

CITY OF LOMA LINDA  
CITY COUNCIL AGENDA

REGULAR MEETING OF SEPTEMBER 13, 2016

A regular meeting of the City Council of the City of Loma Linda is scheduled to be held Tuesday, September 13, 2016 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.*

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov).

*Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov) subject to staff's ability to post the documents before the meeting.*

Persons wishing to speak on an agenda item, including any closed session items, are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The City Council meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the City Council at this time; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

A recess may be called at the discretion of the City Council.

**Agenda item requests for the OCTOBER 11, 2016 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, SEPTEMBER 26, 2016**

**A. Call To Order**

**B. Roll Call**

**C. Closed Session (6:00 p.m.)** – Conference with Legal Counsel regarding potential litigation (Government Code 54956.9d(2))

**D. Invocation and Pledge of Allegiance** – Councilman Lenart (In keeping with long-standing traditions of legislative invocations, this City Council meeting may include a brief, non-sectarian invocation. Such invocations are not intended to proselytize or advance any one, or to disparage any other, faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.)

**E. Items To Be Added Or Deleted**

**F. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)**

**G. Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest

**H. Scheduled And Related Items**

1. Presentation by San Bernardino County Representative regarding the homeless
2. **Public Hearing** – Orchard Heights Development within the City’s Sphere of Influence on 80 acres east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road [**Community Development**]
  - a. Council Bill #R-2016-31 – General Plan Amendment 15-044 for 30 acres of the 80-acre site from Business Park to Low-Density Residential
  - b. Council Bill #O-2016-04 (First Reading/Set Second Reading for October 11) – Pre-Zoning 15-045, establishing single-family residential (R-1) for 39 acres; Multi-/family Residential (R-3) for 18 acres; Institutional (I) for 13 acres, and General Business (C-2) for approximately 10 acres.
  - c. Council Bill #R-2016-32 – Requesting LAFCO (Local Agency Formation Commission) to annex approximately 80 acres on the east and west sides of New Jersey Street between Orange Avenue and Citrus Street, including the subject property to Loma Linda
  - d. Tentative Tract Map 19963 to subdivide approximately 30 acres of the 80-acre site into 95 single-family residential lots and 8 common lettered lots as a phased development
  - e. Mitigated Negative Declaration
3. **Public Hearing** – Council Bill No. O-2016-05 (First Reading/Set Second Reading for October 11) – Amending Chapter 10.26 relating to effective period of the Parking Permit [**Fire Dept.**]

**I. Consent Calendar**

4. Demands Register
5. Minutes of August 9, 2016
6. July and August 2016 Treasurer’s Report
7. June & July Fire Prevention Reports and August Fire Department Report
8. Council Bill #R-2016-37 - Certifying an industrial disability and eligibility for retirement pursuant to Government Code Section 21154 and 21156 – Fire Engineer Scott Toppo [**City Manager**]

9. Award contracts:
  - a. Appropriate \$250,000 from Water Acquisition Fund and award contract for Waterline Improvements at Curtis Street, Rosarita Drive, Yardley Place, San Mateo Drive, and San Juan Street [**Public Works**]
  - b. Barton Road Turn Pocket Improvements [**Public Works**]
  - c. Weed Abatement
10. Re-appropriation of \$4,800.00 for interim contract planning services [**Assistant City Manager**]
11. Biennial review of the City's Conflict of Interest Code pursuant to the Political Reform Act to delete reference to the Battalion Chief [**City Clerk**]
12. Building Permit Fee refund policy [**Community Development**]
13. Council Bill #R-2016-38 – Adopting the Measure I Five-Year Capital Project [**Public Works**]

**J. Old Business**

**K. New Business**

14. Accept with regret the resignation of Carlos Prieto from the Planning Commission; appoint one member to fulfill the June 30, 2018 term or declare a vacancy and direct the Clerk to advertise [**City Clerk**]
15. League of California Cities 2016 Annual Conference Resolutions

**L. Reports of Councilmen** (This portion of the agenda provides City Council Members an opportunity to provide information relating to other boards/commissions/committees to which City Council Members have been appointed)

**M. Reports Of Officers** (This portion of the agenda provides Staff the opportunity to provide informational items that are of general interest as well as information that has been requested by the City Council)

**N. Adjournment**



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Ronald Dailey, Mayor pro tempore  
John Lenart, Councilman  
Ovidiu Popescu, Councilman  
Phillip Dupper, Councilman

**DATE:** SEPTEMBER 13, 2016  
**TO:** CITY COUNCIL  
**VIA:** T. JARB THAIPEJR, CITY MANAGER

Approved/Continued/Denied  
By City Council  
Date: \_\_\_\_\_

**FROM:** KONRAD BOLOWICH, ASSISTANT CITY MANAGER/  
COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** GENERAL PLAN AMENDMENT (GPA 15-044), PRE-ZONE (ZMA 15-045),  
ANNEXATION (ANX 15-043) AND TENTATIVE TRACT MAP (TTM 15-  
046)

## SUMMARY

The Project Site is currently located within the jurisdiction of the County of San Bernardino and within the City of Loma Linda's Sphere of Influence. The proposed 80-acre annexation area which includes a proposed 30-acre Tentative Tract Map (TTM) is located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road (Exhibit A).

The Project Proponent is requesting approval of:

- 1) A General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for a 30-acre property;
- 2) A Pre-Zone Application to establish designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres, and General Business (C-2) Zone for approximately 10 acres (Exhibit B – Pre-Zoning Map);
- 3) An Annexation Application (to be submitted to LAFCO by Project Proponent; requiring City concurrence) to annex the entire 80-acre Project area into the City of Loma Linda for water and sewer service; and
- 4) Approval of Tentative Tract Map Application (TTM 19963) to subdivide an approximate 30-acre property into 95 single-family residences and nine (9) common lettered lots (Exhibit C – Tentative Tract Map).

## RECOMMENDATION

Staff recommends that the City Council approve the following actions:

1. Certify the Mitigated Negative Declaration (Exhibit D);
2. Adopt the Mitigation Monitoring Program (Exhibit E);
3. Approve and adopt General Plan Amendment No. 15-044 based on the Findings;
4. Approve Pre-Zone Application No. 15-045
5. Approve Tentative Tract Map Application No. 15-046 (TTM 19963) based on the Findings, and subject to the attached Conditions of Approval (Exhibit G); and
6. Adopt Resolution of Application for LAFCO and initiate Annexation of the 80-acre area

CC AGENDA ITEM 2

### **PERTINENT DATA**

Applicant:	Stratus Development Partners
General Plan:	Multiple Residential and Community Industrial (County of San Bernardino)
Zoning:	Multiple Residential and Community Industrial (County of San Bernardino)
Site:	The Project Site is composed of approximately 80 acres generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road
Topography:	Relatively flat
Vegetation:	Orange groves, landscaping on developed properties, and patchy scrub and native grasses on the vacant areas

### **BACKGROUND AND EXISTING SETTING**

#### **Background**

The 30-day review and comment period for the Orchard Heights Annexation Project's Initial Study/Notice of Intent to Adopt a Mitigated Negative Declaration ended on July 20, 2016.

On July 19, 2016 and August 2, 2016, Staff received correspondence from the Soboba Band of Luiseno Indians and the San Manuel Band of Mission Indians regarding the City's intent to adopt a Mitigated Negative Declaration. The tribes requested that the City provide additional measures in place to ensure potential cultural resources were preserved. In addition, both tribes requested formal Tribal Consultation (specifically the presence of a Native American Monitor to be present during grading) with the City.

On July 21, 2016 and August 3, 2016, Planning Staff provided a response to the Tribes via email and a hardcopy was also sent via first class mail indicating that the City will have the Tribe's request for a monitor and other related items incorporated into the Conditions of Approval for the project. On July 26, 2016, Staff met with the Soboba Tribe representative to discuss the project and the preservation of potential cultural resources. A formal meeting will take place in the near future with San Manuel.

On July 19, 2016, the County of San Bernardino Department of Public Works submitted a letter indicating that a permit from the District would be required prior to start of construction within the Morey Arroyo channel. In addition, the County requested to review future plans for proposed development within the 100-year floodplain (Phase II). In addition, the County recommended that the project includes the most recent FEMA regulations for development in the Special Flood Hazard Area. The County also requests that due to the proximity of the Mission Channel, a Flood Hazard Review (ID#83559, File 19963) for the Tentative Tract be conducted. Both recommendations will be conditions to the project. In addition, County recommendations shall be included as requirements in the TTM.

During the regularly scheduled public hearing for the Planning Commission held on August 3, 2016, Mr. Ed Bonadiman, representative for property owner Ms. Laura Ramirez, expressed to the commissioners that his client would like her 5-acre parcel (APN 0292-152-10) to be rezoned General Business (C-2), rather than Multiple Family Residence (R-3) as included in the Initial Study and Plan for Services. The 5-acre parcel has frontage along California Street. The

commissioners agreed that the requested pre-zone would be appropriate at the corner of California and Citrus Avenue. Environmental consultant, Natalie Patty with Lilburn Corporation indicated that the Initial Study could be finalized with this request, and since no new impacts would result from the shift in pre-zone designations (e.g. from a total of 23 acres of Multiple Family Residence (R-3) to a total of 18 acres, and from a total of 5 acres of General Business (C-2) to a total of 10 acres) the Final Initial Study would not need to be recirculated. Revisions to the Initial Study (see Exhibit D) included: 1) a shift in pre-zone designations resulting from the request to have the 5-acre parcel pre-zoned C-2; updates to the corresponding future build-out under the pre-zone designations; and revisions to Initial Study Figure 7 Pre-Zone map. An update to the Plan for Services for the 80-acre annexation area was also completed. Since the update to the Initial Study is minor, recirculation is not required and the Final Initial Study will be a part of the administrative record on file with the Community Development Department.

### **Existing Setting**

A majority of the 80-acre project area is developed and includes the following land uses: residential, religious assembly, and agriculture (citrus groves). There are scattered areas of vacant land and land developed with citrus groves that total approximately 57 acres; this area could be developed in the future under the City of Loma Linda proposed pre-zoning. Vacant and agricultural areas are currently zoned by the County of San Bernardino as Multiple Residential (RM) and Community Industrial (IC).

Property to the north and east of the 80-acre annexation area is located within the City of Redlands and has land use designations of Office, Commercial/Industrial and Medium Density Residential and contains residential, commercial, agricultural land uses, and vacant land. Properties to the west occur within the City of Loma Linda and include vacant land, agricultural land developed with citrus groves and scattered single-family (designated Low Density Residential and Business Park and within the R-1 and C-2 zoning) to include Citrus Lane (an approved development), and a school (Mission Elementary School) and have a land use designation of Special Planning Area and are zoned Special Development. Properties on the south side of Orange Avenue are zoned City of Loma Linda Multiple Family Residence (R-3) and Institutional (I), and Administrative Professional Offices and are developed with multi-family residences, and institutional uses and citrus groves.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On June 2, 2016, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and Initial Study (Exhibit D) was prepared and circulated for public review. The mandatory 30-day CEQA public review began on June 6, 2016 and ended on July 7, 2016. A total of six (6) comment letters were received. Comments received did not result in the need for revision of the Initial Study or recirculation. Potentially significant impacts identified in the Initial Study can be mitigated to a level of less than significant and mitigation measures have been included as Conditions of Approval (Exhibit G). Therefore, the project can be approved with adoption of a Mitigated Negative Declaration in accordance with the requirements of CEQA.

### **ANALYSIS**

#### **Project Description**

The City of Loma Linda is initiating the annexation of the 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission

Zanja Creek, west of Nevada Street and north of Barton Road. The Project also includes the request to approve a Tentative Tract Map (TTM 19963) to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and nine (9) common lettered lots as a phased development. The 95 single-family residential lots would range in size from 7,200 square feet to 15,330 square feet.

Stratus Development Partners is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre TTM area from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 10 acres for areas within the approximate 80-acre annexation area; and 3) an Annexation Application to annex the entire approximate 80-acre area into the City of Loma Linda. The proposed 80-acre annexation area currently receives water service from the City of Loma Linda and will continue to do so upon annexation. Proposed development within the 30-acre area would receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 80-acre annexation area at this time. Any future development proposals for properties within the 80-acre annexation area would be required to prepare separate environmental documentation and obtain necessary entitlements.

Four points of vehicular access are proposed to serve the phased TTM development; two from Citrus Avenue and two from New Jersey Street. All internal streets within the subdivision have been designed to City of Loma Linda public road standards. Common green space areas have been incorporated along the perimeter of the subdivision to enhance the aesthetics of the community, and to provide an open space amenity for the residents.

Development would occur over two phases to accommodate an area of the property currently within a designated floodplain. A portion of Phase II is transected by the Morey Arroyo and occurs within a 100-year floodplain (Zone A and Zone AO). As part of the Project, improvements to the channel are designed to reduce impacts from flooding. The Morey Arroyo is also considered to be Waters of the State and Waters of the United States; and, therefore falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), State Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). Permits from these agencies must be obtained before the City can issue any development permits or entitlements for Phase II.

Since all portions of Phase I occur outside the 100-year floodplain, proposed development could proceed upon approval of the Project.

The 80-acre Project Site/Annexation area currently receives water and fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County, police services would remain unchanged. The 95 single-family residential units would be required to receive sewer service, which would be provided by the City of Loma Linda.

