) The production and distribution of water within the City of Loma Linda is provided by the City's Department of Public Works, Water Division. The City's groundwater is supplied from six wells. The total production capacity of these wells totals 7,900 gallons per minute. In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino and one with the City of Redlands. According to the Loma Linda General Plan Draft EIR the average water demand at build out is project to be 6,083 gpm with maximum projected demand to reach 12,144 gpm. Therefore, with a current production capacity of 7,900 gallons per minute, there is enough water projection to meet the project average daily requirements at build-out; however there is not enough to supply water on a peak demand day. In order to meet the future demand for water, new wells would need to be constructed. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees and the use of other funding methods. The impact is considered less than significant.

f) The City contracts with Waste Management, Inc. of the Inland Empire to provide solid waste collection services. Solid waste not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned facility, within the City of Redlands. The San Timoteo Sanitary Landfill has a total permitted capacity of 20,400,000 cubic yards. As of January 2005, remaining capacity at the landfill was estimated to be 2.06 million cubic yards, and has an estimated closure date of May 2016. The proposed project would not be served by a landfill with insufficient permitted capacity.

g) 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. To ensure the proposed project contributes towards the diversion mandate, the following mitigation measure shall be implemented:

13. **The project proponent shall incorporate interior and exterior storage areas for recyclables.**

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

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

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, areas within the geographic range that are occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher or any other listed species or species of concern. The site and surrounding area is developed and includes urban landscaping.

In December 2005 and January 2006, CRM TECH performed a cultural resources study for the project site in accordance with CEQA and the City of Loma Linda Historic Preservation Ordinance. The purpose of the study was to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area. In order to identify and evaluate such resources, CRM TECH initiated a historical/archaeological resources records search, pursued historical background research, and carries out an intensive-level field survey.

During the field survey, a total of six buildings were found in the project area. One of the buildings was constructed in 1965 and, being modern in origin, warranted no further consideration. Another of the buildings appears to date to the mid-20th century, but has been extensively altered and has completely lost its historic integrity. The other four residences are modest single- and multi-family residences dating to the early and mid-20th century. These four buildings retain relatively good or fair integrity, but none of them meets CEQA's definition of a "historical resource."

The report concluded that none of the historic-period buildings or archaeological features noted within the project area during the study qualifies as a "historical resources," as defined by CEQA. Based on these findings, the report concluded that the proposed project would have no impact on any known historical resource, and no further cultural resources investigation is warranted.

b) Construction activities associated with development of the project would be short-term and would not create any new long-term construction jobs. The proposed project would generate an estimated 302 people (based on 106 residential units at 2.85 people per unit). According to Table 4.12 F of the City's Draft General Plan EIR, the City's projected population, housing and employment levels upon build out would be less than the SCAG projections for the year 2025. The proposed project and zone change from the proposed General Plan update designation of Medium Density Residential (5.1-9 dwelling units per acre) to Planned Community with a proposed density of 12.02 dwelling units per acre would have an increase of 27 units and 63 more people at the site. The proposed increase represents a 0.16 percent difference between the City's General Plan build out population of 37,649 and the project's addition of 63 people.

While future increases in population and housing will occur within the City, the rate of growth would be consistent with SCAG rates. Since population growth is anticipated by SCAG, the proposed project would not cumulatively result in substantial unanticipated population growth.

The General Plan Draft EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed Draft General Plan. The Draft EIR concluded that the Draft General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and open space. Mitigation measures were adopted for each of these resources; however they would not reduce impacts to less than significant levels. As such, the City intends to adopt a Statement of Overriding Considerations to balance the benefits of development under the Draft General Plan update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). Upon adoption of Findings and Statements of Overriding Considerations, no evaluation of cumulative impacts would be required.

c) Proposed development at the site would not cause substantial long-term adverse effects on human beings, either directly or indirectly. This Initial Study identifies construction of the single-family houses and condominiums as producing emissions above SCAQMD thresholds for ROG and NO_x; construction of the apartments would produce emissions below SCAQMD thresholds (see Table 3B). Mitigation measures in this Initial Study would reduce ROG emissions to the extent feasible but not below SCAQMD thresholds.

Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs west and south of the site. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Loma Linda, Planning Department:

- City of Loma Linda Draft General Plan, LSA Associates, June 2004.
- City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004.
- Soil Survey of San Bernardino County Southwestern Part, California, United States Department of Agriculture Soil Conservation Service, January 1980.
- Historical/Archaeological Resources Survey Report, Loma Linda/Poplar Street Project, CRM TECH, January 11, 2006.
- Traffic Study, Corporation for Better Housing Poplar Street Project in the City of Loma Linda, Transportation Engineering and Planning, Inc. January 21, 2006.

FIGURES

1. Page 4- Regional Location Map
2. Page 5- Vicinity Photo
3. Page 6- Project Site Plan
4. Page 7, 8- Photos of Existing Site
5. Page 12- Visual Rendering of Apartment Building

ATTACHMENTS

A. URBEMIS Air Emissions Report (provided as reference only).

B. Culture Resources Study by CRM TECH dated January 11, 2006(provided as reference only).

C. Parcel Map No. 17902

Attachment B

Planned Community Document

Poplar Street
Planned Community Document

1. Use
   The proposed Planned Community consists of a pedestrian friendly mixture of residential and open space, with community amenities, extensive landscaping, and private street access from Poplar Street. SEE ATTACHED SITE PLAN.

2. Development Objectives
   It is the non-profit Developer's intent to provide a planned community of 106 residential units, with associated project amenities, including a centrally located community building/computer lab, recreation areas, swimming pool, ½ basketball court, well landscaped open space and pedestrian access to an asphalt running trail along San Timoteo Creek Channel. To further enhance the proposed development, all residential units will participate in the Loma Linda Connected Community Program, accessing high speed internet connections through a fiber optic network infrastructure. Site improvements will include private streets, with two points of access to and from Poplar Street, and enhanced landscape treatment.

3. Area / Density
   Proposed community consists of an area of 8.82 acres and a density of 106 units, or approximately 12.02 dwelling units per acre.

4. Building Height
   Rental units consist of a 3-story elevator building with subterranean parking; 25 two-story condominiums, and 37 one and two-story single family homes with garages.

5. Setbacks
   See conceptual site plan for detailed setbacks. Based on the Draft General Plan Housing Element Section 2.3.5, minimum setback requirements follow: front: 15 feet, rear 5 feet, and side 5 feet. Proposed setbacks from the property lines meet the minimum requirements. Driveways have a minimum length of 15 feet from the street. Side yards have a minimum of 5 feet, on each side. The proposed site plan allocates maximum space to the backyards of each single family home, to provide private space for family entertainment.

6. Recreational Facilities
   As shown in the attached site plan, the new community design offers two separate recreation areas with guest parking.

   The northern recreation area, bordering along the San Timoteo Creek Channel will include a basketball court, barbeque/picnic areas, a tot lot, well landscaped open space and gated pedestrian access to a running trail along San Timoteo Creek Channel. This area creates attractive recreational space between the proposed rental units and the single family homes.

   The second recreation area is surrounded by single family homes and

condominiums. The area includes a 2400 sq. ft community building, designed for community gatherings, and equipped with state-of-the art computers for educational use; a swimming pool, barbeque/picnic areas, tot lot, and well landscaped open space. The homes and condos will also have gated pedestrian access to the running trail along San Timoteo Creek Channel.

7. Homeowners Association
   The residents of the condominiums and of the single family homes will be bound by a Homeowners Association with rules and regulations outlined in CC&Rs and Bylaws. The Associations will initially be formed by the non-profit developer and will transition to resident boards that will meet regularly to run the association. The Associations will be responsible for the enforcement of the CC&R's through violation letters, hearings, fines and, if necessary, further action.

8. Lot Sizes
   Poplar Street single family lots range in size from 2,960 to 5,030 square feet, with an average of 3,585 square feet, roughly 12 units per acre. All single family lots have garage fronts, with windows along the top portion of each garage door. Minimum garage dimensions equal 20 ft x 20 ft.

9. Parking Requirements
   In accordance with City requirements: each single family home provides garage parking for at least two vehicles (37 x 2 = 54 garage), plus front driveways (minimum of 15 feet in length) that may accommodate guest vehicles.

   In accordance with City requirements: each condominium provides two private garage spaces per residence (25 x 2 = 50 garage), plus additional surface parking for guests, based on bedroom count (38 guest spaces).

   The proposed apartment structure provides 62 garage spaces, plus an additional 45 surface parking spaces for residents and guests, for a total of 107 parking spaces for 44 units (average 2.43 per unit). Proposed rental parking spaces greatly exceed the requirements set forth in the State of California Density Bonus, SB 1818, Government Code Section 65919-65918 (see attached). Said legislation would require 85 spaces for the proposed affordable housing project (1 per one-bedroom unit, 2 per two-bedroom unit, 2 per 3-bedroom unit, and 2.5 per 4-bedroom), or an average of 1.932 per unit. The State of California requirements supersede the City's Draft Housing Element calculation of 123.5 spaces or 2.807 spaces per unit, based on the proposed bedroom count.

10. Landscaping Requirements
    The developer shall provide a colored landscape plan, to be reviewed and approved by City.

    The developer shall provide landscaping and irrigation for all rental and ownership units. The developer shall also provide landscaping and irrigation for all common

areas, including open space and parkways. The HOA for the condominiums and the HOA for the homeowners will be responsible for maintaining the common area and parkways.

Front and backyard landscaping and irrigation shall be installed by the developer. Each individual homeowner shall be responsible for maintaining his yard landscaping and irrigation in a clean and attractive condition.

Each single family lot is plotted with one twenty four inch box tree. The second tree required per City Landscape regulations for each of the single family lots has been addressed with enhanced tree plantings in the two park areas and along the northern project boundary.

11. Architectural Review Committee
Notwithstanding any of the aforementioned restrictions, any alteration or improvement to a dwelling unit or lot is subject to the constraints, requirements and approval of the HOA Architectural Review Committee.

12. Traffic Study
A focused traffic study was conducted by Transportation Engineering and Planning, Inc. on January 21, 2006. The analysis of current and projected traffic conditions identified a deficiency at the intersection of Poplar at Redlands Boulevard. The engineer stated that the project is not contributing to the existing deficiency. The engineer further recommended signalization of the intersection, with a 3% fair share contribution by the project.

Attachment C

Conditions of Approval

CONDITIONS OF APPROVAL
Parcel Map (PM) No. 17902
Conditional Use Permit (CUP) No. 06-01

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Conditional Use Permit 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:**
PARCEL MAP	**MARCH 1, 2007**
CONDTIONAL USE PERMIT (PPD) NO. 05-05	**MARCH 1, 2007** *(or one year from City Council approval date)*

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 the development project.

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 the 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. The applicant shall submit proposed street names to the Community Development Department for review by the Historical Commission and the approval of the City Council pursuant to the City of Loma Linda Park and Facilities Names Policy Procedure.

10. A Mitigation Monitoring Report Program (MMRP) is required for this project.

11. 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.

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

13. 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.

14. The applicant shall provide a minimum of 269 standard parking spaces and shall include 7 accessible standard spaces and two accessible van 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.

15. Prior to issuance of Certificate of Occupancy, 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 east and potential residential development to the north. (Mitigation Measure)

16. All construction shall meet the requirements of the latest adopted 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).

17. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits. (Mitigation Measure)

18. 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. (Mitigation Measure)

19. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

20. The trash receptacle location and design shall be approved by the waste hauler company, Waste Management, and written proof of the approval shall be provided to the Community Development Department prior to issuance of building permits.

21. A water test shall be required to determine if water is aggressive to copper or metal pipe. The Ph and dissolved oxygen contents must be provided in the water test and results submitted to the Building Division prior to issuance of building permits. If plastic pipe is proposed, approval from the Building Division shall be required prior to issuance of building permits.

22. Approval of ZC No. 06-01, PM No.06-01, and CUP No. 06-01 is contingent upon the applicant and property owners signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.

23. The applicant shall enter into a Disposition and Development Agreement (DDA) with the Loma Linda Redevelopment Agency (RDA).

Architecture

24. The Loma Linda Connected Communities Hub structure shall be completed prior to occupancy of phase one.

25. Sales model complex and common areas shall provide access to disabled persons. Provide notes to indicate accessible paths of travel to the sales area including pedestrian gates, sidewalks and accessible parking. A parking space at the model complex area shall be designated as van accessible with an eight-foot aisle.

26. The applicant shall note on the final pans that a six-foot-high chain-link fence shall be installed around the site prior to building construction stages. Gated entrances shall be permitted along the perimeter of the site for construction vehicles.

27. The top panels of the garage doors for the condominiums and single family homes shall include windows.

28. The front doors shall match the styles of architecture for each house and condominium. Review and approval by the Community Development Department shall be required.

29. Where appropriate and where space permits, the applicant shall provide shutters on all larger windows of the homes and condominiums for more visual interest. Modified elevations shall be reviewed and approved by the Community Development Department.

30. Final street light style and specifications shall be included in the working drawings, subject to review and approval of the Public Works and Community Development Departments prior to issuance of permits for the production homes.

31. The mailbox kiosks shall be architecturally enhanced. The final mailbox architectural details indicating color and exterior treatment shall be included in the working drawings, subject to review and approval of the Community Development Department and prior to issuance of permits for the production homes.

32. The project proponent shall prepare visual simulations that references heights and distances to travelers/pedestrians on Poplar Street and San Timoteo Creek Channel.