Concurrent with the proposed GPA, Pre-Zone Application and TTM filings, an Annexation Application will be filed and processed with the San Bernardino County Local Agency Formation Commission (LAFCO) to annex the 80-acre Project Site into the City of Loma Linda. All parcels within the 80-acre area are required to be annexed simultaneously in order to preclude the formation of an island of territory. The Project Site is currently adjacent to the City boundary and is required by the City to be annexed in order to receive City services.

## **Plan for Services**

The City of Loma Linda has completed a Plan for Service and Fiscal Impact Analysis for the annexation (Exhibit F). The plan details existing conditions at the site and how the City currently provides services (i.e., water, trash pickup, law enforcement and emergency services) to the unincorporated areas in Loma Linda. Additional services (i.e., sewer, street lights, street improvements) will also be provided in the area following annexation. The document also chronicles the benefits and liabilities to the residents and the City as well as, the fluctuations in costs for these services.

Currently, the 30-acre area proposed for development is void of street lights, gutters, and a sewer system. Proposed development of the 30-acre property will comply with the standards of the City of Loma Linda Department of Public Works, pending completion of the annexation process.

The western side of the annexation area borders existing City sewer lines in Orange Avenue. The developer would be responsible for connecting the proposed development to the City's sewer system.

The City will benefit from the Annexation as it will receive increases in subventions from the state (e.g. gasoline tax, licensing fees, and park bonds) and recoup the costs of services that are currently paid by the county (e.g. Fire Department services).

## **General Plan Amendment and Pre-Zone**

The project includes a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre area from Business Park to Low Density Residential; and a Pre-Zone application to establish the designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 10 acres for areas within the approximate 80-acre annexation area (see Exhibit H General Plan Amendment Map).

The proposed GPA for the 30-acre property would be compatible with existing residential development to the north and southeast, and future single-family residents to the west (Citrus Lane approved TTM). Property to the north and east of the 80-acre annexation area is located within the City of Redlands and has land use designations of Office, Commercial/Industrial and Medium Density Residential and contains residential, commercial, agricultural land uses, and vacant land. Properties to the west occur within the City of Loma Linda and include vacant land, agricultural land developed with citrus groves, and scattered single-family (designated Low Density Residential and Business Park and within the R-1 and C-2 zoning), and a school (Mission Elementary School) and have a land use designation of Special Planning Area and are zoned Special Development. Properties on the south side of Orange Avenue are zoned City of Loma Linda Multiple Family Residence (R-3) and Institutional (I), and Administrative Professional Offices and developed with multi-family residences, an Alzheimer's special care facility and citrus groves. Therefore based on existing surrounding zoning for both the County of San Bernardino and the City of Loma Linda general plans, and the proposed GPA and Pre-Zone, implementation of the Proposed Project would not result in any land use compatibility issues with the surrounding area. Under the designation of Low Density Residential, proposed development would be consistent with the City of Loma Linda General Plan.

## **MEASURE V**

On November 7, 2006, the Loma Linda voters passed Measure V, *The Residential and Hillside Development Control Measure*. Staff analyzed the project using the adopted development

guidelines in Chapter 19.16 of the Loma Linda Municipal Code (LLMC) and determined that the project complies with the requirements of Measure V, as follows:

Section I (F)(2) of Measure V requires that traffic Levels of Service (LOS) be maintained at level C or better.

*Section I (F)(2) – To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed. In any location where the Level of Service is LOS F at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time an application for development is filed. Projects where sufficient mitigation to achieve the above stated objectives is infeasible shall not be approved unless and until the necessary mitigation measures are identified and implemented.*

In September 2015, Kunzman Associates, Inc. prepared a Traffic Impact Analysis (TIA) for the proposed TTM. The purpose of the TIA is to provide an assessment of the traffic impacts resulting from the development of the proposed TTM and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system.

As required by Measure V, or the Growth Management Element of the amended City of Loma Linda General Plan, which is an initiative approved by voters in November 2006, *“In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed”*.

No analysis is required further than five miles from the Project Site. Additionally, the Proposed Project would not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway. The proposed development would not contribute traffic greater than the arterial link threshold volume of 50 two-way trips in the peak hours on facilities serving intersections outside of the City of Loma Linda. Existing intersection traffic conditions were established through morning and evening peak hour traffic counts obtained by Kunzman Associates, Inc. from July 2014 and May/August 2015. Project traffic volumes for all future projections were estimated using the manual approach. Trip generation rates were based upon rates obtained from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

The City of Loma Linda General Plan and Measure V state that peak hour intersection operations of Level of Service C or better are generally acceptable. The study area intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions,

except for the study area intersection of California Street at Redlands Boulevard that is currently operating at Level of Service E/F during the evening peak hour.

The proposed 95 single-family residential development is projected to generate approximately 904 total daily vehicle trips, 71 of which would occur during the morning peak hour and 95 of which would occur during the evening peak hour.

For Opening Year (2019) With Project traffic conditions, the study area intersections of California Street and Redlands Boulevard, California Street and Orange Avenue, and California Street and Mission Road are projected to operate at acceptable Levels of Service consistent with Measure V during the peak hours with improvements. For Year 2035 with Project traffic conditions, the study area intersections of California Street and Redlands Boulevard, California Street and Citrus Avenue, California Street and Orange Avenue, and California Street and Mission Road are projected to operate at unacceptable Levels of Service during the peak hours, without improvements. However with recommended mitigation, the study area intersections are projected to operate within acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with project traffic conditions.

A traffic signal is projected to be warranted for Opening Year 2016 without Project traffic conditions at California Street and Mission Road. The Project Proponent will be required to contribute toward the intersection improvements on a fair share basis.

Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation herein.

**Mitigation Measure 22:**

**The Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection improvement costs is \$57,808.**

**Mitigation Measure 23:**

**The Project Proponent shall construct Citrus Avenue from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.**

**Mitigation Measure 24:**

**The Project Proponent shall construct Orange Avenue from the west project boundary to New Jersey Street at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**

**Mitigation Measure 25:**

**The Project Proponent shall construct California Street and New Jersey Street from Citrus Avenue to the south project boundary at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development, as necessary.**

**Mitigation Measure 26:**

**The Project Proponent shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the project.**

**Mitigation Measure 27:**

**Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.**

Implementation of the above mitigation measures would ensure acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with Project traffic conditions.

**PUBLIC COMMENTS**

In response to the circulation of the Initial Study for this project, the City received comments from agencies, groups, and individuals as follows and as included in Exhibit I:

- County Department of Public Works

On July 19, 2016, the County of San Bernardino Department of Public Works submitted a letter indicating that a permit from the District would be required prior to start of construction within the Morey Arroyo channel. In addition, the County requested to review future plans for proposed development within the 100-year floodplain (Phase II). *The County will receive plans for this future phase.*

The Environmental Management Division indicated that the amendment date for the referenced Stormwater Program Model Water Quality Management Plan Guidance should reflect June 21, 2013 rather than June 9, 2005. *The Final Initial Study will reflect the revised date.*

The County recommended that the project includes the most recent FEMA regulations for development in the Special Flood Hazard Area.

The County also requests that due to the proximity of the Mission Channel, a Flood Hazard Review (ID#83559, File 19963) for the Tentative Tract be conducted. Both recommendations will be conditions to the project.

- Soboba Band of Luiseno Indians

On July 19, 2016, the Soboba Band of Luiseno Indians requested government to government consultation including the transfer of information; continued tribal consultation throughout the entity of the project; the presence of a Native American Monitor during site disturbance; and appropriate treatment of remains. *City staff submitted a letter in response to the Tribe's comments; the letter is included in Exhibit I. The City's letter indicated that the Tribe's recommendations for the project would become conditions of approval (see Exhibit G). In addition, a consultation meeting was conducted with members of the Soboba Tribe and City staff on Tuesday, July 26, 2016.*

- Bonadiman & Associates

In an email received on July 7, 2016, Ed Bonadiman requested on behalf of his client, Laura Ramirez, that an approximate 5-acre parcel located on the northeast corner of

California and Citrus (APN: 0292-152-10) and included in the annexation area, be pre-zoned C-2 General Business. The parcel is currently pre-zoned Business Park in the City General Plan. As discussed on page 3 of this Staff Report, the request recommended for approved at the August 3, 2016 Planning Commission hearing.

- Public Utilities Commission

On June 21, 2016, the Public Utilities Commission recommended that the development adjacent to or near the railroad/light rail right-of-way is planned with the safety of the rail corridor in mind. Appropriate measures were also provided in the letter. *The project site is not located adjacent to a railroad line. The nearest railroad line is located approximately 2,500 feet southwest of the project site.*

- State of California Governor's Office of Planning and Research State Clearinghouse and Planning Unit

On July 20, 2016, the State Clearinghouse provided a letter indicating that the project has complied with the State's review requirements for draft environmental documents pursuant to CEQA.

- Caltrans

On July 25, 2016, Caltrans commented that if there is an additional 50 or more peak hour trips at the intersections of I-10/California on and off-ramps for both directions, it should be included in the Traffic Impact Analysis (TIA). Caltrans also requested verification of the project location in Figure 1 of the TIA with the Traffic Model Plots in Appendix D. *As stated in the TIA, the proposed development would not contribute traffic greater than the arterial link threshold volume of 50 two-way trips in the peak hours on facilities serving intersections outside of the City of Loma Linda.*

- San Manuel Band of Mission Indians

On August 3, 2016, the San Manuel Band of Mission Indians requested government to government consultation including the transfer of information; continued tribal consultation throughout the entity of the project; the presence of a Native American Monitor during site disturbance; and appropriate treatment of remains. *City staff submitted a letter in response to the Tribe's comments; the letter is included in Exhibit I. The City's letter indicated that the Tribe's recommendations for changes to the conditions of approval would be reflected (see Exhibit G). In addition, an invitation for consultation was extended to members of the tribe.*

Comments received from the agencies have been addressed through the Conditions of Approval and/or in the final documents for the project. Copies of all public comments are maintained in the file for the project.

## **FINDINGS**

### **General Plan Amendment Findings**

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

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

Changing the land use designation from "Business Park" to "Low Density Residential" for the 30-acre property and creating a Pre-Zone application to establish the designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 10 acres for areas within the approximate 80-acre annexation area would allow for the proposed project.

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

The proposed amendment and associated 95-unit single-family development project would not be detrimental to the public in that the proposed residential community would be compatible with existing residential development proposed west of the site.

Property to the north and east of the 80-acre annexation area is located within the City of Redlands and has land use designations of Office, Commercial/Industrial and Medium Density Residential and contains residential, commercial, agricultural land uses, and vacant land. Properties to the west occur within the City of Loma Linda and include vacant land, agricultural land developed with citrus groves, scattered single-family (designated Low Density Residential and Business Park and within the R-1 and C-2 zoning), and a school (Mission Elementary School); these properties have a land use designation of Special Planning Area and are zoned Special Development. Properties on the south side of Orange Avenue are zoned City of Loma Linda Multiple Family Residence (R-3), Institutional (I), and Administrative Professional Offices; these properties are developed with multi-family residences, an Alzheimer's special care facility and citrus groves. With appropriate setbacks and development of the TTM site in accordance with the City's Municipal Code, the proposed GPA would be compatible with existing and future development to the north and east. Therefore based on existing surrounding zoning for both the County of San Bernardino and the City of Loma Linda general plans, and the proposed GPA, implementation of the Proposed Project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

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

The balance of land uses in the City will not be adversely affected by the proposed amendment. The change of the land use designation of the site is the first step in the process of providing a variety of land use opportunities to the area.

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

The 30-acre area (TTM 19663) has frontage on New Jersey Street and Citrus Avenue and will include appropriate access with two entries on New Jersey Street and two entries on Citrus Avenue. The proposed 95-unit single-family residential development will be compatible with the surrounding area which includes a recently approved 35-unit single-family residential development (Citrus Lane) to the west. All public utilities are available to the site and can be provided for future site occupants. The residential use would be compatible with the residential neighborhood to the north and southeast and new residential

(currently under construction) to the west; thus proposed development will be suitable for the area.

### **Pre-Zone Findings**

The Pre-Zone application is considered a legislative act and does not require findings. State law does require that the zoning be consistent with the General Plan and as such, City staff is committed to making the following specific findings due to the size and scope of the project.

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

The County of San Bernardino's General Plan designates the site as Multiple Residential and Commercial Industrial, and a zoning of Multiple Residential and Commercial Industrial. The Loma Linda General Plan designates the Project Site as Commercial, Business Park and High Density Residential; the property is within the City's Sphere of Influence and therefore, part of the City's planning area. The City proposes a General Plan Amendment to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the 30-acre property; and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 10 acres for areas within the approximate 80-acre annexation area. The City's General Plan land use designation and proposed pre-zoning are commensurate with those of the County.

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

The proposed amendment and future development project would not be detrimental to the public in that the amended General Plan land use designation and proposed pre-zoning are appropriate and compatible with surrounding land uses. Development proposed within the 30-acre property would be subject to the City's minimum development standards. As such, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

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

The balance of land uses in the City will not be adversely affected by the proposed amendment. The change of the land use designation of the site is the first step in the process of providing a variety of land use opportunities to the area.

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

The TTM site has frontage on New Jersey Street and Citrus Avenue and the immediately surrounding area is largely rural with a few residential structures and citrus groves. All public utilities are available to the site and can be provided for future site occupants. The residential use would be compatible with the residential neighborhood to the north and southeast and new residential (currently under construction) to the west; thus proposed development will be suitable for the area.

## **Tentative Tract Map Findings**

1. *That the proposed map is consistent with the applicable general plan and pre-zone designations.*

The project includes a General Plan Amendment application to change the current land use designation from Business Park to Low Density Residential for the 30-acre property, and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 10 acres for areas within the approximate 80-acre annexation area. The proposed project is consistent with the amendment to the General Plan.

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

The proposed TTM complies with the proposed "Low Density Residential" General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.34 Single Residence (R-1) Zone. The 95 residential lots would range in size from 7,200 square feet to 15,330 square feet which comply with the minimum lot area of Section 17.34.040 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, (c) Minimum Residential Lot Size. A majority of the 30-acre site is developed with citrus groves. The development of this site with the appropriate residential uses shall enhance the quality of the surrounding neighborhood and the City.

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

The project shall not disrupt or divide the physical arrangement in the immediate vicinity. The project includes the removal of 27.5 acres of citrus groves. The use of the land as agricultural is no longer economically viable and development of single-family residences will be compatible with existing residential development within the vicinity and future residential development (currently under construction) to the west of the subject site. Development will generally enhance the area. The project would not result in impacts to the established community.

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

The TTM property is approximately 30 acres in size, and will include 95 residential lots. The project density of 3.17 dwelling units per acre is less than the maximum density allowed in the City General Plan Land Use designation of "Low Density Residential." In addition, the 95 residential lots would range in size from 7,200 square feet to 15,330 square feet which comply with the minimum lot area of LLMC Section 17.34.040 – Minimum Lot Area, and with Measure V, Principle One, (1) Definitions, (c) Minimum Residential Lot Size.

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.*

The project site contains two habitat types: 29.5 acres of disturbed non-native vegetation and 0.85 acres of disturbed non-native ephemeral stream. The disturbed non-native vegetation consists of citrus (*Citrus* sp.) groves, with early stage succession herbaceous non-native understory. The habitat type has been heavily disturbed by agricultural activities and maintenance. In addition to citrus trees, other plant species observed include rip gut brome (*Bromes diandris*), Sahara mustard (*Brassica tournefortii*).

The approximate 0.85 acres of disturbed non-native ephemeral stream habitat occurs within the Morey Arroyo, which flows into the Mission Zanja Channel. The banks of the drainage on the 30-acre site have been altered and gabion has been used to contain the banks. The vegetation is dominated by non-native plant species, with few native species mixed in. Species observed include California wild grape (*Vitis californica*), Arizona ash (*Fraxinus velutina*) willow (*Salix sp*), oleander (*Nerium oleander*), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), scirpus (*Scirpus microcarpus*), giant reed (*Arundo donax*) and Mexican fan palm (*Washingtonia robusta*).

The portion of Morey Arroyo located within the project site consists of an unvegetated bed with non-native tree species and ornamentals along the channel side slopes and banks. Some of the species observed are California wild grape, California ash, willow, oleander, tree tobacco, castor bean, scirpus, giant reed and Mexican fan palm.

The onsite portion of Morey Arroyo is considered to be Waters of the State and Waters of the United States; and, therefore falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), State Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). The field survey resulted in the finding of a total of approximately 0.85 acre of CDFW jurisdictional areas and approximately 0.28 acre of Waters of the United States. It is anticipated that all 0.85 acres of CDFW jurisdictional streambed and 0.28 acres of Waters of the United States will be impacted by implementation of the Proposed Project. The project Applicant will be required to mitigate for these impacts to CDFW jurisdictional streambed and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank in accordance with implementation of Mitigation Monitoring and Reporting Program (Exhibit E). No additional mitigation is warranted.

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

The design of the subdivision and the end use of the residential tract shall not cause any serious public health problems. All proposed streets and public right of ways shall comply with the City of Loma Linda's street standards. Development on the proposed residential lots shall comply with the development standards identified in the Single-Residence (R-1) Zone. The Mitigated Negative Declaration does not identify any impacts that could cause serious public health problems.

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.*

Traffic ingress/egress from the proposed TTM onto adjacent exterior roadways would be provided by two new entries on Citrus Avenue and two new entries on New Jersey Street. All entries would be required to comply with required sighting distances as Conditions of Approval. All entrances into the site allow full access without impeding the through traffic. Access for an emergency vehicle is adequate with a minimum 30-foot wide street. The design of the proposed subdivision does not conflict with any easements.

## **CONCLUSION**

The proposed Tentative Tract Map 19963 conforms to the City's Subdivision regulations and the "Low Density Residential" (R-1) zoning standards and complies with Measure V. The General Plan Amendment to change the existing designation from Business Park to Low Density Residential for the 30-acre property; and to establish a Pre-Zone of the designation of Single

Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 10 acres for areas within the approximate 80-acre annexation area. The proposed General Plan Amendment and Pre-Zone would allow for the proposed project. The proposed project would be compatible with the residential neighborhoods to the north and southeast and future residents to the west (Citrus Lane).

There are a total of six (6) single-family residences within the 80-acre annexation area. Property taxes will not increase for county residents annexed into the City as a result of Proposition 13. Property taxes are collected by the San Bernardino County Tax Assessor's office and will continue to receive the property taxes after the annexation process is completed.

The Pre-Zone will facilitate the annexation of the Project Site into the City by serving as a notice to the Local Agency Formation Commission (LAFCO) of the City's intentions regarding the adjacent areas.

The granting of this General Plan Amendment, Pre-Zone Application, and Tentative Tract Map would not be detrimental to the public welfare or injurious to the properties in the vicinity.

The Mitigation Measures listed in the Initial Study and the Mitigation Monitoring Program (Exhibit E) will minimize the potential environmental impacts and are the responsibility of the subdivider. They have been made part of the Conditions of Approval (Exhibit G).

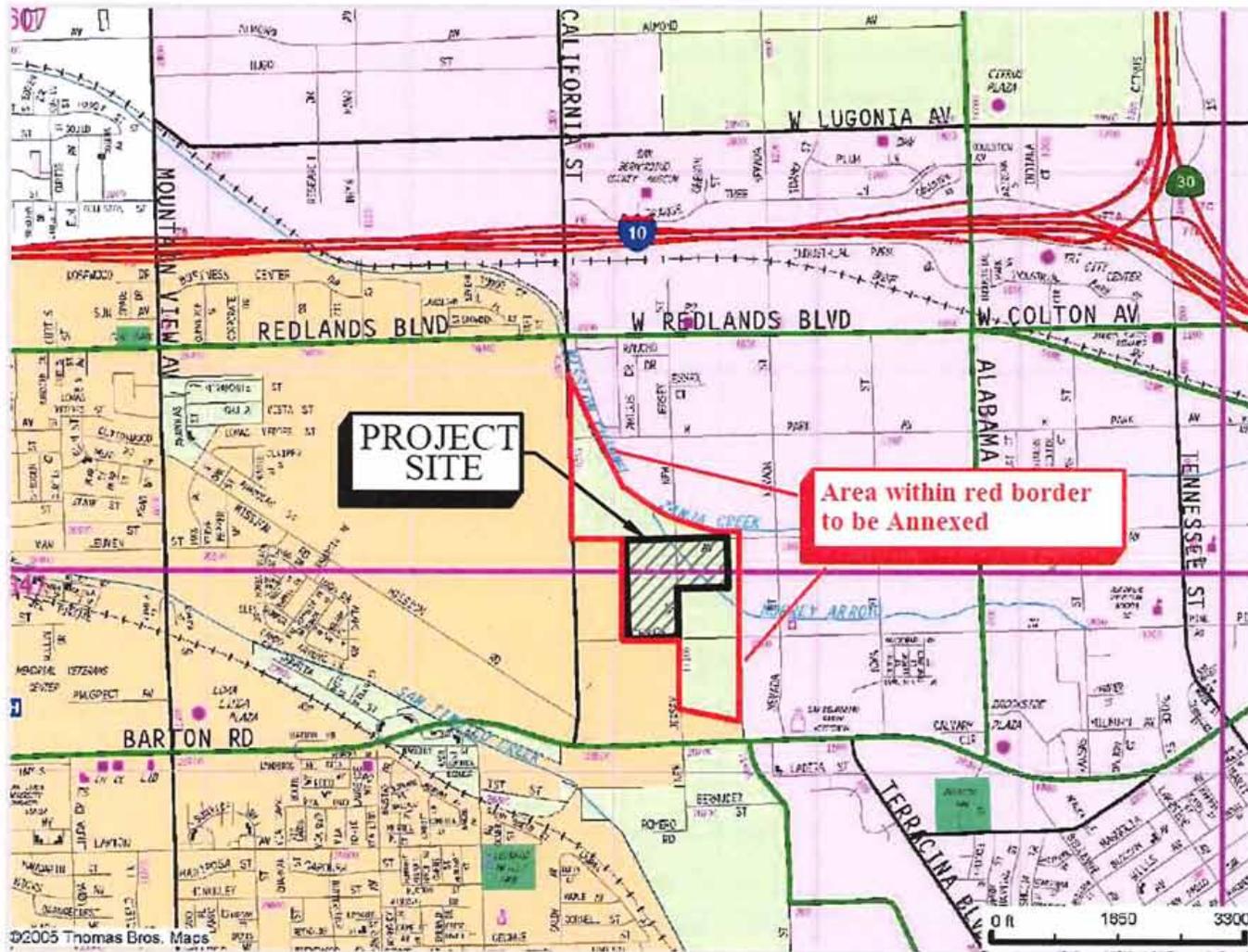
Respectfully Submitted,

Natalie Patty  
Contract Planner  
Lilburn Corporation

#### **EXHIBITS**

- A. Vicinity Map
- B. Pre-Zone Map
- C. Tentative Tract Map
- D. Mitigated Negative Declaration (NOI/Initial Study)
- E. Mitigation Monitoring and Reporting Program
- F. Plan for Services/Fiscal Impact Analysis
- G. Conditions of Approval
- H. General Plan Amendment Map
- I. Agency Letters

# 30-Acre Development and Area to be Annexed



## VICINITY MAP

Map © Rand McNally & company R.L.09-S-17

# Pre-Zone Designation Map



FEET 0 550
   
 Sources: Lilburn Corp., 12/2015.

- LEGEND**
- City of Loma Linda Boundary
  - City of Loma Linda Boundary Sphere of Influence
  - Proposed Annexation to the City of Loma Linda
  - Proposed Tentative Tract Map 19163

**CITY of LOMA LINDA PROPOSED PRE-ZONE DESIGNATIONS**
  
**PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT**
  
*City of Loma Linda, California*

**FIGURE 7**

# Tentative Tract Map



G E N D

- City of Lemo Linda Boundary
- City of Lemo Linda Boundary Sphere of Influence
- Proposed Tentative Tract Map 19963

## PROPOSED SITE PLAN - TTM 19963

PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Lemo Linda, California

EXHIBIT C

**CITY OF LOMA LINDA**  
**ENVIRONMENTAL CHECKLIST FORM**  
**AND INITIAL STUDY**

---

**Project Title:** Annexation, GPA, Pre-Zone, and TTM 19963

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

**Contact Person:** Lorena A. Matarrita  
**Phone Number:** (909) 799-2830

**Project Sponsor:** Stratus Development Partners  
**Address:** 17 Corporate Plaza Drive, Suite 200  
Newport Beach, CA 92660

**General Plan Designation:** Commercial, Business Park and High Density Residential (City of Loma Linda); Multiple Residential and Community Industrial (County of San Bernardino)