Landscaping

33. As per the Migratory Bird Treaty Act and CDFG Codes, removal of any trees, shrubs, or any other potential nesting habitat, should be conducted outside the nesting season. The nesting season generally occurs between early February through August, but can vary slightly from year to year. If trees are to be removed during the nesting season, immediately prior to grading, the project proponent should have a breeding bird survey conducted by a qualified biologist to identify any potential nesting activities. This survey shall be submitted to the Community Development Department prior to issuance of rough grading permits during the time specified above. Trees should be saw cut and removed outside the breeding season and left down until all grading activities are complete to avoid nesting issues.

34. 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. Landscape plans for the Landscape Maintenance District shall be on separate plans.

35. All shrubs proposed in the front yards, and exterior side yards of the single family homes, which are planted by the developer, shall be a minimum of five gallon in size.

36. Each single family home shall have one 24-inch box size tree for the individual lots. The second tree required for each of the homes shall be incorporated into the two park spaces or along the channel frontage.

37. The six foot masonry wall at the rear of the single family homes that back up to the parking lot for the apartments shall incorporate anti graffiti measures such as climbing vines, spray on coating.

38. Any graffiti is to be removed in 24 hours.

39. 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.

40. The landscape plan shall include a tree buffer along the northern boundary of the site between along the San Timoteo Creek Channel and proposed residential development. Tree and shrub species shall be selected based on compatibility with species proposed for the restoration efforts along San Timoteo Creek.

41. Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees (mitigation measure).

42. 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.

43. The applicant, property owner, and/or business operator 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.

44. A pedestrian walkway shall be provided directly from the front entry of the apartment building to the sidewalk on Poplar Street.

45. For single family development, concrete pedestrian walkway shall be provided from the driveway to the side yard gate of the homes where the receptacle containers are stored. A pad for the receptacle containers shall be provided and reviewed by the Community Development Department prior to issuance of building permits. The pad shall be large enough to accommodate three containers.

46. A landscaped courtyard shall be provided on all Plan 3 single family homes.

47. A community garden element for all residents shall be incorporated into the landscape design of the project. Review and approval required by Community Development Department prior to issuance of permits.

Noise

48. Indicate the location of air conditioner condensers in the yards and address the noise level issues according to City of Loma Linda Noise Ordinance.

49. Entry doors, sliding glass doors, and French doors shall be wellweather-stripped solid fiberglass and solid core steel clad entry doors. The weather-stripping around the entire perimeter of the doors should consist of neoprene bulb gaskets that are compressed when the doors are closed to form an airtight seal. A wooden astragal with neoprene bulb gaskets should be used at double doors to ensure an airtight seal.

50. The interior noise standard *of 45 dBA* is to be met in all units with windows closed. Therefore, ventilation is needed per the Uniform Building Code standards in order to provide a habitable environment with windows closed.

51. Exterior walls at all units should be constructed with gypsum wallboard interior, 7/8" stucco exterior, with minimum R-13 insulation batts between the studs. All joints should be well fitted and/or caulked to form an airtight seal.

52. The roof system at all units should have tile over sheathing, R-19 fiberglass insulation, drywall, and vented.

53. Interior sound absorption within the units should be achieved with carpet (having a minimum 5/16" thick pile) and pad in all habitable rooms, with the exception of kitchens and bathrooms.

Cultural Resources

54. Should resources be unearthed during grading, a vertebrate paleontologist shall be contacted to determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

55. In the event that human remains 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. (Mitigation Measure)

FIRE DEPARTMENT

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

57. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and as further modified herein, all future buildings to be constructed within the area of the tract shall be equipped with fully automatic fire sprinkler systems meeting the requirements of either National Fire Protection Association (NFPA) 13D (single family) or 13R (apartments and townhouses). Garages shall be included in the design for all systems.

58. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler systems shall be submitted to Fire Prevention for review and approval prior to installation.

59. A utility improvement plan showing the proposed locations for fire hydrants shall be submitted to Fire Prevention for review and approval as part of the plan review process (may be done in conjunction with Public Works Engineering plan review).

60. Parking shall be prohibited as specified at time of Fire Prevention plan review, in order to provide for the movement of emergency and other vehicles.

61. Lot address shall be as assigned by the Department of Public Safety in a separate document, upon receipt of a working copy of the final tract map.

62. Controlled-access gates shall be equipped with an approved device to permit remote-control opening for fire and other emergency vehicles.

63. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.

PUBLIC WORKS DEPARTMENT

64. A tentative tract map with a condominium overlay is needed to subdivide the two parcels designated for the single family homes and condominiums into individual lots.

65. 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.

66. During grading activities, the contractor shall use a diesel particulate filter to reduce emissions from off-road and on-road equipment.

67. 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 and on-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.

68. 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.

69. Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.

70. Submit an engineered grading plan with hydrology study and preliminary soils report.

71. Construct/install/repair all off-site improvements, including paving, curb and gutter, medians, sidewalk, street lights, street trees, driveway approaches, trails, landscaping and utilities. All work shall meet the City of Loma Linda standards.

72. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.

73. Applicant shall pay fair share cost analysis for intersection street improvements as stated in traffic study.

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

75. The City of Loma Linda Recycling policy applies.

76. All NPDES regulations apply.

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

78. Construct Poplar Street to the west project boundary at its ultimate half-section width as a Collector (64 foot right-of-way) including landscaping and sidewalks in conjunction with development. (Mitigation Measure)

79. 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. (Mitigation Measure)

80. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department. (Mitigation Measure)

81. The project proponent shall incorporate interior and exterior storage areas for recyclables. (Mitigation Measure)

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

83. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of all permits.

84. At the time of Final Tract Map submittal, include the following: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets to show error of closure. Inverse calculations will not be acceptable for plan check review.

Soils/Geology/Grading

85. Submit grading plans, preliminary soils report and hydrology/hydraulic study to the Public Works Department for review and approval. The precise grading plan for the project must be approved prior to issuance of any building permits. NPDES regulations apply. A copy of your approved SWPPP and NOI issued by the State Water Resources Control Board shall be submitted to the Public Works Department.

86. Submit and obtain Public Works Department approval of an erosion/sediment control plan to minimize potential increases in erosion and sediment transport during short-term construction and long-term operational activity prior to issuance of any grading or building permits.

87. Dust control will be made a condition of the grading plans for this project.

88. Submit structural design and location for any required walls for review by the Building and Safety Division.

89. Submit soils report, prepared by a licensed professional, filed with and approved by the Public Works Department prior to recordation. Submit deposit to cover the costs of the review with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. Pay review costs in full prior to recordation of the Final Map.

90. Soil sampling and analysis of visibly stained soils will be conducted prior to any grading or earthmoving activities. Certification that this work has been completed by a licensed engineering geologist, filed with and approved by the Public Works Department, shall be provided prior to the issuance of any grading permits. Any soil that is determined to contain contaminants in hazardous concentrations will be properly treated and/or removed by a qualified hazardous waste company.

91. Submit original wet signed and stamped grading certifications from the soils engineer and the grading engineer, along with compaction reports to the Public Works Department.

92. Grading operations for the site will be conducted over the entire site to ensure that soil mixing and aeration to a depth of at least 4 feet below ground surface will occur.

93. The precise grading plan for the project must be approved by the City of Loma Linda prior to issuance of any building permits.

94. Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.

Street Improvements

95. Install or bond for all off-site improvements prior to recording the final map.

96. Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets to the standards of the City of Loma Linda. The Director of Public Works /City Engineer shall approve street widths.

97. Street light locations are to be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.

98. Any streets damaged as a result of new services will be repaired as required by the Public Works Department prior to occupancy.

99. Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.

100. Install street name signs and traffic control signs with locations and types approved by the Public Works Department prior to occupancy.

101. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.

102. Submit a thorough evaluation of the structural road section, from a qualified soil engineer, to the Public Works Department. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3-1/2" A.C./6" C.A.B. for local streets and 4" A.C./6" C.A.B. for collector streets. The Public Works Department will provide the traffic index.

103. Design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

DEDICATION

104. Dedicate by Final Map or separate document 12 feet on Poplar Street.

105. Public utility easements shall be dedicated to cover all utilities either by map or separate document.

106. Stripe and sign for bike lanes on roadways designated by the City for bike lanes.

107. Dedicate interior street rights-of-way and all necessary easements by Final Map or separate document.

108. All lettered lots including areas to be landscaped in front of project boundary walls or fences, along project street frontages and on major slopes shall be annexed to the City's Landscape Maintenance District in accordance with City policy. The Homeowners Association will be responsible for maintenance of the areas within the tract.

109. Landscape Maintenance District annexation proceedings shall be completed prior to final map approval.

110. Provide dedication of Right-of-way, including off-site to transition traffic and drainage flows from proposed to existing, to the City.

HYDROLOGY/DRAINAGE

111. All lots shall drain to streets. All additional drainage due to development shall be mitigated on-site, no cross lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.

112. Provide adequate City of Loma Linda Drainage Easements (minimum fifteen [15] feet wide) over the natural drainage courses and/or drainage facilities. Design easements to contain the 100-year frequency storm flow plus bulking and freeboard per approved City criteria.

113. Provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.

114. A complete hydrology study and hydraulic calculations shall be submitted for review and approval by the Public Works Department.

115. 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.

116. Appropriate controls shall be installed to prevent all materials from being tracked off-site by vehicles or other means. These controls may include gravel exits or wash-down areas. Any materials tracked off-site must be removed as soon as possible, 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.

UTILITIES

117. Sewage connection shall be to the City of Loma Linda system.

118. Provide all utility services to each lot, including sanitary sewers, water, electric power, cable, gas, and telephone. Each lot shall be separately metered. All utilities are to be underground.

119. Provide a non-potable water system to service the two landscaped parks in the middle of the development in accordance to the Landscape Maintenance District requirements.

120. All fire hydrants and their distribution mains shall be made part of the Public System.

121. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.

122. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.

123. Improvement plans are to include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.

CONSTRUCTION

124. Obtain a permit prior to any construction within the City's right-of-way.

125. Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services.

126. No commencement of public street work, except rough grading, until dedication for that street has been recorded.

127. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.

128. During construction of the proposed improvements, equipment shall be properly maintained offsite, any leaks or spills shall be promptly contained and properly disposed.

129. Comply with the prevailing City standards and requirements at the time of construction.

130. Prior to construction of the proposed improvements, the project proponent will provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e. flag person) during demolition debris transport and other construction related truck hauling activities.

131. The site shall be treated with water a minimum of twice per day, or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.

132. Poplar Street and other proposed on-site streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. The site access haul road will be watered a minimum of twice daily. Timing may vary depending upon time of year of construction.

133. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.

134. Vehicle speeds shall be restricted to less than 15 miles per hour on unpaved portions of the site.

<u>CC & R's</u>

135. The applicant shall provide by CC&R's requiring condominium and single family homeowners to maintain the architecture and character of the buildings, and keep the properties in a neat, orderly, and well maintained manner prior to issuance of building permits.

136. The applicant shall be required to set up a Homeowners' Association (HOA).

137. All HOA and Landscape Maintenance District requirements and fees shall be disclosed to future home buyers prior to transfer of property. Disclosure documents shall be provided to the Community Development and Public Works Departments prior to issuance of permits for any temporary sales office.

138. Prior to approval of the final map, all organizational documents for the project including any deed restrictions, covenants, conditions, and restrictions shall be submitted to and approved by the Community Development Department and City Attorney's office. Costs for such review shall be borne by the subdivider. A copy of the final documents shall be submitted to the Community Development Department after their recordation. CC&Rs shall include but not be limited to the following provisions:

A. Since the City is interested in protecting the public health and safety and ensuring the quality and maintenance of common areas under control of a Homeowners' Association, the City shall be included as a party to the CC&Rs for enforcement purposes of those CC&R provisions in which the City has interest, as reflected by the following B through M. However, the City shall not be obligated to enforce the CC&Rs.

B. The requirement that Homeowners' Association bylaws be established.

C. Provisions for effective establishment, operation, management, use, repair and maintenance of all landscaped areas, walls and fences.

D. Membership in any Homeowners' Association shall be inseparable from ownership in individual dwelling units.

E. Architectural controls shall be provided and may include but not be limited to provisions regulating exterior finishes, roof materials, fences and walls, accessory structures such as patios, sunshades, trellises, gazebos, awnings, room additions, exterior mechanical equipment, television and radio antenna.

F. Maintenance standards shall be provided for applicable items listed in Section C above in CC&Rs. Examples of maintenance standards are shown below:

(1) All common area landscaping and private lawn areas visible from any public way shall be properly maintained such that they are evenly cut, evenly edged, free of bare or brown spots, free of debris and free of weeds above the level of the lawn. All planted areas other than lawns shall be free of weeds, dead vegetation and debris. All trees and shrubs shall be trimmed so they do not impede pedestrian traffic along the walkways. All trees shall also be root pruned to eliminate exposed surface roots and damage to sidewalks, driveways and structures.

(2) Common areas shall be maintained in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance such as to be detrimental to public health, safety or general welfare, or that such a condition of deterioration or disrepair cause harm or is materially detrimental to property values or improvements within the

boundaries of the subdivision and Homeowners' Association, to surrounding property, or to property or improvements within the project.

G. Residents shall not store or park any non-motorized vehicles, trailers regardless of length, or motorized vehicles that exceed 7 feet high, 7 feet wide or 20 feet long in any parking or driveway area except for purpose of loading, unloading, making deliveries or emergency repairs except that the Homeowners' Association may adopt rules and regulations to authorize exceptions.

H. The Homeowners' Association is responsible for monitoring and enforcing any and all parking regulations as they apply to private property. Individual property owners shall park vehicles in garage spaces. Storage of personal items may occur in the garages only to the extent that vehicles may still be able to be parked within the required garage spaces.

I. All utility services serving the site shall be installed and maintained underground as depicted on the site plan.

J. The Homeowners' Association shall be required to file the names, addresses, and telephone numbers of at least one member of the Association Board and where applicable, a Manager of the project before January 1st of each year with the City of Loma Linda Community Development Department for the purpose of contacting the association in the case of emergency or in those cases where the City has an interest in CC&R violations.

K. Perimeter project block walls to be constructed on private property shall be maintained and replaced, if necessary by a Homeowners' Association. This shall not preclude a Homeowners' Association from assessing charges to individual property owner for structural damage to the wall or fence.

L. No amendment to alter, modify, terminate or change the Homeowners' Association's obligation to maintain the common areas and the project perimeter wall or other CC&R provisions in which the city has an interest, as noted above, or to alter, modify, terminate or change the City's right to enforce maintenance of the common areas and maintenance of the project perimeter wall, shall be effective without the prior written approval of the City of Loma Linda Community Development Department.

a. Maintenance of all manufactured slopes on individual numbered lots shall be the responsibility of the individual property owners.

FEES/PERMITS/BONDING

139. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of $35.00 (*thirty five dollars*) to

enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

140. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.

141. Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of building permits.

142. Park In Lieu fees are required to offset the potential effect of new development upon existing recreational parks within the project area.

143. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.

144. Submit proof of payment from the City of San Bernardino for sewer capacity fees and Redlands Unified School District to the Community Development Department prior to the issuance of any building permits.

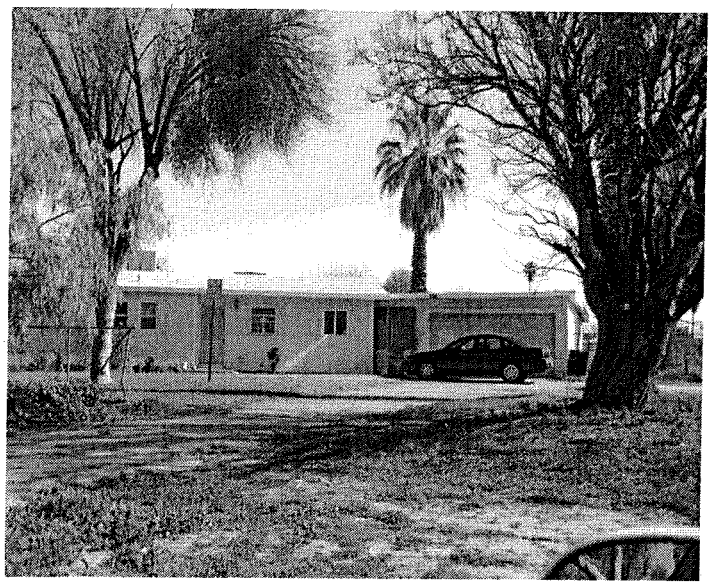
145. Bond all required road, drainage, grading, water, sewer, and landscaping improvements in accordance with City Development Code unless constructed and approved prior to recordation of Final Map. No commencement of public street work until the dedication for that street has been recorded. No releasing of a deposit posted for erosion control and monumentation prior to completion of all on-site construction.

146. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.

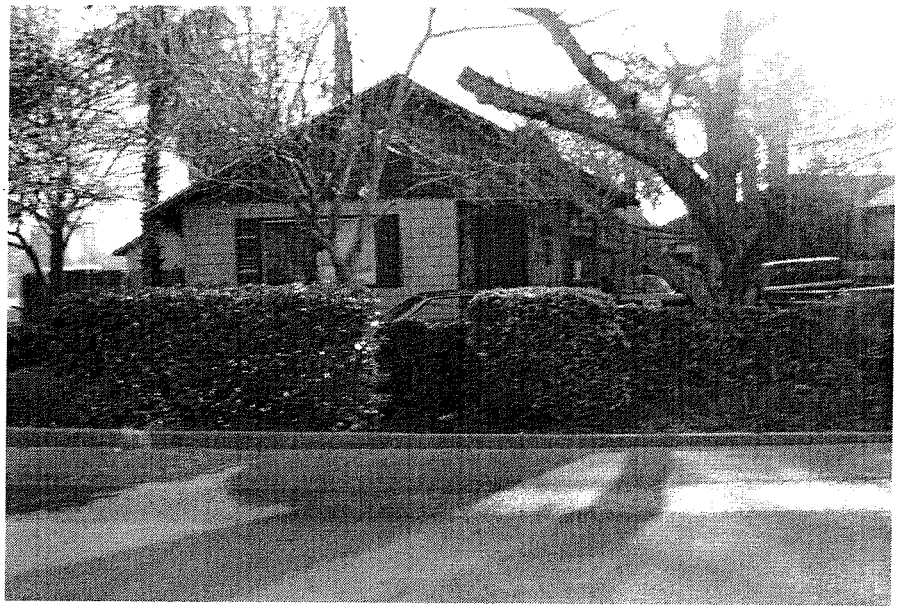
END OF CONDITONS

Attachment D

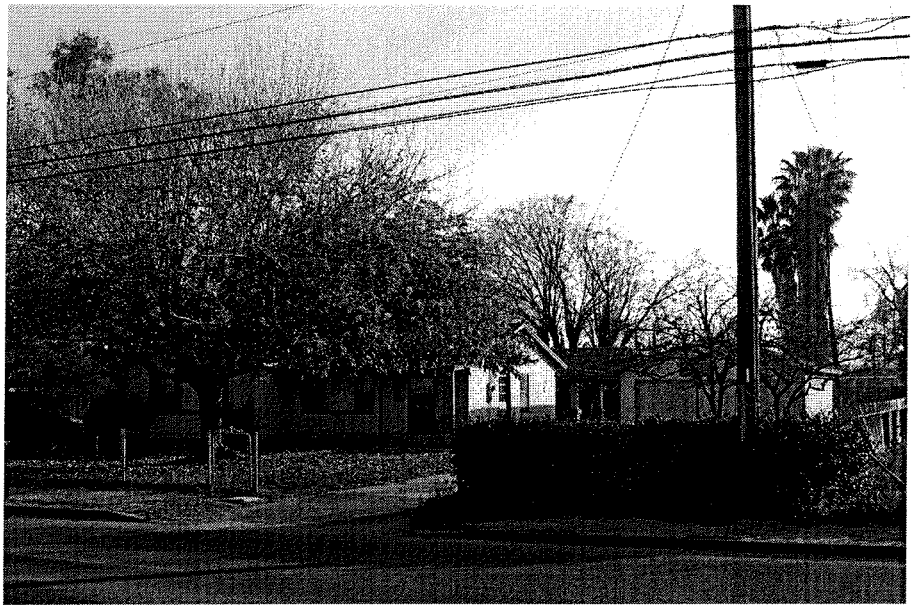
Photos of Existing Homes



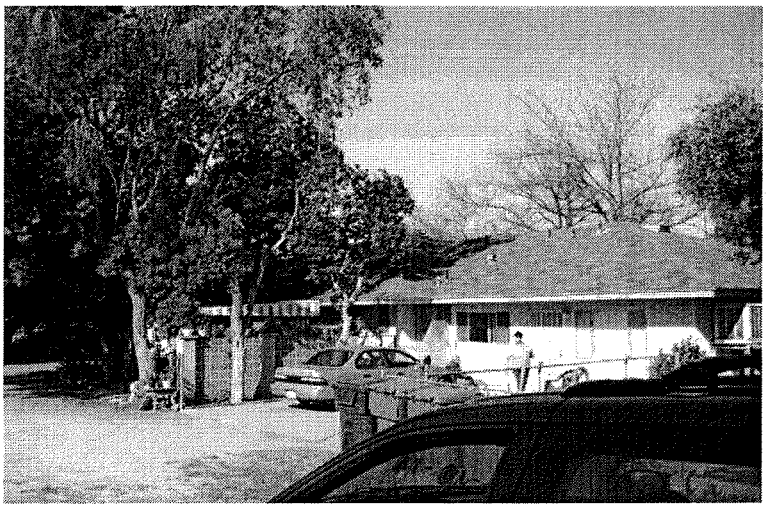
10823 Poplar Street



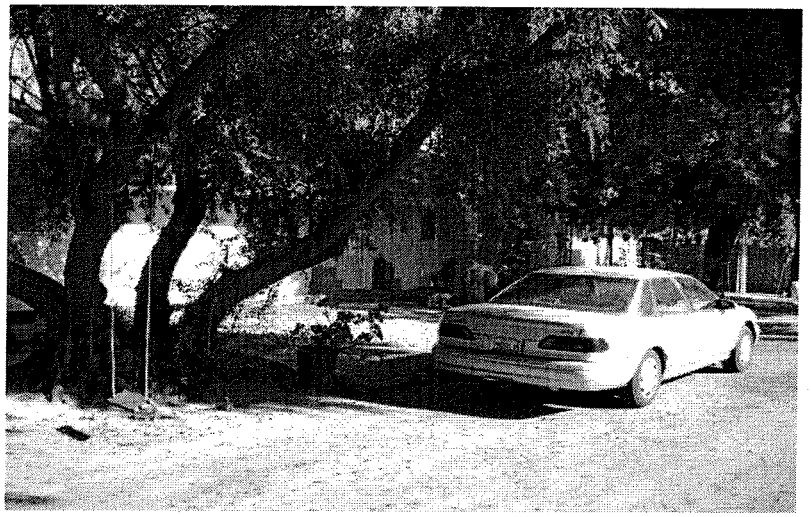
10753 Poplar Street



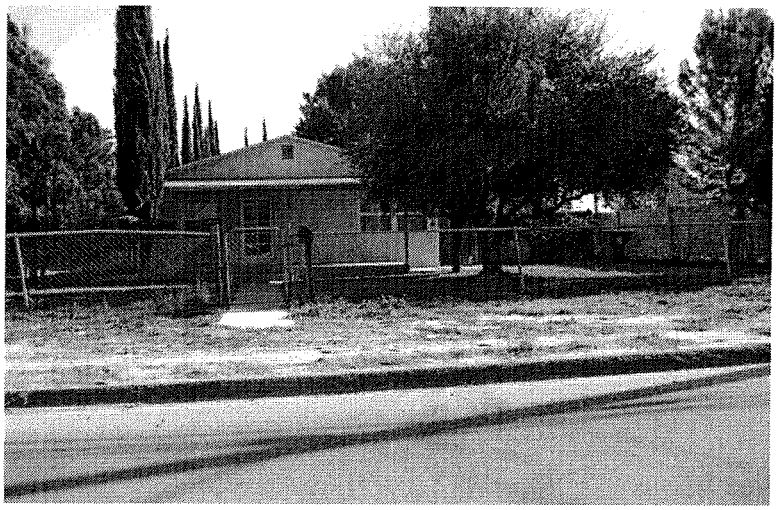
10763 Poplar Street



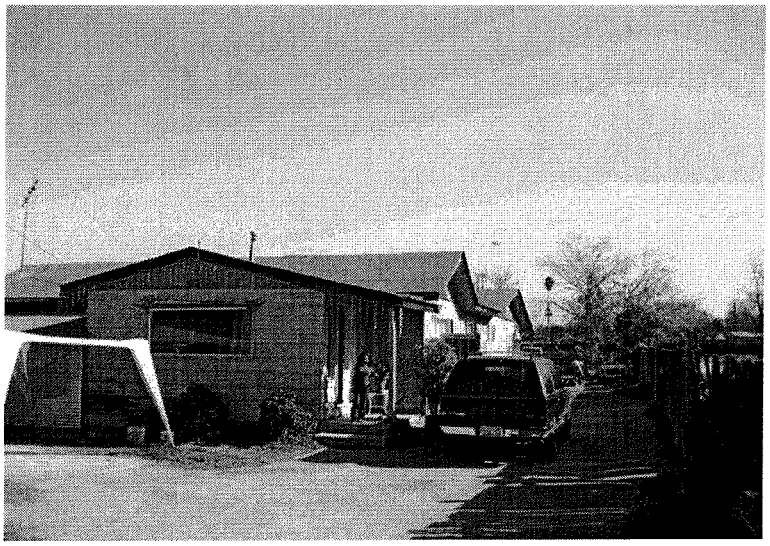
10839 Poplar (triplex)



10839 Poplar Street (triplex)



10845 Poplar Street



10861 Poplar Street (duplex)

Attachment E

Mitigation Monitoring Report Program

MITIGATION MONITORING AND REPORTING PROGRAM

This mitigation monitoring and reporting and compliance program has been prepared for use in implementing the conditions of approval for:

Conditional Use Permit No. 06-01

The program has been prepared in compliance with State law and the initial environmental study prepared for the project by the City of Loma Linda.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment. The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3) The program contains a separate Mitigation Reporting and Compliance Record for each action. On each of these record sheets, the pertinent actions and dates will be logged, and copies of permits, correspondence or other relevant data will be attached. Copies of the records will be submitted to the Planning Department.
4) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendation by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

MITIGATION MEASURE:

1. **The project applicant shall meet with City Staff to develop a landscape palette for the site. The landscape plan shall include a tree buffer along the northern boundary of the site between San Timoteo Creek and proposed residential development. Tree and shrub species shall be selected based on compatibility with species proposed for the restoration efforts along San Timoteo Creek.**

2. **Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.**

IMPLEMENTATION AND VERIFICATION:

A. Landscape plans will be submitted by the applicant addressing this mitigation measure.
B. The applicant shall submit an Arborist Report to Community Development for review and approval.

MITIGATION MEASURE:

3. **The project proponent shall prepared visual simulations that references heights and distances to travelers/pedestrians on Poplar Street and San Timoteo Creek.**

IMPLEMENTATION AND VERIFICATION:

C. Line of site elevations shall be provided north of the project site across the San Timoteo Creek Channel, and at the current end of Lilac Street.