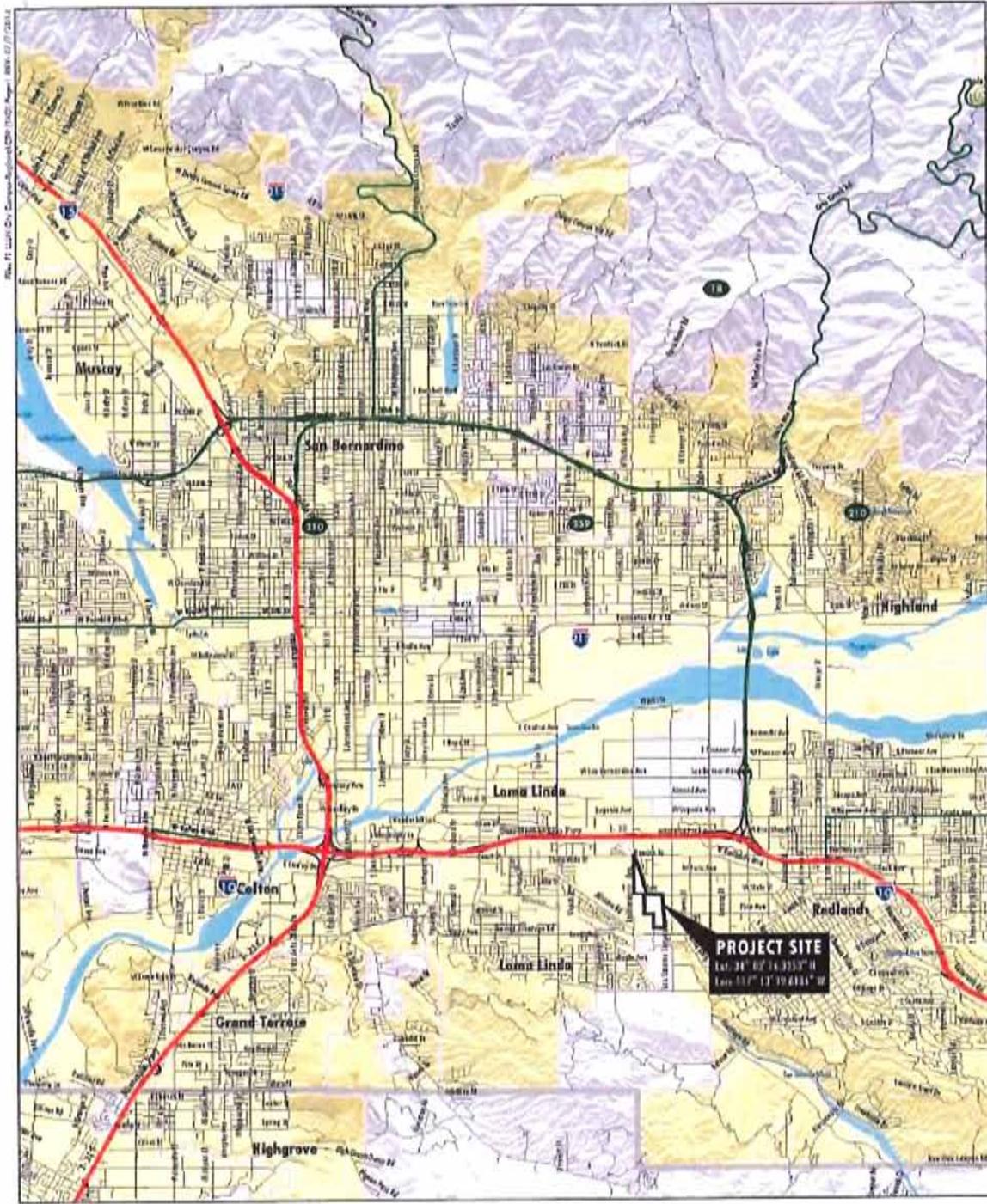
**Zoning:** Multiple Residential and Community Industrial (County of San Bernardino)

**Project Location:** The Project Site is located within the unincorporated portion of San Bernardino County within the City of Loma Linda's Sphere of Influence (see Figure 1) and encompasses an approximate 80-acre area generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road (see Figure 2 – Project Vicinity and Annexation Area). Included in the 80-acre annexation area is a proposed 30-acre subdivision for the construction of 95 single-family residential units. The 30-acre site is currently developed with an existing orange grove and is composed of three parcels (APN 0292-161-02, 03 & 0292-163-08) located north of Orange Avenue, south of Citrus Lane and on the east and west sides of New Jersey Street (see Figure 2 – Project Vicinity and Annexation Area).

**Project Description:**

The City of Loma Linda is initiating the annexation of an approximate 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road (see Figure 3 – City of Loma Linda Sphere of Influence). The Project also includes the request to approve a Tentative Tract Map (TTM 19963) to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and nine (9) common lettered lots as a phased development (see Figure 4 – Proposed Site Plan – TTM 19963). The 95 single-family residential lots would range in size from 7,200 square feet to 15,330 square feet (see Figure 4 – Proposed Site Plan – TTM 19963). A majority of the annexation area is developed and includes the following land uses: residential, religious assembly, and agriculture (citrus groves). There are scattered areas of vacant land and land developed with citrus groves that total approximately 57 acres; this area could be developed in the future under the City of Loma Linda proposed pre-zoning (see Figure 5 – Existing Vacant Areas within the Annexation Area). Vacant and agricultural areas are currently zoned by the County of San Bernardino as Multiple Residential (RM) and Community Industrial (IC) (see Figure 6 – Existing County of San Bernardino Land Use Zoning Districts).

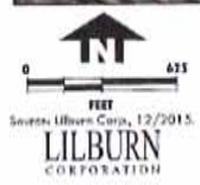
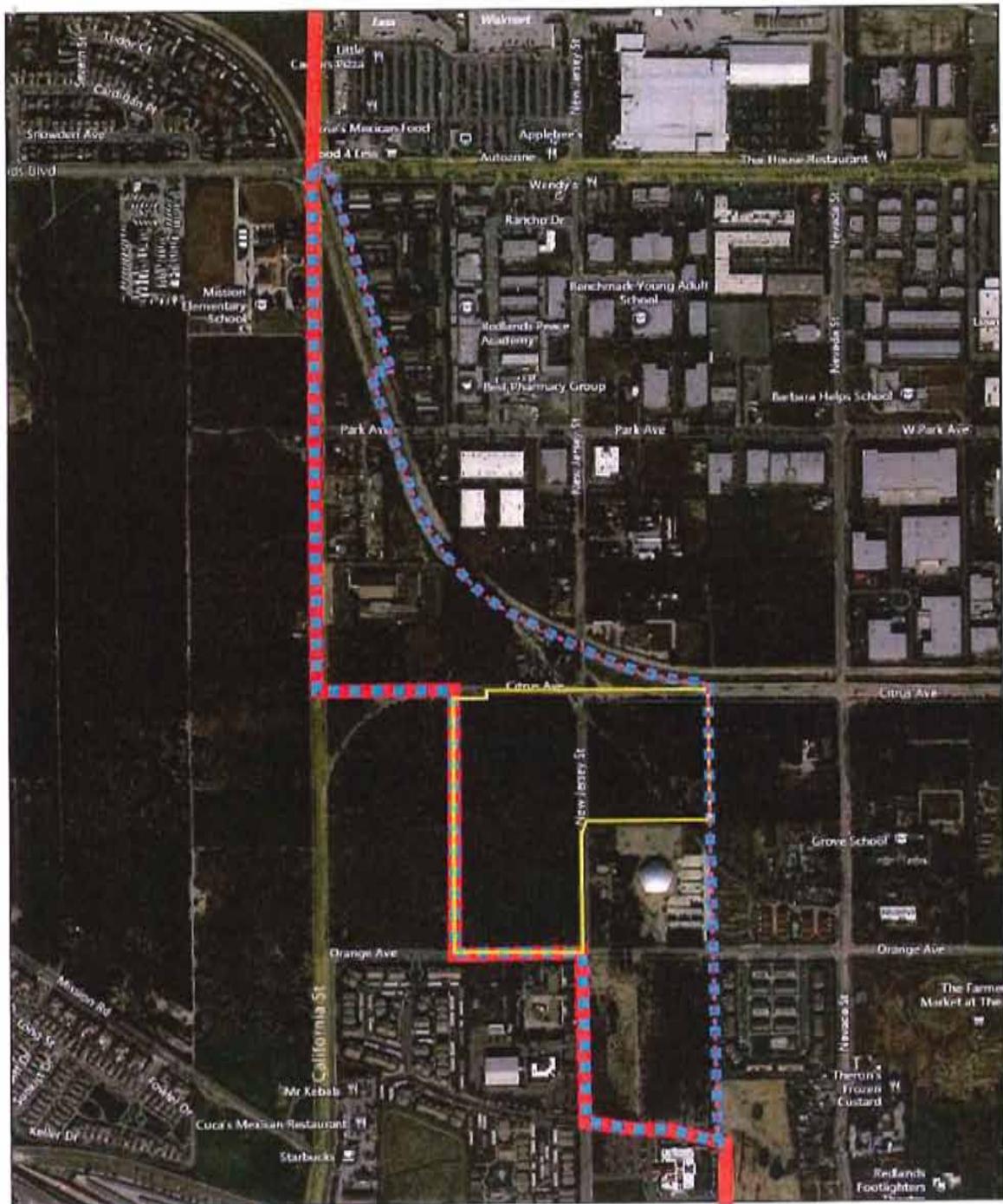
Exhibit D



### REGIONAL LOCATION

PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California

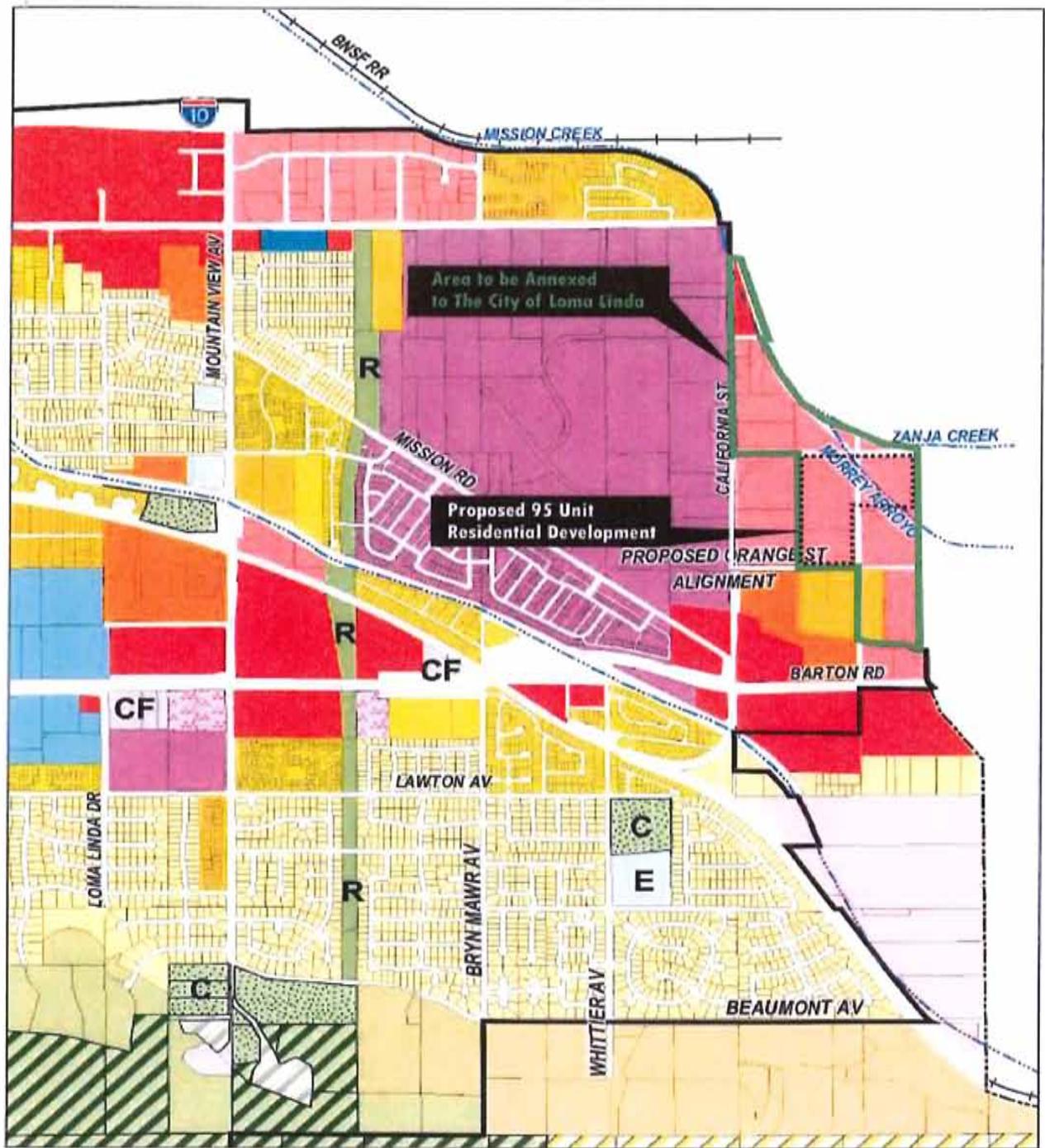
FIGURE 1



- LEGEND**
- City of Loma Linda Boundary
  - City of Loma Linda Boundary Sphere of Influence
  - ■ ■ ■ Proposed Annexation to The City of Loma Linda
  - Proposed Tentative Tract Map 19963

**ANNEXATION PROJECT VICINITY**  
PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California

**FIGURE 2**



**LEGEND**

- City Boundary
- Sphere of Influence

0 1 2  
MILES

Source: Lilburn Corp., 12/2013.  
**LILBURN**  
CORPORATION

**REGIONAL LOCATION within  
CITY OF LOMA LINDA SPHERE OF INFLUENCE**

PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California

**FIGURE 3**



- LEGEND**
- City of Loma Linda Boundary
  - - - City of Loma Linda Boundary Sphere of Influence
  - - - Proposed Tentative Tract Map 19963