MITIGATION MEASURE:

4. **During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road and on-road equipment diesel exhaust.**

5. **During grading activities, the contractor shall use a diesel particulate filter to reduce emissions from off-road and on-road equipment.**

6. **The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.**

7. **The developer/contractor shall use building materials that do not require painting.**

8. **The developer/contractor shall use pre-painted construction materials where feasible.**

IMPLEMENTATION AND VERIFICATION:
COMPLIANCE RECORD:

WHEN REQUIRED:

A. Implementation shall be on-going throughout construction.

Mitigation Measure	Date(s) of implementation	Project Manager Signature	City Inspector Signature
a. Attempt to phase and schedule			

activities to avoid high-ozone days and first-stage smog alerts.			
b. Discontinue operation during second-stage smog alerts.			
c. All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas.			
d. Moisten soil each day prior to commencing grading to depth of soil cut.			
e. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days or during very dry weather in order to maintain a surface crust and minimize the release of visible emissions from the construction site.			
f. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.			
g. Wash mud-covered tires and under carriages of trucks leaving construction sites.			
h. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.			
i. Securely cover all loads of fill coming to the site with a tight fitting tarp.			
j. Cease grading during periods when winds exceed 25 miles per hour.			
k. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance			
l. Maintain construction equipment in peak operating condition so as to reduce operating emissions.			
m. Use low-sulfur diesel fuel in all			

equipment.			
n. Use electric equipment whenever practicable.			
o. Shut off engines when not in use.			

Corrections Required (attach copy of correction notice)	Date

MITIGATION MEASURE:

9. **Should resources be unearthed during grading, a vertebrate paleontologist shall be contacted to determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

10. **In the event that human remains 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.**

COMPLIANCE RECORD:
WHEN REQUIRED:

A. All development projects requiring approval in the City of Loma Linda are conditions with the aforementioned language similar to those found in Mitigation Measures 9 and 10.

MITIGATION MEASURE:

11) **Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.**
12) **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.**

13) **The project proponent shall incorporate interior and exterior storage areas for recyclables.**

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

IMPLEMENTATION AND VERIFICATION:
COMPLIANCE RECORD:
WHEN REQUIRED:

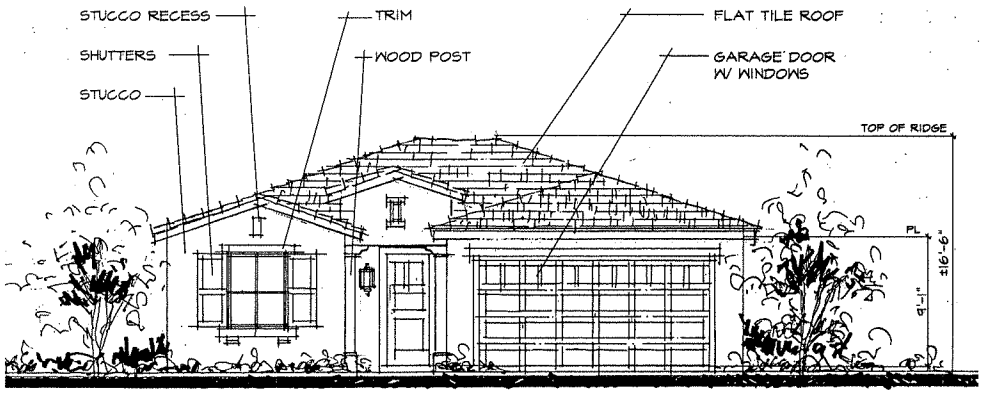
A. The erosion control plan shall be submitted at the pre-construction meeting. Construction may not commence until the plan is approved by the Building Official.
B. Implementation shall be on-going throughout construction.
C. Mitigations 13 and 14 are standard Conditions of Approval from Loma Linda Public Works Department.

Implementation compliance	**Date**	**Signature of City Official**
Submittal of Erosion Control Plan		Received by:
Approval of Erosion Control Plan		Approved by:
Erosion Control Implementation Inspection		Inspected by:
Erosion Control Implementation Inspection		Inspected by:
Erosion Control Implementation Inspection		Inspected by:
Erosion Control Implementation Inspection		Inspected by:
Erosion Control Implementation Inspection		Inspected by:
Erosion Control Implementation Inspection		Inspected by:
Erosion Control Implementation Inspection		Inspected by:

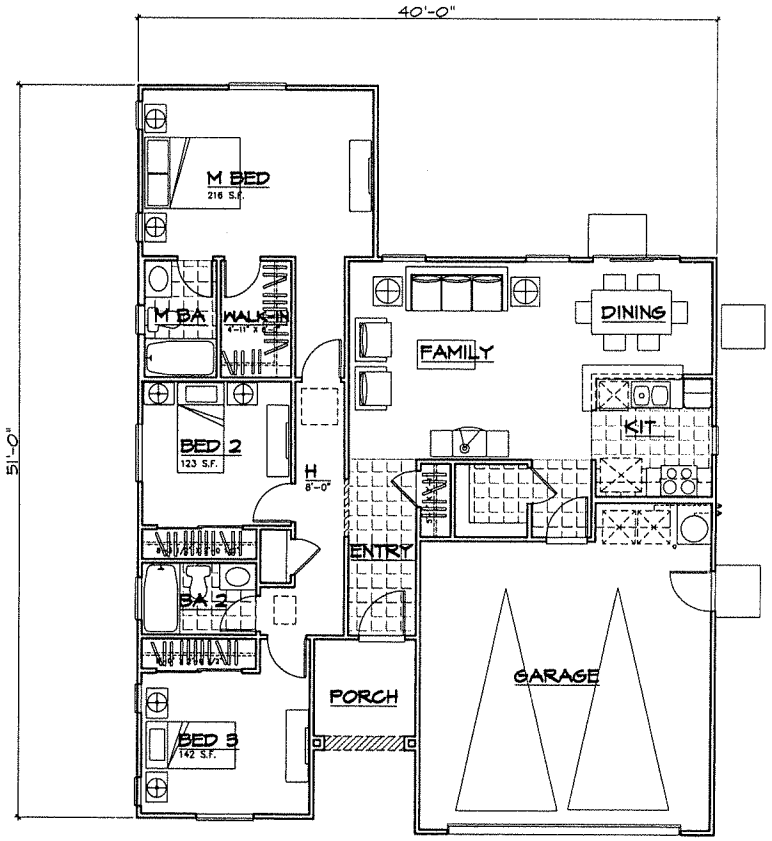
Corrections Required (attach copy of correction notice)	**Date**

Attachment F

Project Plans



FRONT ELEVATION



FIRST FLOOR PLAN SCALE 1/4" = 1'-0"
1252 SQ. FT

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

PLAN 1
1252 SQ. FT.
SINGLE FAMILY DETACH

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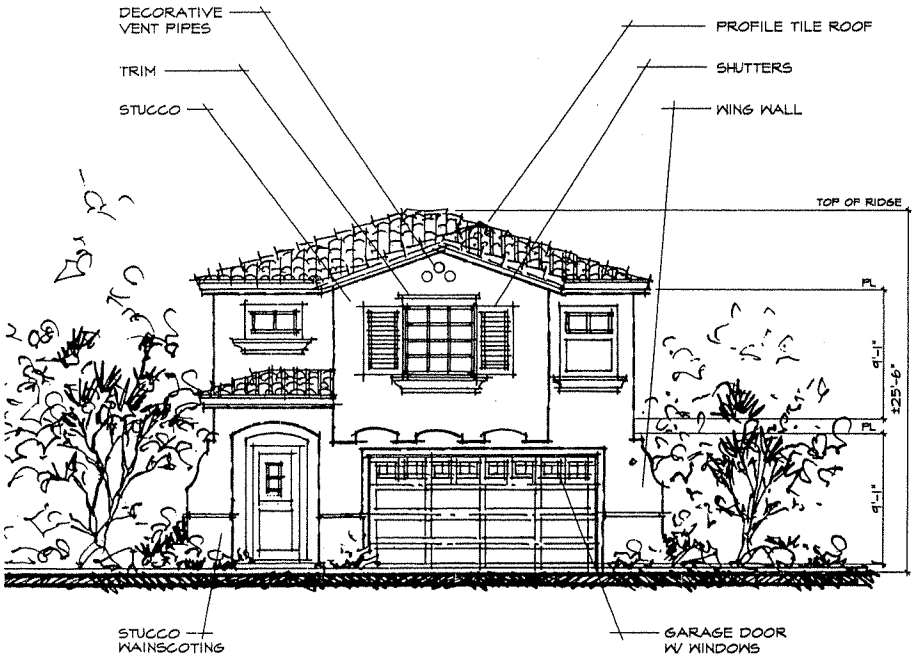
JANUARY 27, 2006



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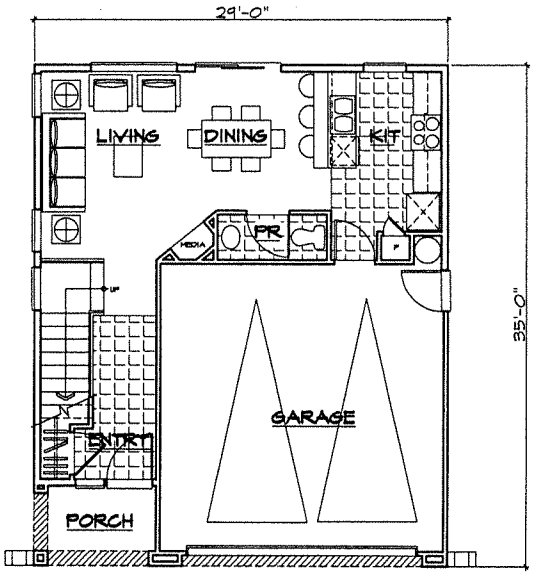
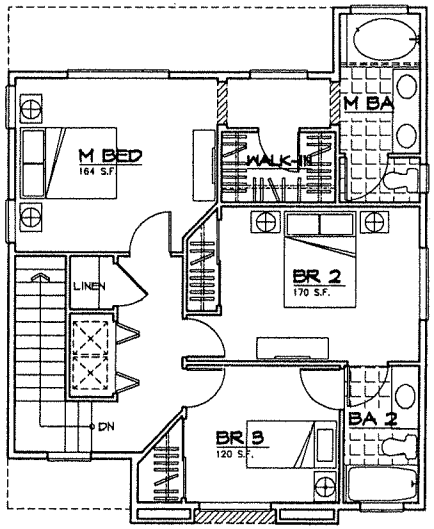


FIRST FLOOR PLAN SCALE 1/4" = 1'-0"
527 SQ. FT



SECOND FLOOR PLAN
818 SQ. FT

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

PLAN 2
1345 SQ. FT.
SINGLE FAMILY DETACH

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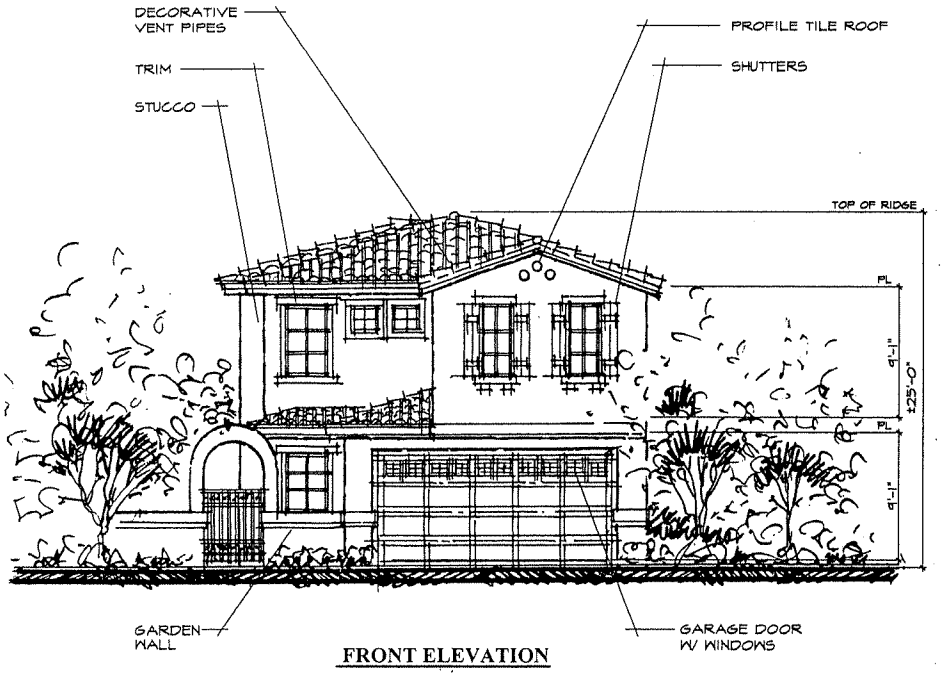

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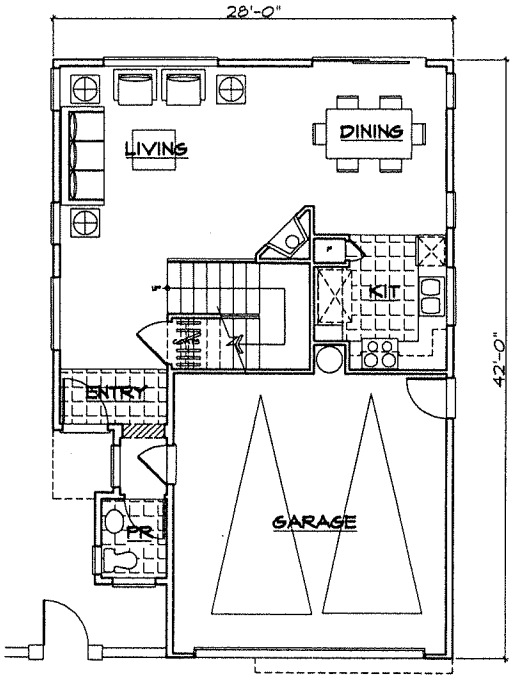
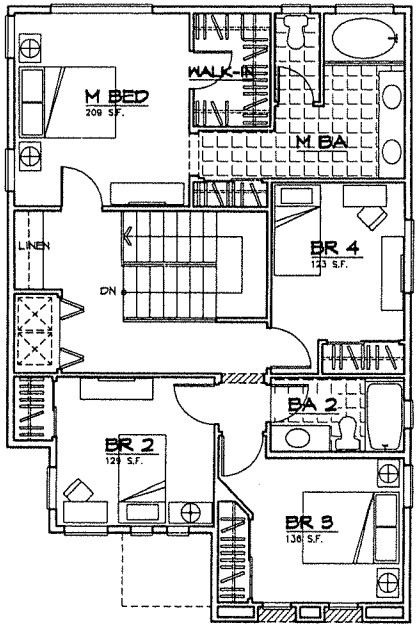


FIRST FLOOR PLAN SCALE 1/4" = 1'-0"
687 SQ. FT



SECOND FLOOR PLAN
970 SQ. FT

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

PLAN 3
1657 SQ. FT.
SINGLE FAMILY DETACH

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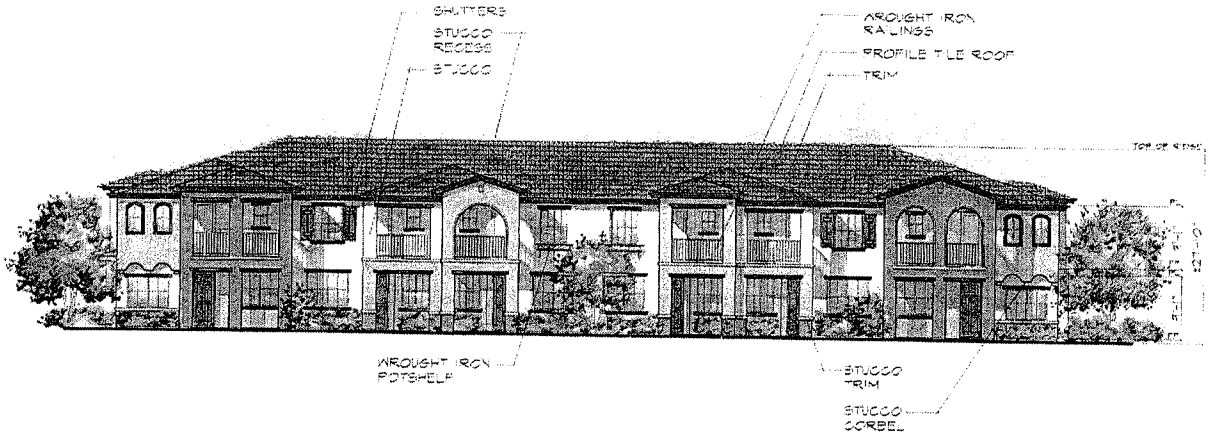

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

CONDOMINIUMS
FRONT ELEVATION

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SCALE 1/8" = 1' - 0"

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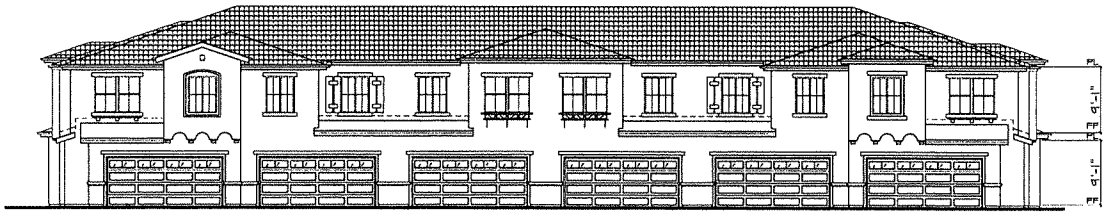

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION
SCALE 1/8" = 1' - 0"

POPLAR STREET

LOMA LINDA, CA
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TYPICAL 6-PLEX ELEVATIONS

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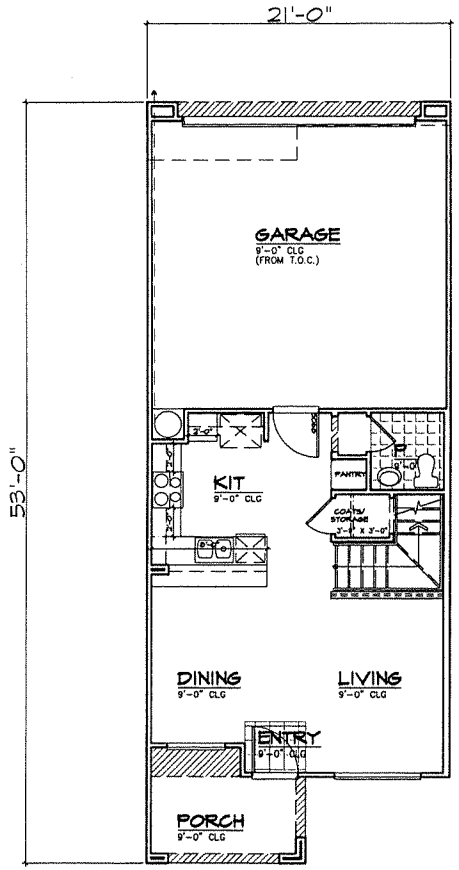
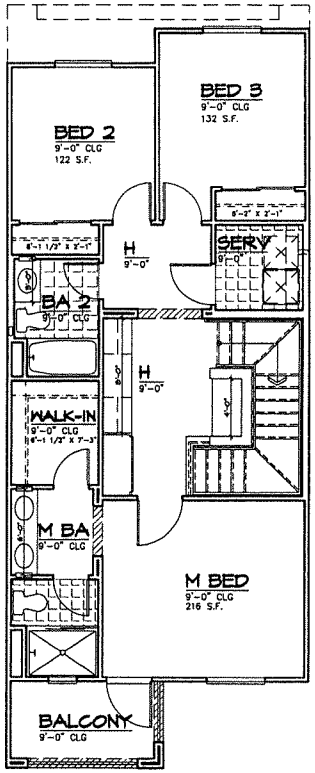


FIRST FLOOR



SECOND FLOOR
SCALE 1/4" = 1' - 0"

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

CONDOMINIUMS
PLAN 4
1,376 SQ. FT.
UNIT PLANS

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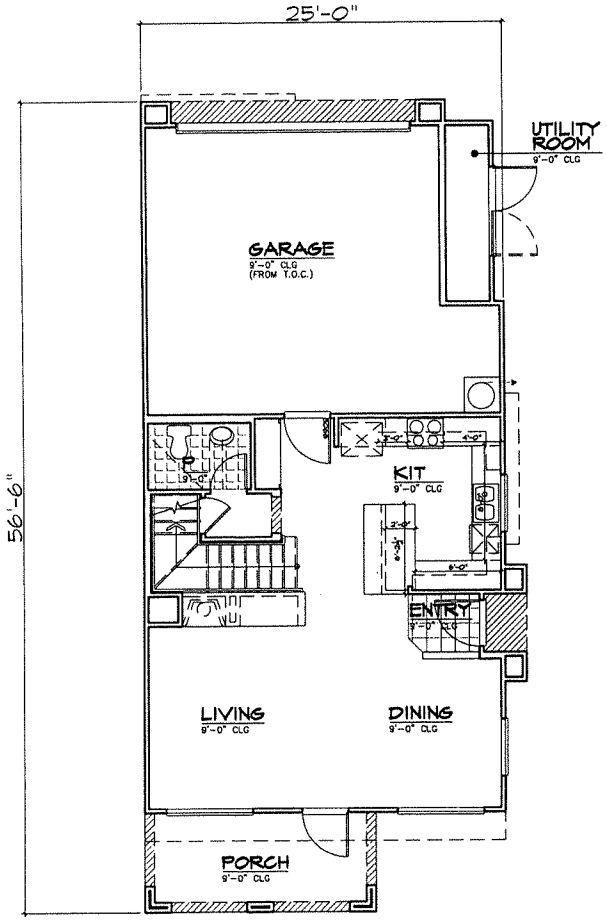
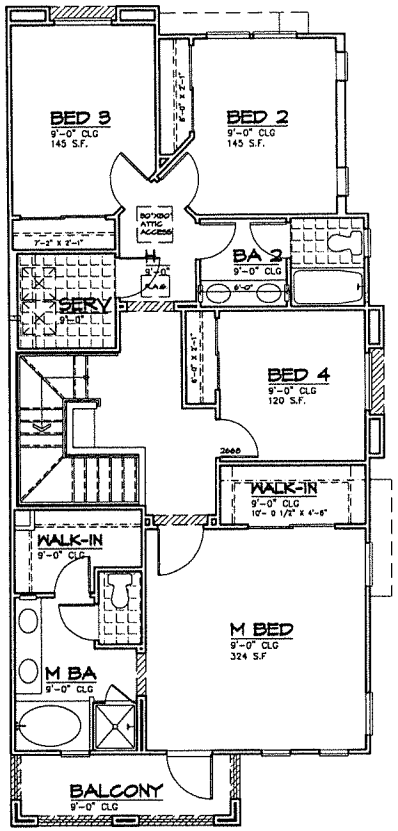


FIRST FLOOR



SECOND FLOOR
SCALE 1/4" = 1' - 0"

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

CONDOMINIUMS
PLAN 5
1,849 SQ. FT.
UNIT PLANS

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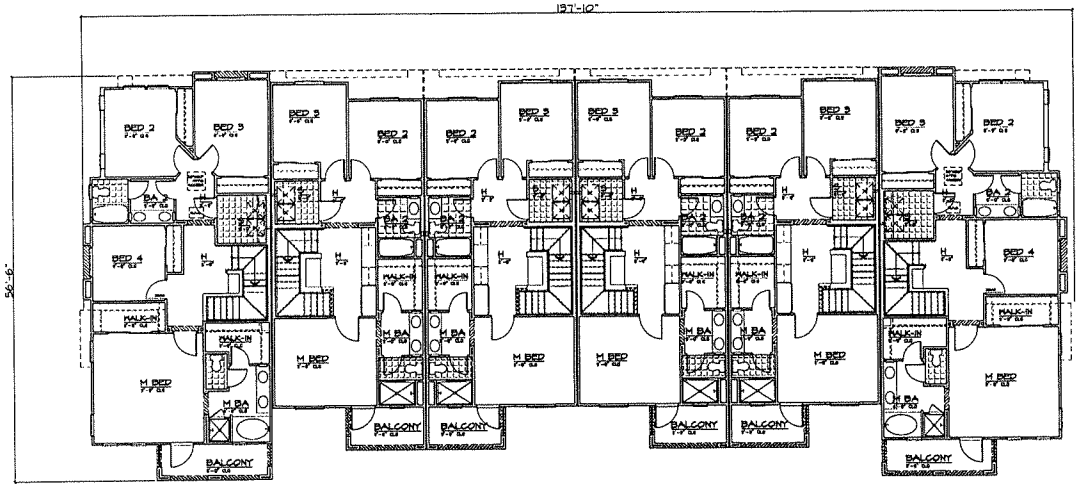
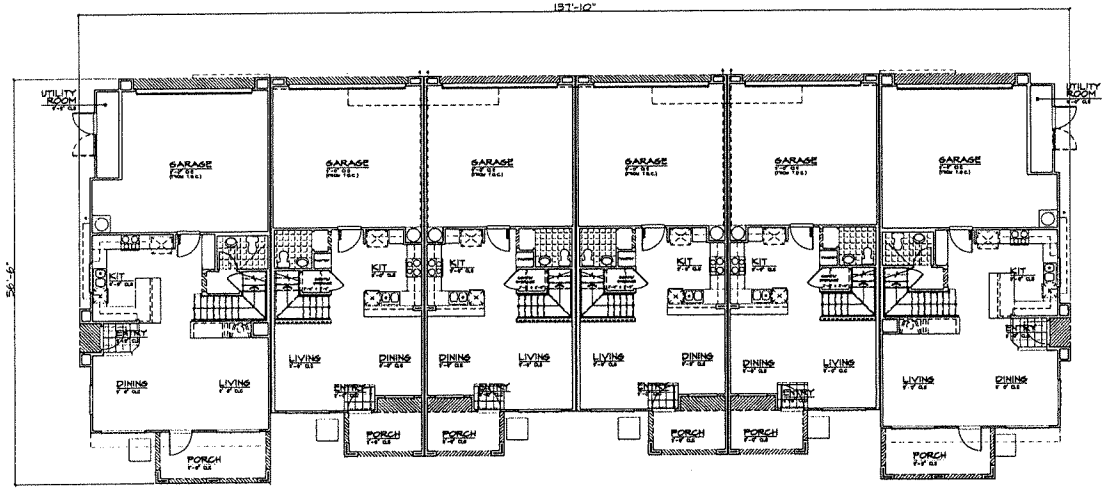


SECOND FLOOR



NOTE:
ALL UTILITY EQUIPMENT SHALL BE PROPERLY SCREENED.