**PROPOSED SITE PLAN - TTM 19963**

PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California

FIGURE 4



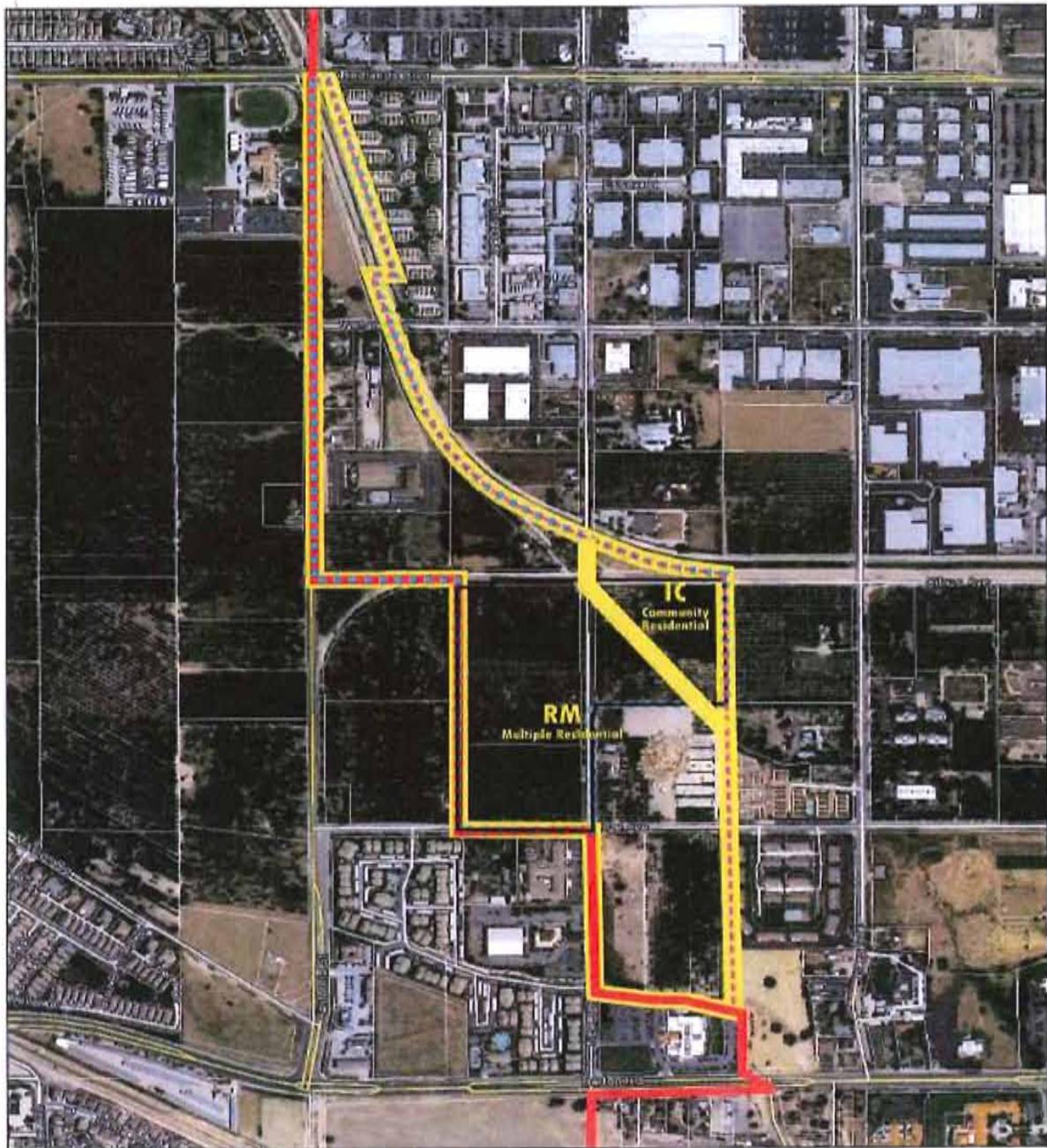
LEGEND

- Vacant Land
- City of Loma Linda Boundary
- City of Loma Linda Boundary Sphere of Influence
- Proposed Annexation to the City of Loma Linda
- Proposed Tentative Tract Map 19963

**VACANT LAND**

*PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT*  
City of Loma Linda, California

Figure 5



LEGEND

- City of Loma Linda Boundary
- - - - - City of Loma Linda Boundary Sphere of Influence
- - - - - Proposed Annexation to The City of Loma Linda
- Existing San Bernardino County Land Use Zoning District
- Proposed Tentative Tract Map 19963

**COUNTY of SAN BERNARDINO  
GENERAL PLAN ZONING MAP**

*PROPOSED ANNEXATION and ORCLARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California*

Figure 6

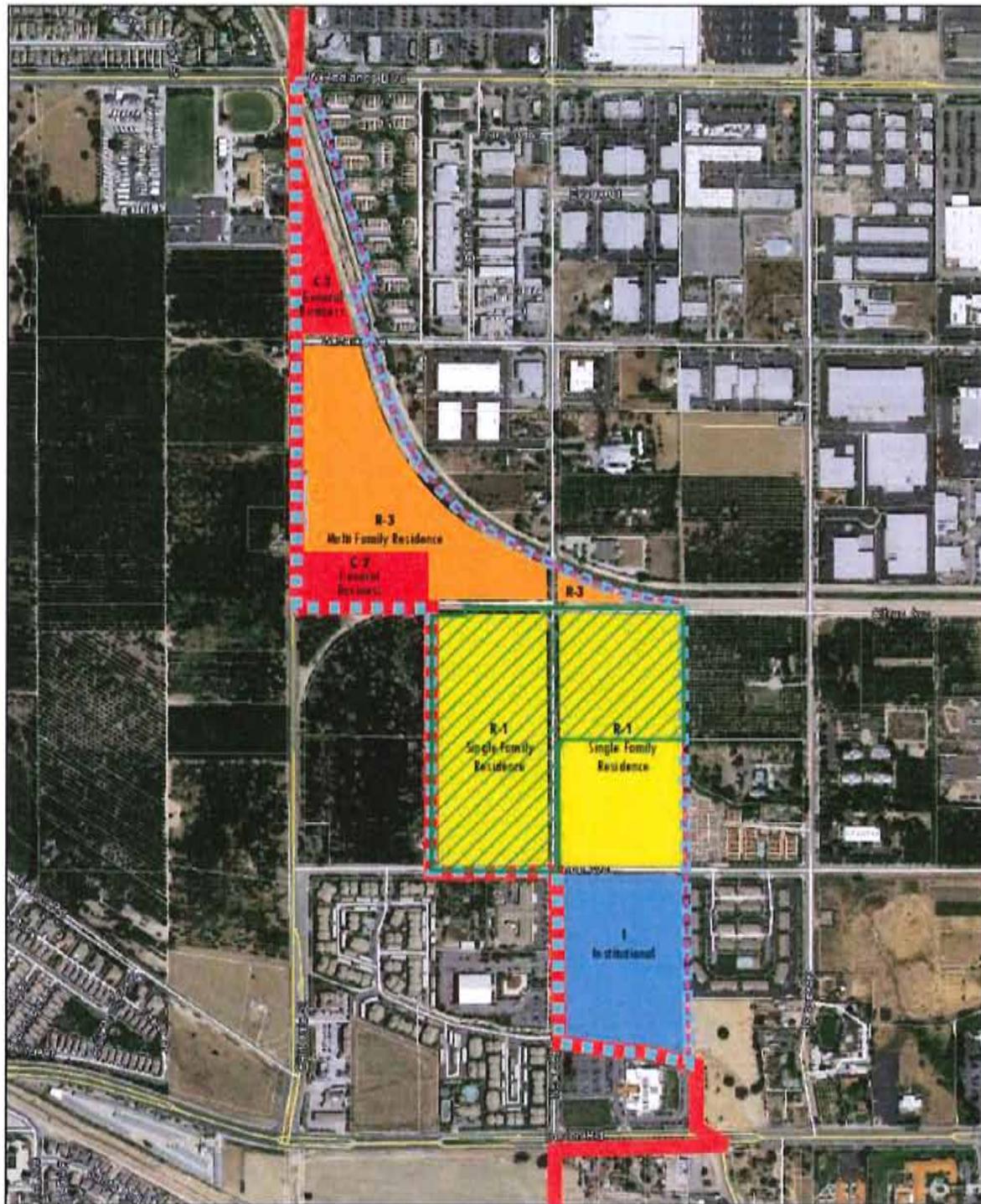
Stratus Development Partners is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre area from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) for 13 acres and General Business (C-2) for approximately 10 acres for areas within the approximate 80-acre annexation area (see Figure 7 – Proposed City of Loma Linda Pre-Zoning); and 3) an Annexation application to annex the entire approximate 80-acre area into the City of Loma Linda. The proposed 80-acre annexation area currently receives water service from the City of Loma Linda and will continue to do so upon annexation. Proposed development within the 30-acre area would receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 80-acre annexation area at this time. Any future development for properties within the 80-acre annexation area would be required to prepare separate environmental documentation and obtain necessary entitlements.

Four points of vehicular access are proposed to serve the phase development; two from Citrus Avenue and two from New Jersey Street. All internal streets within the subdivision have been designed to City of Loma Linda public road standards. Common green space areas have been incorporated along the perimeter of the subdivision to enhance the aesthetics of the community, and to provide an open space amenity for the residents.

#### Phasing

Development would occur over two phases to address areas currently outside of and within a designated floodplain (see Figure 8 – Phased Development). A portion of Phase II is transected by the Morey Arroyo and occurs within a 100-year floodplain (Zone A and Zone AO). As part of the Project, improvements to the channel are designed to reduce impacts from flooding. The Morey Arroyo is also considered to be Waters of the State and Waters of the United States; and, therefore falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), State Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). Permits from these agencies must be obtained before the City can issue any development permits or entitlements.

Since all portions of Phase I occur outside the 100-year floodplain, proposed development could proceed upon approval of the Project.



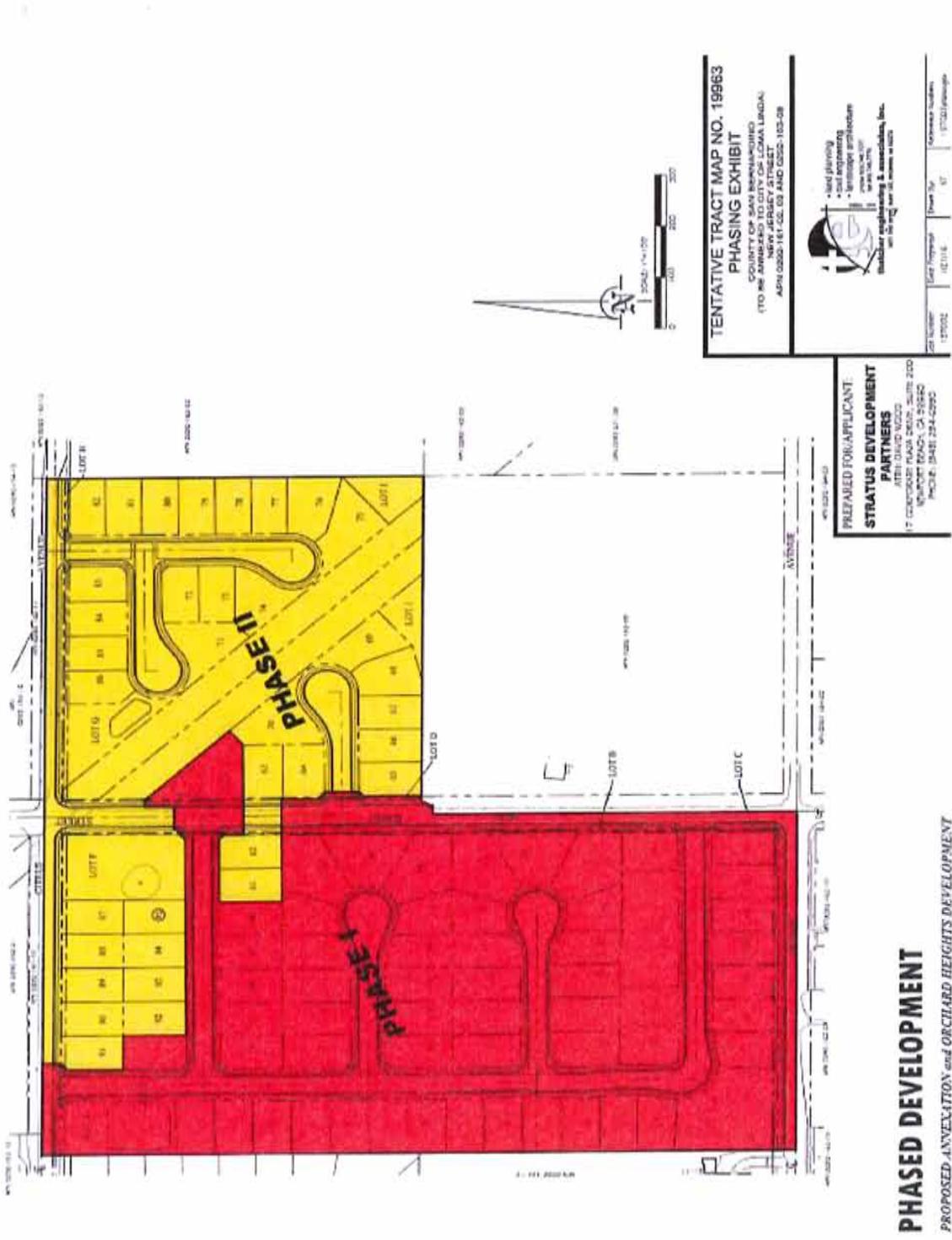
LEGEND

- City of Loma Linda Boundary
- City of Loma Linda Boundary Sphere of Influence
- Proposed Annexation to the City of Loma Linda
- Proposed Tentative Tract Map 19963

## CITY of LOMA LINDA PROPOSED PRE-ZONE DESIGNATIONS

PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California

FIGURE 7



**TENTATIVE TRACT MAP NO. 19963  
PHASING EXHIBIT**  
COUNTY OF SAN BERNARDINO  
(TO BE ANNEXED TO CITY OF LOMA LINDA)  
APN 0300-161-00-00 AND 0300-103-08

**PREPARED FOR APPLICANT:**  
**STRATUS DEVELOPMENT PARTNERS**  
ATEL DAVID VOGEL  
17 CENTURIE PLAZA, SUITE 2100  
EMERY HEAVEN, CA 91740  
PHONE: (949) 254-6295

**LILBURN**  
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City Number: 12002    City Project: 12114    Phase No: 1    Ordinance Number: 19301/Phase 10

**PHASED DEVELOPMENT**  
PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT  
City of Loma Linda, California  
**FIGURE 8**

### **Existing Vacant Land within the Annexation Area:**

#### **Development Under County of San Bernardino Land Use Designations (RM and IC)**

Within the 80-acre Annexation area there are approximately 57 acres of either vacant or agricultural land that could be developed as urban uses. Under the County of San Bernardino General Plan the Project Site/Annexation area is currently zoned Multiple Residential (RM) for an area that is approximately 55.75 acres, and Community Industrial (IC) for the remaining 1.25 acres. Under the County of San Bernardino General Plan the RM land use designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. For the area designated IC a maximum lot coverage of 85 percent and a maximum floor area ratio (FAR) of 0.45:1 would be applied. Under the County RM designation, approximately 55.75 acres of the vacant and/or currently developed agricultural area within the Project site could be developed with multi-family residential structures and impervious surfaces. If individual structures were to be developed, the County's RM designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, vacant and/or currently developed agricultural land within the Project Site could be developed with approximately 669 dwelling units. Under the IC designation, there is a minimum 5-acre area for development. Under existing conditions the vacant area totals only 1.25 acres and could not be developed; however a lot line adjacent would allow the parcels to be developable and under these circumstances approximately 20,994 square-feet of community industrial building could be developed.