FIRST FLOOR
SCALE 1/8" = 1' - 0"

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

TYPICAL 6-PLEX CONDOMINIUMS

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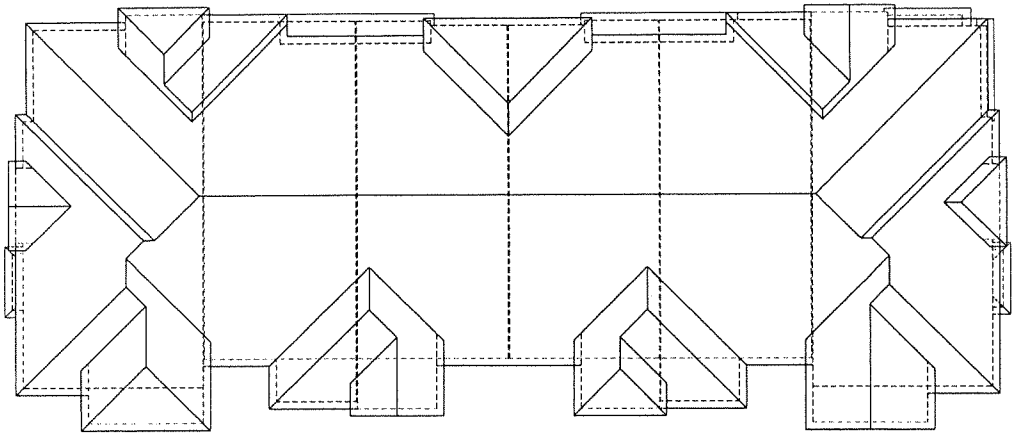

ROOF PLAN
SCALE 1/8" = 1' - 0"

POPLAR STREET
LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

TYPICAL 6-PLEX CONDOMINIUMS

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POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

APARTMENTS
FRONT ELEVATION

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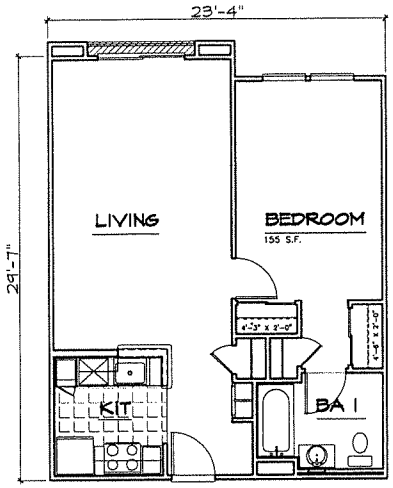
SCALE 3/32" = 1' - 0" 05114.00 JANUARY 27, 2006

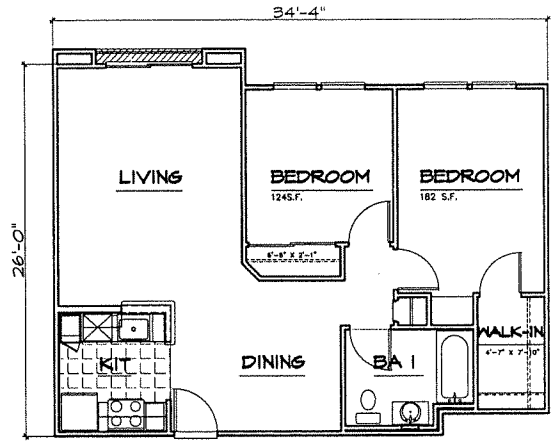
RIGHT ELEVATION
SCALE 3/32" = 1'-0"

REAR ELEVATION

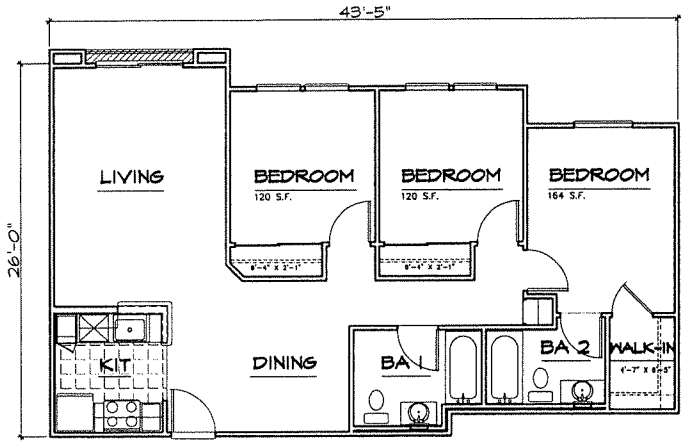
LEFT ELEVATION



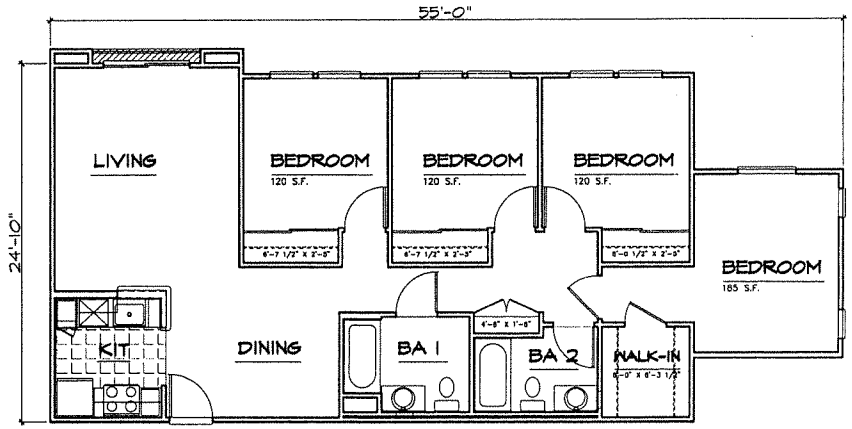
PLAN 6
1 BEDROOM UNIT
676 SQ. FT.



PLAN 7
2 BEDROOM UNIT
850 SQ. FT.



PLAN 8
3 BEDROOM UNIT
1,027 SQ. FT.



PLAN 9 SCALE 1/4" = 1' - 0"
4 BEDROOM UNIT
1,215 SQ. FT.

POPLAR STREET

LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

APARTMENTS
UNIT PLANS

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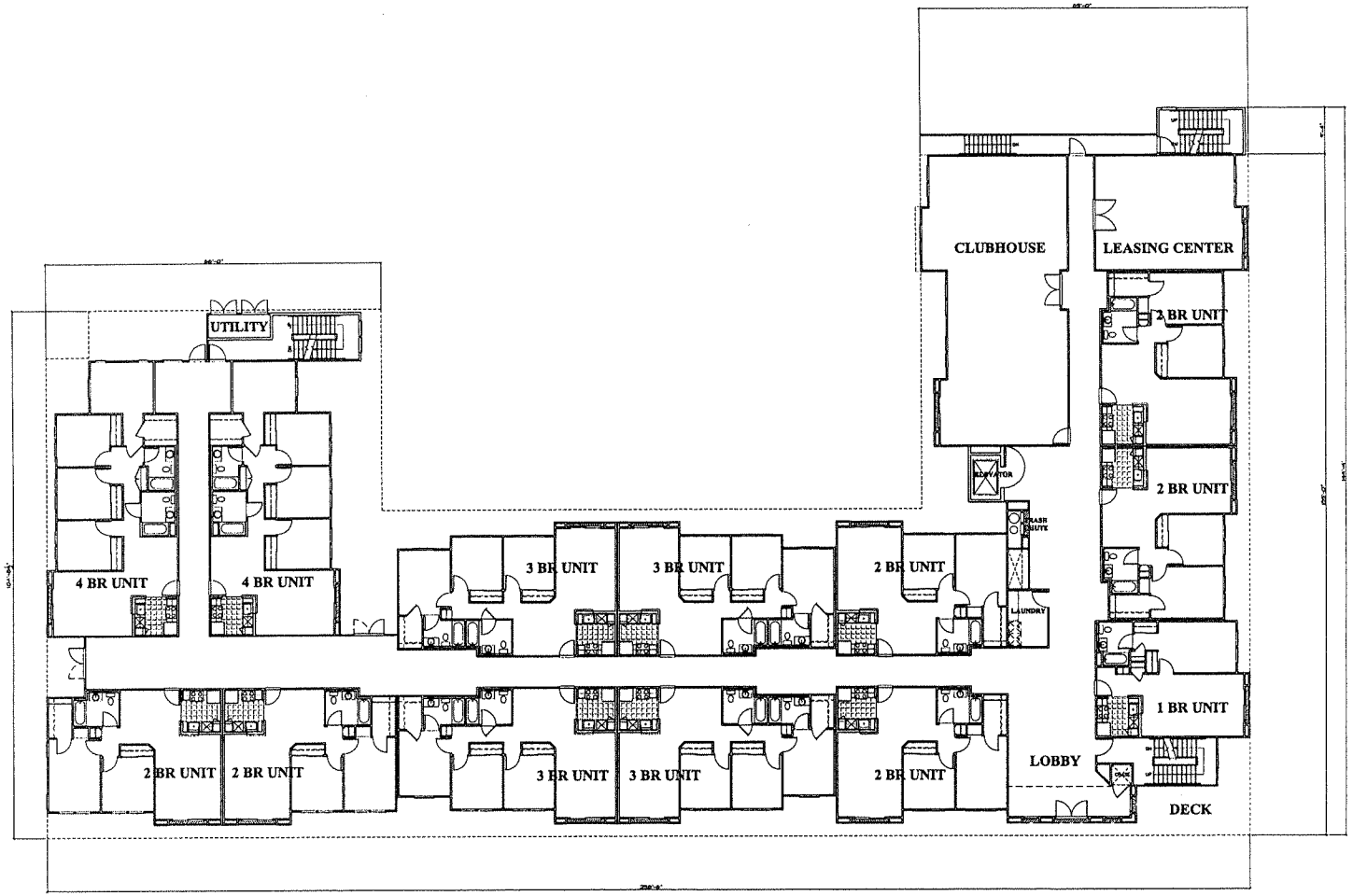

FIRST FLOOR PLAN
SCALE 3/32" = 1' - 0"

POPLAR STREET
LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

APARTMENTS COMPOSITE PLAN

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
60 CORPORATE PARK IRVINE, CA 92606 (949)474-6030 FAX: (949)474-1422
www.danielian.com
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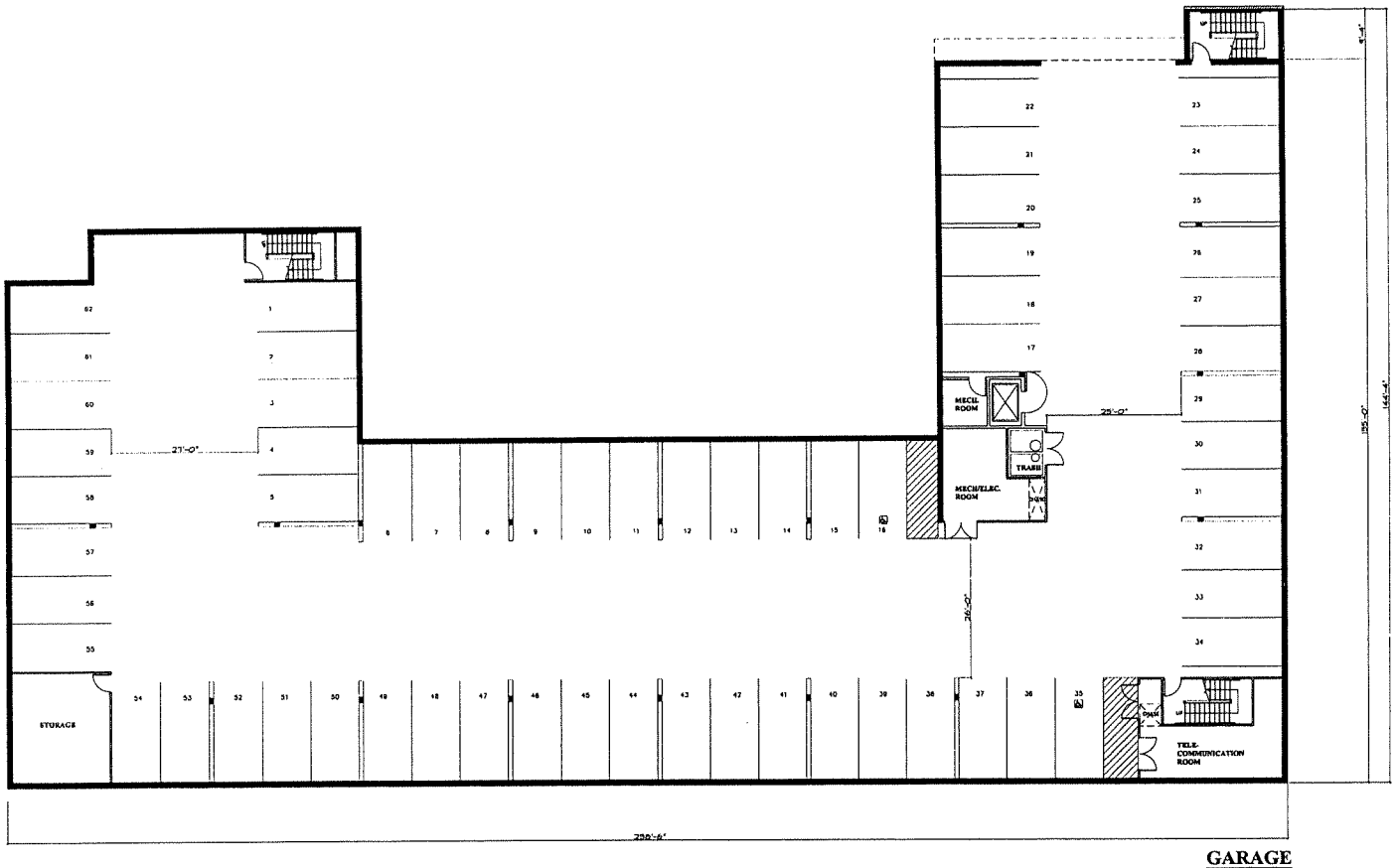
05114.00 JANUARY 27, 2006



GARAGE
SCALE 3/32" = 1' - 0"

POPLAR STREET
LOMA LINDA, CA
CORPORATION FOR BETTER HOUSING

APARTMENTS
COMPOSITE PLAN

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
60 CORPORATE PARK IRVINE, CA 92606 (949)474-8030 FAX: (949)474-1422
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05114.00 JANUARY 27, 2006

SITE SUMMARY

GROSS AREA	± 8.82 AC.
RESIDENTIAL PRODUCTS	
– SINGLE FAMILY DETACHED	± 37 DU
– CONDOMINIUM	± 25 DU
– APARTMENT	± 44 DU
RESIDENTIAL TOTAL	± 106 DU
GROSS DENSITY	± 12.02 DU/AC

UNIT SUMMARY

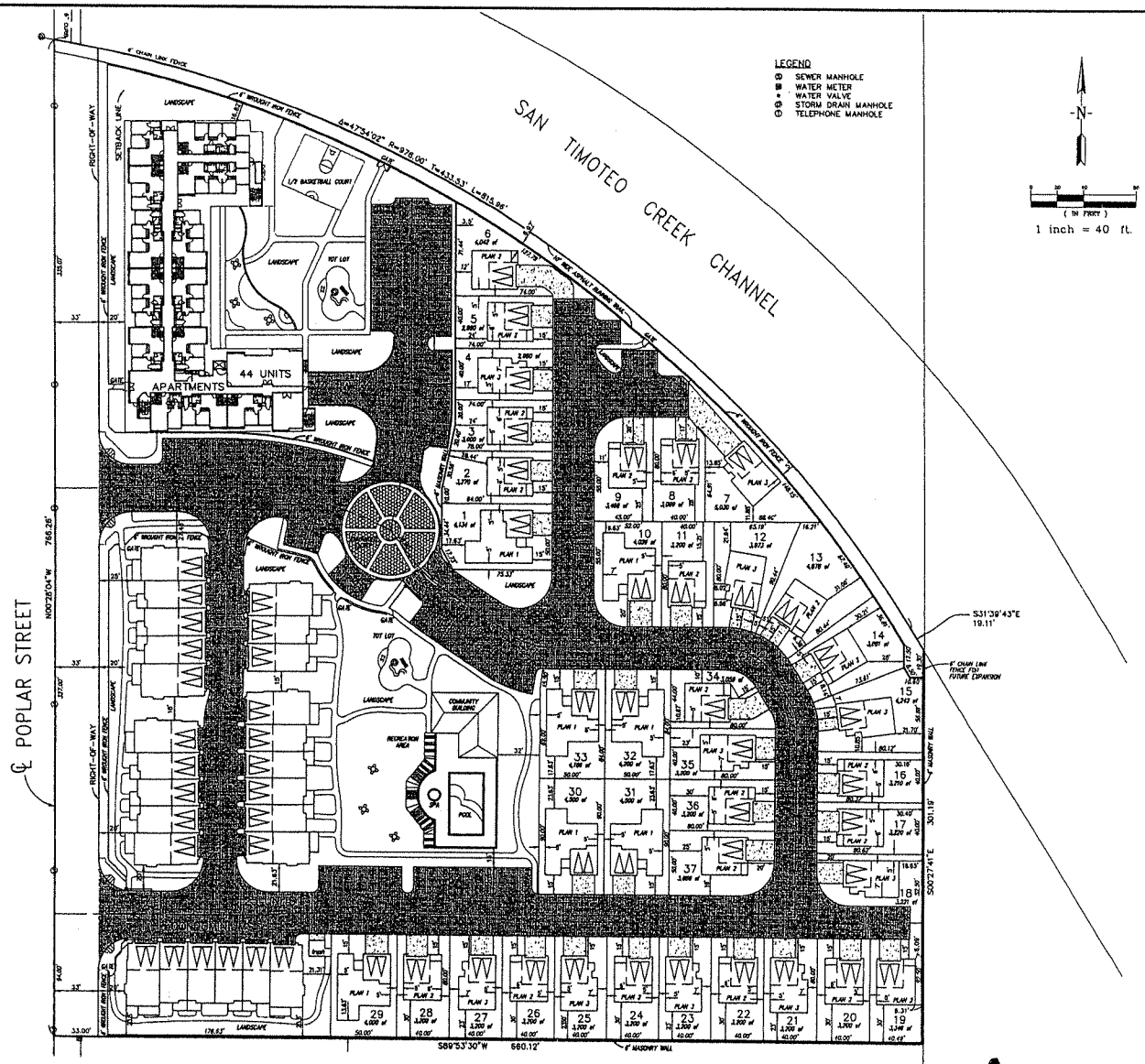
PLAN	UNIT SF	# BR/BA	TOTAL DU	%	TOTAL SF
SFD					
1	± 1,252 SF	3/2	7 DU	18.9%	± 8,764 SF
2	± 1,345 SF	3/2.5	20 DU	54.1%	± 26,900 SF
3	± 1,657 SF	4/2.5	10 DU	27.0%	± 16,570 SF
		TOTAL	37 DU	100.0%	± 52,234 SF
CONDOMINIUMS					
4	± 1,376 SF	3/2.5	16 DU	64.0%	± 22,016 SF
5	± 1,849 SF	4/2.5	9 DU	36.0%	± 16,641 SF
		TOTAL	25 DU	100.0%	± 38,657 SF
APARTMENTS					
6	± 676 SF	1/1	6 DU	13.6%	± 4,056 SF
7	± 850 SF	2/1	20 DU	45.5%	± 17,000 SF
8	± 1,027 SF	3/2	12 DU	27.3%	± 12,324 SF
9	± 1,215 SF	4/2	6 DU	13.6%	± 7,290 SF
CLUBHOUSE					1,258 SF
LEASING OFFICE					676 SF
		TOTAL	44 DU	100.0%	± 42,604 SF
COMMUNITY BUILDING					
					2,400 SF
		GRAND TOTAL	106 DU		± 135,895 SF

TOTAL PARKING PROVIDED

PLAN	COVERED PARKING	OPEN OFF STREET & GUEST	TOTAL
SFD	74 STALLS	0 STALLS	74 STALLS
CONDO	50 STALLS	38 STALLS	88 STALLS
APARTMENT	62 STALLS	45 STALLS	107 STALLS
TOTAL	186 STALLS	83 STALLS	269 STALLS
TOTAL PROVIDED			269 STALLS

SFD PLOTTING

LOT #	PLAN
1	ONE
2	THREE
3	THREE
4	TWO
5	THREE
6	THREE
7	TWO
8	THREE
9	THREE
10	ONE
11	THREE
12	TWO
13	THREE
14	THREE
15	TWO
16	THREE
17	THREE
18	TWO
19	THREE
20	THREE
21	TWO
22	TWO
23	THREE
24	THREE
25	THREE
26	THREE
27	TWO
28	TWO
29	ONE
30	ONE
31	ONE
32	ONE
33	ONE
34	THREE
35	TWO
36	THREE
37	THREE



POPLAR STREET - CONCEPTUAL SITE PLAN

LOMA LINDA, CA

CORPORATION FOR BETTER HOUSING

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
60 CORPORATE PARK IRVINE, CA 92606 (949)474-6030 FAX: (949)474-1422
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05114.00 JANUARY 18, 2006

CORPORATION FOR BETTER HOUSING
CONCEPTUAL SITE PLAN
LOMA LINDA, CALIFORNIA

DEWALT Corporation
ENGINEERING • PLANNING • SURVEYING • LAND DEVELOPMENT • CONSTRUCTION MANAGEMENT
1930 22nd STREET BAKERSFIELD, CA 93301
PH: (661) 323-4600 FAX (661) 323-4674

DATE	REVISIONS

DRAWN BY: JRS
CHECKED BY: LAL
APPROVED BY: LAL
DATE: 01/31/06
JOB NO: 06-05
FILE NO: 06-05LAYOUT

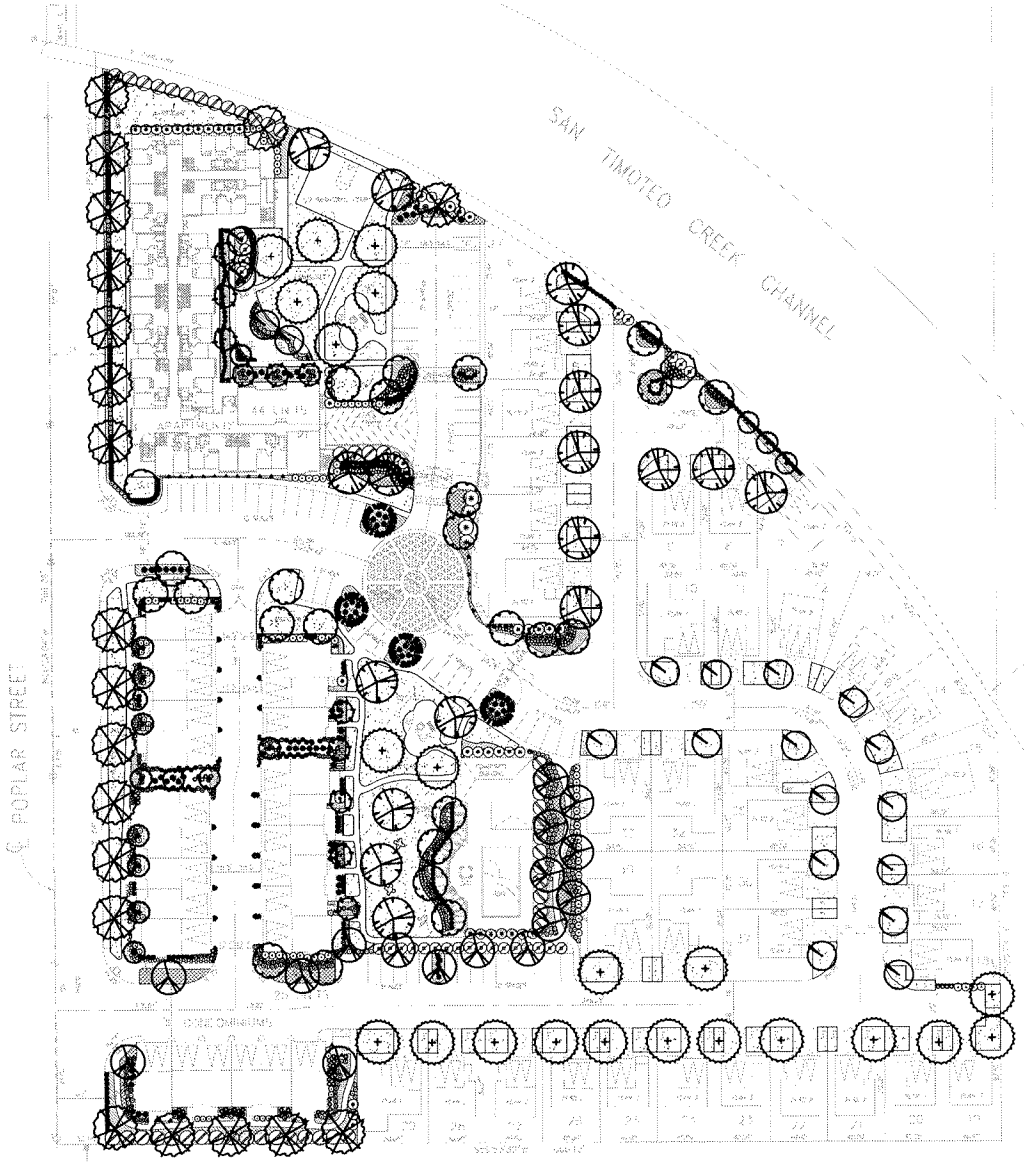
SHEET 1 OF: 1

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE
TREES		
	ALBIZIA JULIBRISSIN SILK TREE	24" BOX STANDARD
	CATALPA T. 'PINK DAISY' 'PINK DAISY' CATALPA	24" BOX STANDARD
	LAGERSTROEMIA H. 'TUSCORORA' PINK CRAPE MYRTLE	24" BOX STANDARD TRUNK (MULTI-TRUNK PER PLAN)
	BAUHINIA VARIEGATA PURPLE ORCHID TREE	24" BOX NATURAL LOW-BRANCHING
	ARBUTUS 'MARINA' HYBRID STRAWBERRY TREE	24" BOX
	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	24" BOX STANDARD
	QUERCUS ILEX HOLLY OAK	24" BOX STANDARD
	PLATANUS ACERIFOLIA 'BLOODGOOD' HYBRID PLANE TREE	24" BOX STANDARD
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX STANDARD
	RHAPHIOLEPIS INDICA INDIA HAWTHORNE	24" BOX STANDARD
SHRUBS		
	ALYOGYNE HUEGELII BLUE HIBISCUS	15 GAL.
	ANISODONTEA X HYPOMANDARUM CAPE MALLOW	15 GAL.
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	15 GAL.
	AGAPANTHUS A. 'PETER PAN' BLUE DWARF LILY-OF-THE-NILE	5 GAL.
	DIETES VEGETA FORTNIGHT LILY	5 GAL.
	HEMEROCALLIS HYBRID YELLOW DAYLILY	5 GAL.
	GREVILLEA 'POORINDA CONSTANCE' GREVILLEA	5 GAL.
	LANTANA 'RADIATION' HYBRID LANTANA	5 GAL.
	LAVANDULA DENTATA FRENCH LAVENDER	5 GAL.
	NANDINA D. 'HARBOUR DWARF' DWARF HEAVENLY BAMBOO	5 GAL.
	OSMANTHUS FRAGRANS SWEET OLIVE	5 GAL.
	PHOTINIA FRASERI FRASER'S PHOTINIA	5 GAL.
	PITTOSPORUM T. 'WHEELER'S DWARF' DWARF MOCK ORANGE	5 GAL.
	RHAPHIOLEPIS I. 'SPRING RAPTURE' HYBRID INDIAN HAWTHORN	5 GAL.
	ROSA 'ICEBERG' WHITE HEDGE ROSE	5 GAL.
	PHORMIUM T. 'CHOCOLATE' NEW ZEALAND FLAX	5 GAL.
GROUNDCOVER		
	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL. @ 24" O.C.
	HEDYCHIUM SPHAERICUM CORAL BELLS	1 GAL. @ 24" O.C.
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL. @ 24" O.C.
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL. @ 24" O.C.
	MARATHON III TURF	SOD
VINES		
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	15 GAL.
MISCELLANEOUS		
— —	6" CONCRETE MOWSTRIP	

NOTES:
- ALL PLANTER AREAS (EXCLUDING TURF) TO RECEIVE 3" THICK LAYER OF MEDIUM GRIND CEDAR MULCH.
- ALL TREES PLANTED WITHIN 9' FROM ANY HARDSCAPE FEATURE TO RECEIVE A CENTURY 24" ROOT BARRIER. REFER TO MANUFACTURER SPECIFICATIONS & DETAIL "D", SHEET 4.
- ALL SLOPES 3:1 OR GREATER TO RECEIVE JUTE MESH STABILIZER FOR EROSION CONTROL. REFER TO DETAIL "C", SHEET 4.