#### **Development Under Proposed City of Loma Linda Land Use Designations C-2, R-3 and I**

Upon annexation and under City of Loma Linda pre-zone conditions, vacant and/or currently developed agricultural areas within the Project Site/Annexation area (approximately 60 acres) would be pre-zoned Single Family Residence (R-1) for approximately 30 acres, C-2 for approximately 10 acres, Multi-Family Residence (R-3) for approximately 7 acres, and Institutional (I) for approximately 13 acres. Under the City of Loma Linda General Plan, R-3 zoning would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent, and therefore a total of 84 multi-family residential units could be developed. For the two parcels designated C-2, a building up to 7,812 square-feet<sup>1</sup> (one structure on each parcel for a total of 15,624 square feet of commercial) could be developed with a maximum lot cover of 60 percent, and a FAR of 0.5. For vacant land that would be pre-zoned Institutional (13 acres) a building totaling 169,884 square-feet could be developed with a maximum 0.6 FAR and a maximum lot coverage of 50 percent.

#### **Comparison of Development Under County Verses City Land Use Designations**

Under the existing County designation of RM, a total of 669 dwelling units could be developed. Under proposed City pre-zone designation of R-3, a total of 84 dwelling units could be developed and a pre-zone of R-1, a total of 95 dwelling units could be developed; approximately 490 less units as compared to development under the County General Plan. This is due to the reduced area available for residential development (a total of 55.75 acres is available for residential development under the County's existing designation, and a total of 12 acres is available for residential development under the City of Loma Linda's proposed pre-zone.

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<sup>1</sup> Based on discussions with City of Loma Linda Planning Staff; although the area near Redlands Boulevard is designated C-2 with a parcel size of 3.2 acres, future improvements at Redlands Boulevard and California Street would reduce the developable area of the site.

Under the existing County designation of IC, a maximum 20,994 square-foot building could be developed. Under the City pre-zone designation of C-2 a maximum 15,624 square feet of commercial could be developed. Also under the City pre-zone, an area totaling 13 acres would be pre-zoned Institutional, which would allow for the development (as the area is currently vacant) of a 169,884 square-foot building.

Ultimately, developable areas upon annexation and a City of Loma Linda pre-zone would result in 490 less residential units (or 588,000 square feet less, based on an average multi-family dwelling unit of 1,200 square feet), and 173,589 square-feet more of Institutional and commercial uses than if developed under County conditions.

Vacant areas determined to be potentially developable were examined for purposes of comparing existing conditions and development under the County designations versus what the area would be potentially developed with upon annexation to the City of Loma Linda. Currently there are no development applications, with the exception of the 95 single-family residential development proposed within a 30-acre area of the 80-acre annexation area, to develop any of the vacant areas or areas currently developed with agricultural uses at this time. Future development of these areas would be reviewed on a case by case basis and would be subject to CEQA and all the necessary entitlements.

#### **Surrounding Land Uses and Setting:**

Surrounding properties and associated land use designations are shown in Figure – 7 (Proposed City of Loma Linda Pre-Zoning). Property to the north and east of the 80-acre annexation area is located within the City of Redlands and has land use designations of Office, Commercial/Industrial and Medium Density Residential and contains residential, commercial, agricultural land uses, and vacant land. Properties to the west occur within the City of Loma Linda and include vacant land developed with citrus groves and scattered single-family (designated Low Density Residential and Business Park and within the R-1 and C-2 zoning), and a school (Mission Elementary School) and have a land use designation of Special Planning Area and are zoned Special Development. Properties on the south side of Orange Avenue are zoned City of Loma Linda Multiple Family Residence (R-3) and Institutional (I), and Administrative Professional Offices and developed with multi-family residences, and Institutional and developed with an Alzheimer's special care facility and citrus groves.

#### **Existing Service Conditions**

The 80-acre Project Site/Annexation area currently receives water and fire protection services from the City of Loma Linda. Police protection is currently provided by the County of San Bernardino. Since the City of Loma Linda provides police protection under contract with the County police services would remain unchanged. The 95 single-family residential units would be required to receive sewer service, which would be provided by the City of Loma Linda.

Concurrent with the proposed GPA, Pre-Zone Application and TTM filings, an Annexation application will be filed and processed with San Bernardino County Local Agency Formation Commission (LAFCO) to annex the 80-acre Project Site into the City of Loma Linda. All parcels within the 80-acre area are required to be annexed simultaneously in order to preclude the formation of an island of territory. The Project Site is currently adjacent to the City boundary and is required by the City to be annexed in order to receive City services.

### **Other Agency Approvals**

- **United States Army Corp of Engineers (ACOE)** will review the project's jurisdictional delineation and potential impacts to Waters of the U.S., in compliance with Section 404 of the Clean Water Act.
- **California Regional Water Quality Control Board, Santa Ana Region (RWQCB – Santa Ana Region)** will issue a General Construction Permit based on project's Storm Water Pollution Prevention Plan (SWPPP) and in accordance with the National Pollutant Discharge Elimination System (NPDES). (If a Section 404 permit is issued by ACOE, the RWQCB will provide a Section 401 Certification.
- **California Department of Fish & Wildlife (CDFW)** will review compliance with the Lake and Streambed Alternation Program Section 1602 requirements.
- **Local Agency Formation Commission (LAFCO)** is authorized and mandated by State law as the agency responsible for evaluating and approving annexations to an incorporated city. Subsequent to the initial consideration of an annexation request, a public hearing is held before the LAFCO Commission where the annexation proposal is approved, denied, or modified. LAFCO will serve as the "Conducting Authority" for the city boundary changes.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics                  | <input checked="" type="checkbox"/> Agriculture/Forestry Resources | <input checked="" type="checkbox"/> Air Quality     |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources             | <input checked="" type="checkbox"/> Geology /Soils  |
| <input checked="" type="checkbox"/> Greenhouse Gases            | <input checked="" type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Mineral Resources          |
| <input checked="" type="checkbox"/> Hydrology / Water Quality   | <input checked="" type="checkbox"/> Land Use/ Planning             | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing                      |   |
| <input type="checkbox"/> Recreation                             | <input checked="" type="checkbox"/> Transportation/Traffic         |   |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Tribal Cultural Resources                 |   |
| <input type="checkbox"/> Mandatory Findings of Significance     |  |   |

**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: \_\_\_\_\_

**EVALUATION OF ENVIRONMENTAL IMPACTS**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS. <i>Would the project:</i></b>				
a) Have a substantial effect 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) According to the City’s General Plan, the Project Site is not within a scenic vista or scenic highway view corridor. The City of Loma Linda’s General Plan identifies the hillsides on the south edge of the city as an important scenic backdrop to the city. The guiding polices of the City of Loma Linda General Plan state that new development shall be constructed in a manner that protects against intrusion on the viewshed areas. The San Bernardino Mountains are visible north of the Project Site. Per the development proposed within the annexation area the maximum height of the single-family structures would be no more than two-stories. Under proposed conditions, the San Bernardino Mountains would remain visible and the proposed development would have less than significant impacts on the existing viewshed of the San Bernardino Mountains.
- b) The Project Site/Annexation area does not occur within a State Scenic Highway. The 30-acre area within the approximate 80-acre annexation area that is proposed for development is currently developed with citrus groves. Proposed development would require removal of all citrus trees. Proposed development includes landscaping with drought tolerant species and trees. Impacts are considered less than significant and no mitigation is proposed.
- c) Removal of the citrus grove would change the existing visual character of the 30-acre portion of the annexation site. Several open space lots are proposed within the residential development. The open space lots would be landscaped and occur centrally within the development and would be visible from New Jersey Street. The remaining portions of the 80-acre annexation area would remain unchanged under the Proposed Project. The removal of the citrus grove and construction of single-family residences would change the visual character of the site but would not objectively be considered a substantial degradation. A less than significant impact would result.
- d) Upon approval of the Project requested entitlements, the annexation area would be Pre-Zoned and annexed into the City of Loma Linda, a GPA for the 30-acre property would change the existing City of Loma Linda designation from Business Park to Low Density Residential (R-1), and TTM No. 19963 would be approved. Development of the remaining vacant portions of the annexation area is not proposed at this time; however any future development application would be subject to a lighting plan approval by the City. Future development east and west of the Project Site could

include residential. To ensure future residential development adjacent to the Project Site is not impacted, the following mitigation measure shall be implemented:

**Mitigation Measure 1:**

**Prior to issuance of grading permits, 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 all light fixtures to prevent glare onto existing and potential future development to the east, west, north and south of the Project Site.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>2. AGRICULTURAL/FORESTRY RESOURCES.</b> <i>Would the project:</i></p>	( )	(✓)	( )	( )
<p>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?</p>	( )	(✓)	( )	( )
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	( )	( )	( )	(✓)
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g))?</p>	( )	( )	( )	(✓)
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	( )	( )	( )	(✓)
<p>e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</p>	( )	(✓)	( )	( )

**Comments**

a,e) Proposed development within the 30-acre portion of the 80-acre annexation area, would remove approximately 30 acres of farmland. The 30-acre area is mapped within California Department of Conservation Farmland Mapping and Monitoring Program Map "San Bernardino County Important Farmland 2010 Sheet 2 of 2." The 30-acre area is located on land identified as Prime Farmland. The City of Loma Linda General Plan Conservation and Open Space Element (Figure 9.2, Land Use and Vegetation), identifies the 30-acre site as agricultural. Implementation of the Proposed Project would remove existing agricultural uses at the 30-acre site.

In 1982, under Legislative mandate (Government Code § 65570), the State Department of Conservation (DOC) was required to collect and/or acquire data on lands converted to/from agricultural use. The purpose for collecting such information was to provide decision makers with

maps and statistical data on the conversion of farmland and grazing land that would assist in the land use planning process. Important Farmland maps prepared biannually by the DOC Division of Land Resource Protection are heavily based on soil classification data from the U.S.D.A. Natural Resources Conservation Service (NRCS) and water availability determined by the State Department of Water Resources. Utilizing this information, land is classified into one of eight categories (five relating to farming and three associated with nonagricultural purposes) these include: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land. According to maps prepared in 2010 (the latest to date) by the California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program the Project Site is designated as Prime Farmland (San Bernardino County Sheet 2 of 2). Prime Farmland is defined as having the best combination of physical and chemical features able to sustain long-term agricultural production. Said land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. The 30-acre area within the 80-acre annexation Project Site is designated as Prime Farmland.

Currently a majority of the 30-acre site, approximately 27.5 acres (or 92 percent of the site), is occupied by citrus groves. Since the Morey Arroyo transects the eastern portion of the 30-acre site and does not include farmland, the Proposed Project would affect 27.5 acres of lands designated as Prime Farmland.

According to the United States Department of Agricultural Soil Conservation Service, Soil Survey of San Bernardino County, Southwestern Part, California, on-site soils consist entirely of San Emigdio fine sandy loam (ScA). Soils are placed in grades according to their suitability for general intensive farming as shown by their Storie Index ratings. The on-site soils are designated as Grade 1 soils indicating that they have a Storie Index rating from 80 to 100. The Storie Index Rating for ScA soils is 100. Soils of Grade 1 are excellent and are well suited to general intensive farming.

#### California Land Evaluation and Site Assessment – LESA Model

One way to assess the level of impact a project may have on agricultural land in the region is to rate the value of the property through use of the California Agricultural Land Evaluation and Site Assessment (LESA) Model. The California Agricultural LESA Model was formulated as a result of Senate Bill 850 (Chapter 812/1993), which charges the State Resources Agency, in consultation with the Governor's Office of Planning and Research, with developing an amendment to Appendix G of the California Environmental Quality Act (CEQA) Guidelines concerning agricultural lands. Such an amendment is intended "to provide lead agencies with an optional methodology to ensure that significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process" (Public Resources Code Section 21095).

The LESA model rates the relative quality of land resources based on specific, measurable features, following a point-based approach that quantitatively rates the project impacts on a 100-point scale. This method is generally used for rating the relative value of agricultural land resources. The California Agricultural LESA model comprises analysis at two levels:

- *Land Evaluation* – uses two factors, the USDA Land Capability Classification (LCC) and the Storie Index, to analyze soil-based qualities of land as they relate to agricultural suitability.

- *Site Assessment* - evaluates four factors measuring the social, economic, and geographic attributes that contribute to the overall value of agricultural land. These factors assess a project's size, water resource availability, surrounding agricultural lands, and surrounding protected agricultural lands.

Each of these six factors is separately rated on a 100-point scale. The factors are weighted relative to one another and combined, resulting in a single numeric score for a given project with a maximum attainable score of 100 points. This score becomes the basis for determining the project's potential significance, based upon a range of established scoring thresholds.

Using the LESA model to assess the value of the Proposed Project resulted in a score of 72.5 points (see Table 1). As identified in the California LESA Model Scoring Thresholds, scores between 60 and 79 are considered to be significant unless either the Land Evaluation (LE) or Site Assessment (SA) sub-score is less than 20 points. As shown in Table 1 below, the LE sub-score was 50 and the SA sub-score was 22.5; therefore impacts to agricultural lands from implementation of the Proposed Project are considered significant.

**Table 1  
Citrus Lane Annexation  
Final LESA Score Sheet**

<b>Land Evaluation Factors</b>	<b>Factor Score</b>	<b>Factor Weight</b>	<b>Weighted Factor Scores</b>
Land Capability Classification	100	0.25	25
Storie Index	100	0.25	25
<i>Land Evaluation Subtotal</i>		0.50	<b>50</b>
<b>Site Assessment Factors</b>			
Project Size	50	0.15	7.5
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	0	0.15	0
Protected Resource Land	0	0.05	0
<i>Site Assessment Subtotal</i>		0.50	<b>22.5</b>
<b>Final LESA Score</b>			<b>72.5</b>

A total of approximately 27.5 acres of farmland would be permanently lost from agricultural production as a result of the Proposed Project. Neither San Bernardino County nor the City of Loma Linda has an established farmland protection program or uniform agricultural conservation banking program to which the project proponent could contribute. According to Farmland Protection Policies and Programs as outlined by the Southern California Association of Governments (SCAG), the San Bernardino County Development Code Section 85.030101 addresses an Agricultural Preserve (AP) Overlay District which includes:

- The preservation of agricultural land uses is essential to the economic well-being of the County; and
- The Agricultural Preserve (AP) Overlay District is created to protect vital agricultural uses by limiting land-use activity to those uses which are compatible and supportive of agricultural and related uses and/or agricultural by-products.

According to San Bernardino County General Plan Land Use Map FH31A, the Project Site does not occur within the AP Overlay District. However, San Bernardino County General Plan goals and policies are intended to protect agricultural lands through the establishment of development policies and land use and zoning designations that direct and control the types of land uses and development that may occur in any given area. Policies from the County of San Bernardino General Plan, Section V – Conservation Element include CO 6.1 through CO 6.4.

Where a significant impact has been identified, mitigation measures should be adopted that attempt to reduce the impact to below a level of significance. CEQA Guidelines define mitigation to include: avoidance, minimization of impacts, restoration of the impacted environment, reduction of impacts through preservation and maintenance operations during the project, and compensation through substitute resources or environments. Mitigation measures are required to be undertaken only where such measures are feasible. Mitigation measures are considered "feasible" only if they can be accomplished in a successful manner within a reasonable period of time, taking into account economic, social, and technological factors.

To ensure potential impacts to Prime Farmland, loss of citrus orchard acreage are reduced to less than significant, the following mitigation measure shall be implemented:

**Mitigation Measure 2:**

**The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 27.5 acres of Prime Farmland. At the direction of the City of Loma Linda, the Project Proponent shall: 1) replace one-acre of Prime Farmland with 0.25 acres of conservation land for any conservation easements located in the City of Loma Linda, 2) replace one-acre of Prime Farmland with 0.5 acres of conservation land for any conservation easements located outside of Loma Linda, but within either San Bernardino or Riverside counties; or 3) replace one-acre of Prime Farmland with one-acre of conservation land for any conservation easements located elsewhere within the State of California. Based on the current availability of conservation programs, the Project Proponent will contribute monetarily at a 1:1 ratio to the Central Valley Farmland Trust, an established conservation program, located in Elk Grove, California. The trust would be responsible for maintaining conserved farmland in perpetuity.**

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

- b) Development proposed within the 30-acre portion of the approximately 80-acre annexation area would remove existing agricultural land. The area is mapped within the California Department of Conservation, Conservation Program Support map "San Bernardino County South Williamson Act FY 2012/2013," and is identified as non-enrolled land which indicates that the 30-acre site is not enrolled in a Williamson Act contract and not mapped by Farmland Mapping & Monitoring Program (FMMP) as urban and built-up land or water. No Williamson Act land occurs within the annexation area; therefore, no impacts would occur.
- c,d) The approximate 80-acre annexation area is composed of different land use designations including: Commercial, Business Park and High Density Residential under the City of Loma Linda General Plan and; Multiple Residential and Community Industrial under the County of San Bernardino General Plan. Forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production would not be impacted by the Proposed Project as no rezoning from timberland to a

non-timberland designation would result. Similarly, the Proposed Project does not involve the conversion of forest land to a non-forest use.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY.</b> <i>Would the project:</i>				
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?	( )	( )	( )	(✓)

- a) The Project Site is within the South Coast Air Basin (SCAB) 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 change in zone for the 30-acre portion of the approximate 80-acre annexation area from Business Park to Low Density Residential would result in less local air emissions than would occur if the site developed under the current County land use designation. Under the current County of San Bernardino General Plan the vacant land within the approximately 80-acre annexation area totals 57 acres including 55.75 acres of Multiple Residential (RM) and 1.25 acres of Community Industrial (IC) which could be developed with approximately 669 dwelling units and a 20,994 square-foot industrial building. The Proposed Project includes construction of 95 dwelling units and potential future construction of 84 units, under City pre-zone conditions, for a total of 179 units, or 490 less than would be allowed under the County General Plan; and with an average dwelling unit size of 1,200 square feet, approximately 781,400 square feet less of building area. Under the City's pre-zone conditions, two 7,812 square-foot general commercial buildings for a total of 15,624 square feet and a 169,884 square-foot institutional building could be developed, resulting in approximately 185,508 square feet of commercial/institutional uses and ultimately 164,514 square feet more than compared to existing County designations. Therefore, under City pre-zone conditions when compared to the County existing land use designation, proposed development and future development of vacant land within the annexation area would result in approximately 765,190 square feet less in building structures and therefore would have less air quality impacts than without annexation. The Proposed Project would not conflict with or obstruct implementation of the current AQMP which includes development of the site under jurisdiction of the County General Plan.

- b-c) Proposed development and construction within the 30-acre site was screened using CalEEMod version 2013.2.2 prepared by the SCAQMD. This model is used to generate emissions estimates for land use development projects. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of these, ROG and NO<sub>x</sub>, are ozone precursors. Emissions assumptions were based on CalEEMod default values (worst case scenario) for 95 single-family residences (consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates, September 2015). 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 development.

Construction Emissions

Construction earthwork emissions are considered short-term, temporary emissions.

**Table 1**  
**Construction Emissions Summary**  
**(Pounds Per Day)**

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	5.2	54.7	42.2	0.0	21.2	12.7
Grading	6.6	74.9	50.3	0.0	12.5	7.0
Building Construction	3.6	29.6	21.7	0.0	2.5	1.9
Paving	1.7	17.2	15.2	0.0	1.1	0.9
Architectural Coating	38.5	2.0	2.1	0.0	0.3	0.2
<b>Highest Value (lbs/day)</b>	<b>38.5</b>	<b>74.9</b>	<b>50.3</b>	<b>0.0</b>	<b>21.2</b>	<b>12.7</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod 2013.2.2 Winter  
Phases don't overlap and represent the highest concentration.

As shown in Table 1, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant. However, the Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.).

*Compliance with SCAQMD Rules 402 and 403*

The Applicant is required to comply with all applicable SCAQMD rules and regulations as the South Coast Air Basin is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub>). The project shall comply with, Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:

1. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
  - (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
  - (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion.

- (c) The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the Developer will be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
4. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
5. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the default values generated within the CalEEMod model for single-family housing. Operational default values are generated for the use of energy for development proposed within the 30-acre area and its associated traffic trips. The traffic trips modeled are consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates, September 2015. Trips associated with the project are estimated to be approximately 904 trips per day. Operational Emissions associated with the Proposed Project are listed in Table 2.

**Table 2**  
**Operational Emissions Summary**  
**(Pounds Per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	28.9	0.7	55.6	0.0	7.3	7.3
Energy	0.0	0.8	0.3	0.0	0.0	0.0
Mobile	3.2	9.6	36.3	0.0	7.1	2.0
<b>Total Value (lbs/day)</b>	<b>32.2</b>	<b>11.1</b>	<b>92.3</b>	<b>0.0</b>	<b>14.4</b>	<b>9.3</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod 2013.2.2 Winter

SCAQMD has also developed a methodology to assess the localized impacts of emissions from small project sites (SCAQMD, *Final Localized Significance Threshold (LST) Methodology*, June 2003, revised July 2008 and *Final Methodology to Calculate PM<sub>2.5</sub> and PM<sub>2.5</sub> Significance Thresholds*, October 2006). The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs would only apply to projects that must undergo an environmental analysis pursuant to CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. It is recommended that proposed projects larger than five acres in area undergo air dispersion modeling to determine localized air quality. *Source: SCAQMD Website*. The LST Methodology was therefore not utilized to determine the significance of impacts associated with the Proposed Project.

- d) The proposed project includes the development of 95 single-family residences on property that is adjacent to existing residential uses. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD significance thresholds, 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. As shown in Table 2 operational emissions are below SCAQMD thresholds. Therefore, impacts to sensitive receptors are anticipated to be less than significant.
- e) Development of single-family residences is not anticipated to generate emissions that could generate objectionable odors. A less than significant impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
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 Wildlife or US Fish and Wildlife Service?	( )	( )	(✓)	( )
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	(✓)	( )
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e) Conflict with 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?	( )	( )	( )	(✓)

- a) In January 2016, Hernandez Environmental Services prepared a Biological Resources Study for the 30-acre area proposed for development. The purpose of the study was to document the presence/absence of sensitive resources that may be present on the site, existing habitats and potential impacts to biological resources.

The 30-acre site is currently developed with agricultural uses that have on-going site disturbing activities (e.g. grove maintenance including weed control). The entire project site contains trees and shrubs that have the potential to be used by migratory birds for nesting. The Cooper's hawk (*Accipiter cooperii*) is a California Species of Special Concern. It is found in riparian woodlands and upper montane coniferous forests. This raptor species nests in trees and can use the citrus trees that are currently not being actively harvested. This species may also use the non-native tree species found in the ephemeral stream as nesting habitat. Any impacts to the citrus trees or trees in the ephemeral stream may result in impacts to this species. Removal of these trees and shrubs

or construction activities within 500 feet of these trees and shrubs may have an impact on nesting birds as well if the work activity is conducted between February 1 and September 15.

To ensure potential impacts to the Cooper's Hawk and nesting birds is reduced to a less than significant level, the following mitigation measures shall be implemented:

**Mitigation Measure 3:**

**Conduct pre-construction nesting hawk surveys during the nesting bird season from February 1 through September 15 no more than 30 days prior to vegetation removal. If nests are found during surveys, they shall be flagged and a 500-foot buffer shall be fenced around the nests; and if a nesting hawk is found, an approved biologist shall monitor nesting activities and ensure construction activities do not result in abandonment of the nest. The monitor shall have the ability to stop construction activities until measures are implemented to protect the nesting hawks. The monitor shall observe nests until the young have fledged and have abandoned the nest.**

**Mitigation Measure 4:**

**Conduct pre-construction nesting bird surveys during the nesting bird season from March 15 through September 15 no more than 30 days prior to vegetation removal. If nests are found during surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests; and if nesting birds are found, an approved biologist shall monitor nesting activities and ensure construction activities do not result in abandonment of nest. The monitor shall have the ability to stop construction activities until measures are implemented to protect the nesting birds. The monitor shall observe the nest until the young have fledged and have abandoned the nest.**

- b) Aerial photographs, topographic maps, and the California Diversity Database (CNDDDB), the United States Fish and Wildlife (USFWS) County Endangered Species Lists, and the California Native Plant Society's Rare Plant lists were reviewed to obtain species information for the area. The project site is surrounded by residential development to the north, a commercial operation to the south, and citrus groves to the east and west. The project site contains two habitat types: 29.5 acres of disturbed non-native vegetation and 0.85 acres of disturbed non-native ephemeral stream. The disturbed non-native vegetation consists of citrus (*Citrus* sp.) groves, with early stage succession herbaceous non-native understory. The habitat type has been heavily disturbed by agricultural activities and maintenance. In addition to citrus trees, other plant species observed include rip gut brome (*Bromes diandris*), Sahara mustard (*Brassica tournefortii*).