GENERAL NOTE:
UTILITY EQUIPMENT FOR ALL THREE HOUSING PROJECTS SHALL BE PROPERLY SCREENED.



POPLAR STREET

LOMA LINDA, CA

CORPORATION FOR BETTER HOUSING

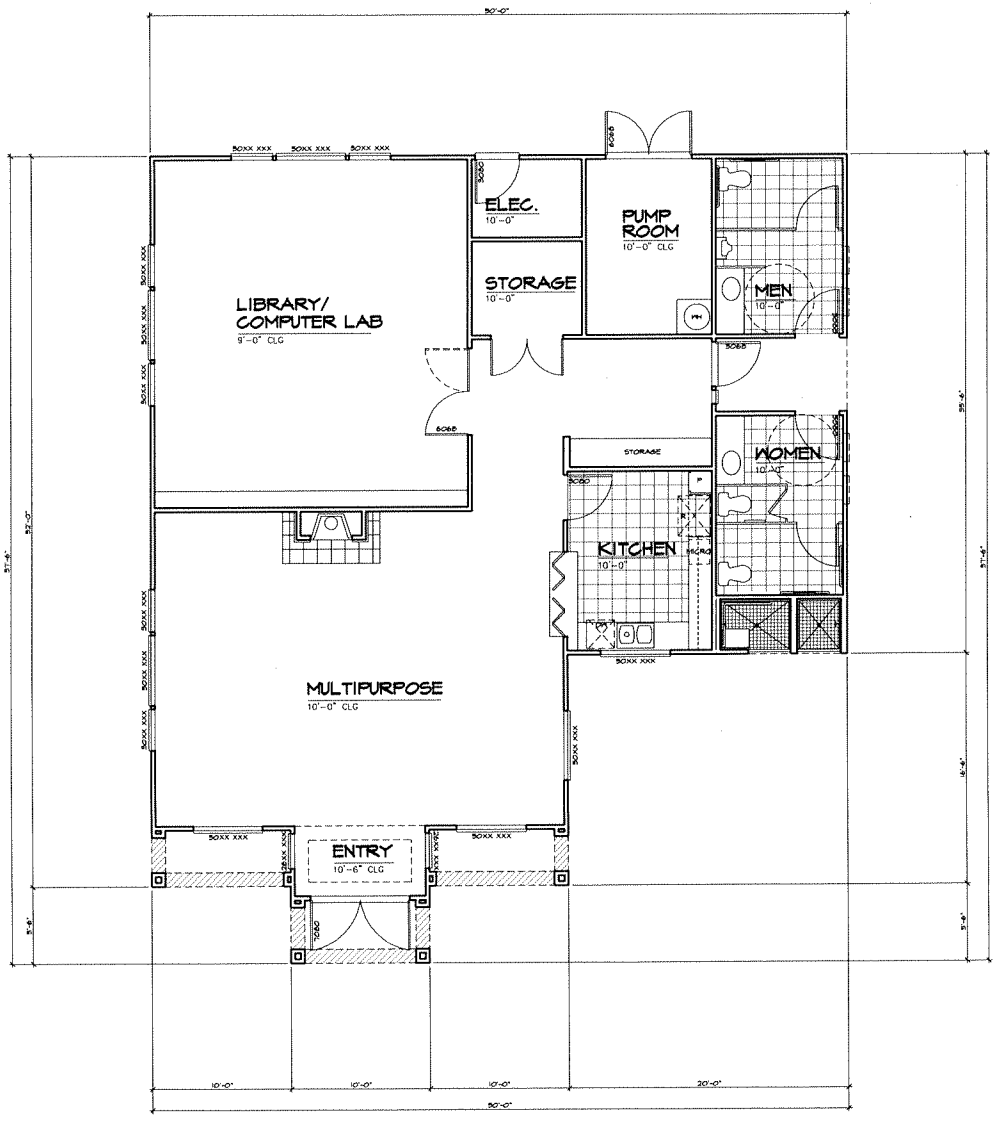
CONCEPTUAL SITE PLAN

0' 40' 80' 120'

RHA LANDSCAPE ARCHITECTS PLANNERS, INC.
6216 BROCKTON AVENUE
SUITE 212
RIVERSIDE, CA 92506
LIC. #1512
PH. (951) 781-1930
FAX (951) 686-8091

Attachment G

Recreational Building
Floor Plan



POPLAR STREET

LOMA LINDA, CA

CORPORATION FOR BETTER HOUSING

RECREATION CENTER

2,151 SQ. FT.

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
60 CORPORATE PARK IRVINE, CA 92606 (949)474-6030 FAX: (949)474-1427
www.danielian.com
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05114.01 JANUARY 30, 2006

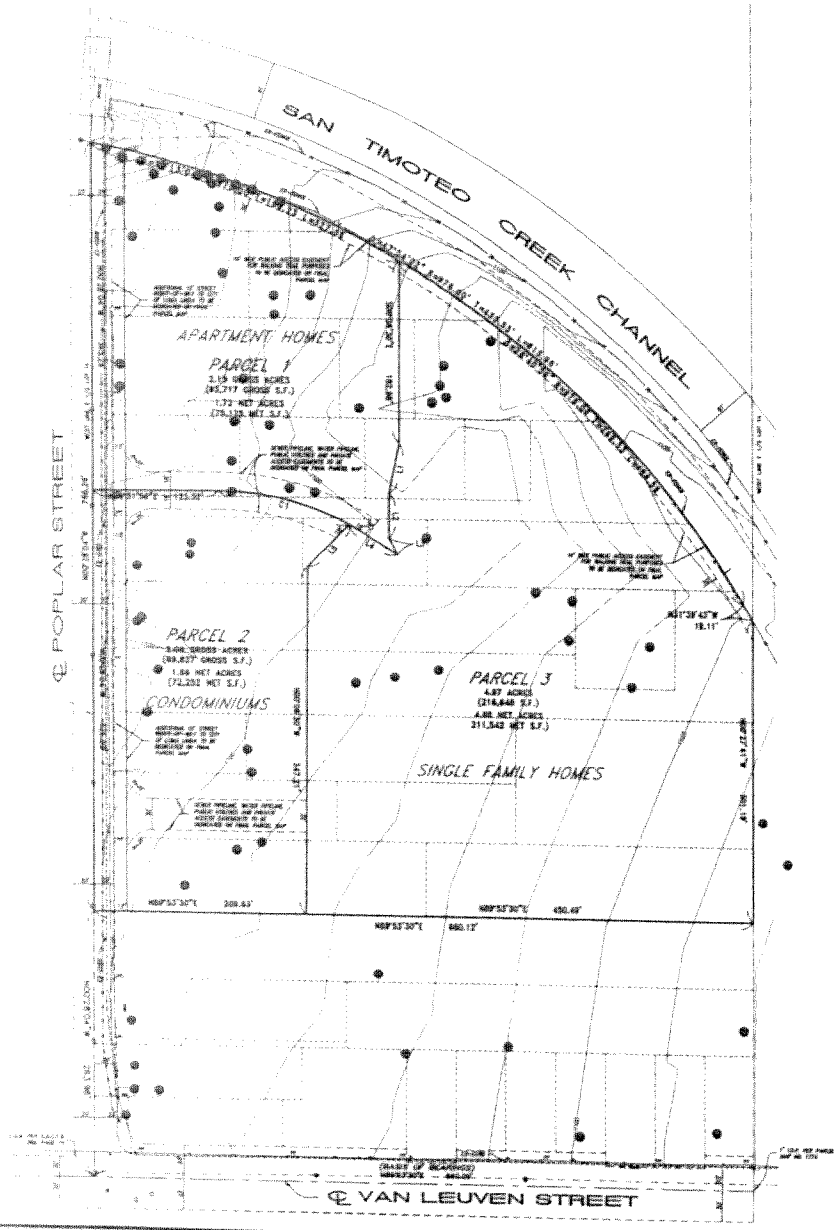
Attachment H

Tentative Parcel Map

TENTATIVE PARCEL MAP NO. 17902

3 NUMBERED LOTS 9.19 GROSS ACRES

BEING A SUBDIVISION OF A PORTION LOT 14 IN BLOCK 75, OF RANCHO SAN BERNARDINO PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2 OF THE RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.



LEGEND

G.R.	- OFFICIAL RECORDS
P.M.	- PARCEL MAP
C.O.L.	- CITY OF LOMA LINDA
	- EXISTING RIGHT OF WAY
	- EXISTING SEWER LINE
	- EXISTING GAS LINE
	- EXISTING WATER LINE
	- EXISTING FENCE LINE
	- EXISTING OVERHEAD LINE
	- EXISTING POWER POLE
	- EXISTING WATER METER
	- EXISTING WATER VALVE
	- EXISTING STORM DRAIN MANHOLE
	- EXISTING SEWER MANHOLE
	- EXISTING TELEPHONE MANHOLE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	DELTA

LINE TABLE		
LINE	LENGTH	BEARING

N

(IN FEET)

1 inch = 60 ft.

OWNER/SUBDIVIDER

CORPORATION FOR BETTER HOUSING
13462 VENTURA BLVD. SUITE 200
SHERMAN OAKS, CA 91423
(818) 905-0430

SURVEYOR

JEFFREY A. SCHERNIKU
DEWALT CORPORATION
14180 22nd STREET
VANDERFELD, CA 91201
(909) 355-4600

BASIS OF BEARINGS

THE CENTERLINE OF VAN LEUVEN STREET, WHICH BEARS N89°53'30"E AS SHOWN ON PARCEL MAP NO. 13304 FILED IN BOOK 70 OF PARCEL MAPS AT PAGE 93, IN THE OFFICE OF THE SAN BERNARDINO COUNTY SURVEYOR, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES

1. THE BLUE BORDER INDICATES THE BOUNDARY OF LAND TO BE SUBDIVIDED BY THIS MAP. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

GENERAL NOTES:

TOTAL AREA: 9.19 ACRES (GROSS)
NUMBER OF PARCELS: 3 PARCELS
NUMBER OF BUILDABLE PARCELS: 3

WATER: CITY OF LOMA LINDA
SEWER: CITY OF SAN BERNARDINO
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: THE GAS COMPANY
TELEPHONE: VERIZON
CABLE TV: ADELPHIA
CONTOUR INTERVAL: 1 FOOT

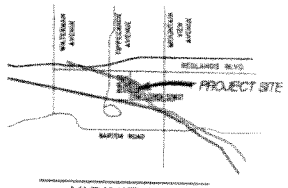
DENSITY:
PARCEL 1: 20.47 UNITS/GROSS ACRE (44 UNITS)
PARCEL 2: 13.14 UNITS/GROSS ACRE (23 UNITS)
PARCEL 3: 7.44 UNITS/GROSS ACRE (37 UNITS)
TOTAL PROJECT DENSITY: 11.53 UNITS/GROSS ACRE

FLOOD ZONE INFORMATION

THE ENTIRE BOUNDARY OF HEREIN DESCRIBED PARCEL MAP NO. 17902 IS WITHIN FLOOD ZONE DESIGNATION A-99

SCHOOLS

REDLANDS UNIFIED SCHOOL DISTRICT
SERIS BARR ELEMENTARY SCHOOL
COPE MIDDLE SCHOOL
REDLANDS HIGH SCHOOL



VICINITY MAP
N.T.S.

CORPORATION FOR BETTER HOUSING
TENTATIVE PARCEL NO.17902
PTN. LOT 14 IN BLOCK 75 OF RANCHO SAN BERNARDINO
CITY OF LOMA LINDA, CALIFORNIA

DEWALT Corporation
ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT CONSTRUCTION MANAGEMENT
14180 22nd STREET, VANDERFELD, CA 91201
(909) 355-4600 FAX (909) 355-4601

REVISIONS
DATE

DRAWN BY BMT
CHECKED BY JAS
APPROVED BY JAS
DATE 10/26/06
DATE 10/27 06-05
FILE NO. PM-17902

SHEET 1 OF 1