The approximate 0.85 acres of disturbed non-native ephemeral stream habitat occurs within the Morey Arroyo, which flows into the Mission Zanja Channel. The banks of the drainage on the 30-acre site have been altered and gabion has been used to contain the banks. The vegetation is dominated by non-native plant species, with few native species mixed in. Species observed include California wild grape (*Vitis californica*), Arizona ash (*Fraxinus velutina*) willow (*Salix* sp), oleander (*Nerium oleander*), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), scirpus (*Scirpus microcarpus*), giant reed (*Arundo donax*) and Mexican fan palm (*Washingtonia robusta*).

A dry, sandy-bottom, drainage, Morey Arroyo, traverses APN 0292-163-08-0000 from southeast to northwest. The drainage crosses beneath New Jersey Street and then crosses the northeast

corner of APN 0292-161-02-0000. Morey Arroyo flows offsite to the northwest where it eventually flows into the Mission Zanja Channel, which is tributary to the Santa Ana River. The portion of Morey Arroyo located within the project site consists of an unvegetated bed with non-native tree species and ornamentals along the channel side slopes and banks. Some of the species observed are California wild grape, California ash, willow, oleander, tree tobacco, castor bean, scirpus, giant reed and Mexican fan palm.

The onsite portion of Morey Arroyo is considered to be Waters of the State and Waters of the United States; and, therefore falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), State Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). The field survey resulted in the finding of a total of approximately 0.85 acre of CDFW jurisdictional areas and approximately 0.28 acre of Waters of the United States. It is anticipated that all 0.85 acres of CDFW jurisdictional streambed and 0.28 acres of Waters of the United States will be impacted by implementation of the Proposed Project. The project Applicant will be required to mitigate for these impacts to CDFW jurisdictional streambed and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank in accordance with implementation of Mitigation Measure 19 and Mitigation Measure 20 in Section 9 Hydrology Water Quality of this Initial Study. No additional mitigation is warranted.

- c) The portion of the Project Site that is proposed for development is currently occupied with a citrus grove. During a recent visit to the site in October 2015, with the exception of the Morey Arroyo, no surface waters were observed, including wetlands as defined by Section 404 of the Clean Water Act. Therefore, the Proposed Project would not impact federally-protected wetlands.
- d) A majority of the annexation area is developed and includes the following land uses: scattered residential units, religious assembly, and agriculture (citrus groves). Within the vicinity of the annexation area is similar development and institutional uses (i.e., Mission Elementary School, Heart & Surgical Hospital).

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project site was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat zones. Typically, mountain canyons or riparian corridors are used by wildlife as corridors. Although Morey Arroyo flows through the project site, it consists of an ephemeral drainage that does not connect to a major wildlife corridor. Furthermore, the project site is surrounded by human activity in the form of residences, agricultural use, and roadways. No wildlife movement corridors were found to be present on the project site. The Mission Zanja Channel located to the north of the project site is the nearest wildlife corridor to the project site.

Implementation of the Proposed Project would not impact a local or regional wildlife corridor.

The entire project site contains trees and shrubs that have the potential to be used by migratory birds for nesting. Removal of these trees and shrubs or construction activities within 500 feet of these trees and shrubs may have an impact on nesting birds if the work activity is conducted between February 1 and September 15. Implementation of Mitigation Measure 4 would ensure potential impacts are reduced to a less than significant level. No additional mitigation is warranted.

- e) The City of Loma Linda Municipal Code Chapter 17.74 "Tree Placement, Landscape Materials, and Tree Removal" outlines local policies and ordinances regulating landscape development. Per the Municipal Code, the proposed removal of citrus trees within the 30-acre area is not a regulated activity. Per Ordinance 12.74.180 the Applicant has prepared a preliminary landscape plan as part of its Tentative Tract Map application. Proposed development within the 30-acre area includes landscaping within the front yards and open letter lots including the placement of trees reducing impacts to a less than significant level.
- f) The Project Site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impacts would occur.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES. <i>Would the project:</i></b>				
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?	( )	(✓)	( )	( )

- a) In August 2015, McKenna et al. prepared a Phase I Cultural Resources Investigation for the 30-acre area that consists of three parcels including: 0292-161-02, 0292-161-02, and 0292-163-08. The County Assessor's Map illustrates this 30-acre area as consisting of land to the south of the "Dinky" historic railroad alignment and traversed by a portion of the Morey Arroyo. Citrus Avenue is north of the area and New Jersey Street divides the properties (2/3 west and 1/3 east).

During the review of records, the following were identified: two (2) prehistoric archaeological sites within one mile of the 30-acre area; one (1) prehistoric isolated artifact; sixteen (16) historic archaeological sites; eleven (11) pending historic archaeological sites; thirty-six (36) historic structures, and one (1) isolated historic artifact. Additionally, two (2) National Register of Historic Places properties, one (1) eligible National Register property, three (3) California Historical Landmarks, and two (2) California Points of Historical Interest were identified. The majority of resources were identified as being associated with the historic periods ranging from the establishment of the *Asistencia* through the citrus orchard developments. Although the area is considered highly sensitive for evidence of prehistoric occupation (a village site was known to be located near the *Asistencia* - Guachama), the development of agricultural lands in the second half of the 1800s and the extensive development in the first half of the 1900s has removed or buried such evidence. Many of the features associated with the *Asistencia* were constructed with Native American labor, reflecting their presence in the immediate area.

An intensive field survey was conducted on August 6, 2015, by Richard S. Shepard, MA/RPA, under the supervision of Jeanette A. McKenna, Principal Investigator for McKenna et al. Results of the investigation are discussed herein.

The 30-acre area is within the boundaries of the historic Barton Ranch (pre-1887) and later owned by John Furney; Lloyd and Mary Ida Younts; the Yount heirs; and, more recently, the Dangermonds and Citrus Heights. The area has always been historically associated with citrus cultivation. While no structures have been reported for the 30-acre area, scant assessor data and a single map (ca. 1915) suggest a small structure may have been present southwest of the intersection of Citrus Avenue and New Jersey Street. The nature of the structure is unknown, but the less-than \$100 value cited in the Assessor records suggest this was not a residence, but more likely an orchard maintenance structure (e.g. barn or packing structure). Its locale is indicated by the presence of a single oak tree among the surrounding citrus trees. Any early improvements would be related to the John Furney ownership.

The field survey resulted in the identification of the reported Citrus Avenue alignment; the New Jersey Street alignment; the Orange Avenue alignment; the "Dinky" Railroad alignment berm; the John Furney et al. orchards; a bridge crossing at Citrus Avenue and New Jersey Street; and the Flood Control Channel (Morey Arroyo). In assessing the significance of these resources, the cultural investigation determined that the roadways do not reflect their original designs or condition and, in the case of Citrus Avenue, even the originally proposed alignment. The roadways are not considered historically significant and, therefore, any renovation or replacement of these roadways will not result in any adverse environmental impacts.

The Redlands "Dinky" Railroad alignment was assessed by McKenna in 2014, resulting in a determination the alignment lacks integrity and no longer reflects the original design or use. The Redlands Central Railway "Dinky" line is, however, considered a locally significant resource for its association with noted individuals (e.g. Henry Fisher) and the events associated with the successful development of the area (rider and commercial traffic). Despite its history and associations, the relative lack of integrity negates its recognition as a locally significant historical resource.

The Furney/Yount orchard was established between ca. 1887 (western portion) and 1917 (eastern portion). The trees were damaged during the frosts of the 1920s and 1930s, requiring replacement. All of the trees within the orchard(s) date to the 1930s, but are indicative of the early citrus industry in the area. The complement to the adjacent Curtis holdings – the Furneys and Younts were related to the Curtis family through marriage. In general, the Furney/Yount orchard represents approximately 20 percent of the overall Curtis family holdings. In addition to the trees, the orchard includes an irrigation system (early and late) and heating system (smudge pots and windmills). Neither of these systems are considered historically significant.

In contrast, the orchard is considered, by definition, a cultural landscape representing the activities of an extended family with a history in the area dating back to 1867. The orchard system was expanded over time – the Furney/Yount portion being a late addition to the holdings. Previous analysis (McKenna 2014 and 2015) addressed the potential loss of other Curtis orchard properties. The removal of the Furney/Yount orchard(s) would result in a cumulative loss of the cultural landscape, essentially removing all evidence of the Curtis family enterprise. To avoid adverse impacts to the cultural landscape of the Furney/Yount orchard, McKenna et al. recommends avoidance of disturbances to the orchard. If avoidance is not possible, the following mitigation measures are recommended:

**Mitigation Measure 5:**

**Initiate an archaeological monitoring program for the proposed 30-acre development area to oversee the removal of citrus trees and to document any additional resources that may be identified as a result of tree removal (e.g. prehistoric artifacts and/or evidence of a structure).**

**Mitigation Measure 6:**

**Prepare a technical document that includes the findings of the monitoring program and includes some additional research to address the connections of the Furney/Yount orchard with other Yount holding in the immediate area.**

Implementation of Mitigation Measures 6 and 7 would reduce adverse impacts to archeological resources to a less than significant level.

- b) The project area is associated with a general area known to have been inhabited by Native Americans prior to and during the establishment of the *Asistencia*. As concluded in the Phase I Cultural Resources Investigation, no evidence of Native American cultural resources were found within the project area. However, the general area is still considered highly sensitive for the presence of prehistoric or protohistoric archaeological resources. The property is very close to the *Asistencia* and between the recorded locations of the *Asistencia* and the village of Guachama.

**Mitigation Measure 7:**

**If, at any time, evidence of Native American archaeological resources is identified, a Native American monitoring program shall be included in the overall monitoring program.**

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

- c) A paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. He noted the project area is within an area dominated by younger Quaternary alluvium, primarily derived from the Crafton Hills, and fluvial deposits of the Santa Ana River channel. These deposits are not considered conducive to yielding fossil specimens. The Museum has no record of any fossil localities in this area. The nearest find was to the south, in the San Jacinto Valley. Dr. McLeod concluded that that no additional studies are warranted and that the relative depth of the older deposits in this area are generally below any development impact areas. Although there is no evidence that fossil localities may be encountered and no further study has been recommended by Dr. McLeod, the following mitigation measure shall be implemented:

**Mitigation Measure 8:**

**In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of**

**Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.**

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

- d) Construction activities, particularly grading, soil excavation and compaction, could adversely affect unknown buried human remains. The following mitigation measure shall be implemented to reduce potential impacts to less than significant.

**Mitigation Measure 9:**

**If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.**

Implementation of the above mitigation measure would ensure potential impacts to unknown human remains 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
<p><b>6. TRIBAL CULTURAL RESOURCES.</b> <i>Would the project:</i></p> <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?</p>	( )	( )	(✓)	( )

- a) California Assembly Bill 52 (AB 52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The bill applies to CEQA projects that have a notice of preparation or a notice of negative declaration filed or mitigated negative declaration on or after July 1, 2015.

In accordance with AB 52, tribes must first request to be on the Lead Agency's notification list to receive information about a known project and a requested consultation. Tribes that have

expressed interest in receiving information from the City of Loma Linda include the Gabrieleno Band of Mission Indians – Kizh Nation and the San Manuel Band of Mission Indians.

In accordance with AB 52 and Section 21080.3.1(d) of the California Public Resources Code (PRC), the City of Loma Linda submitted a letter to the tribes and provided the designated tribal contact with appropriate notification of the project and the opportunity to consult with the City regarding the potential for this project to impact Tribal Cultural Resources. In accordance with Section 21080.3.1(d) of the PRC, the tribe has 30 days from the receipt of the letter to either request or decline consultation in writing for the project. As of the date of the preparation of this Initial Study, the City has received a written request to consult regards to this Proposed Project from both tribes.

At the request of the tribes, a Native American monitor will be present during earth moving activities, in accordance with Conditions of Approval for the project. No additional mitigation is warranted and any potential impacts will be reduced with implementation of Mitigation Measure 8.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GEOLOGY AND SOILS. <i>Would the project:</i></b> 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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 10.1 of the City of Loma Linda General Plan, the 80-acre annexation area including the 30-acre portion proposed for development does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. The nearest fault zone is the Loma Linda Fault, approximately one-half mile to the east; the fault is identified as inactive. The nearest known, active earthquake fault is the San Jacinto Fault which is located approximately 1.6 miles to the southwest. The Redlands fault of the Crafton Hills Fault complex is located approximately 2.8 miles to the southeast; the activity rating of this fault is not known. Other known, active earthquake faults in the region include the San Andreas fault located approximately six miles to the northeast and the Cucamonga fault located approximately 15.5 miles to the northwest. Given the 30-acre area's location in relation to these mapped Alquist-Priolo Earthquake Fault Zones, potential impacts are anticipated to be less than significant ((see a)ii below)).
  - ii) The San Jacinto Fault Zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the annexation area (occurring approximately 1.6 miles to the southwest), and is considered the most important fault to the site with respect to the hazard of seismic shaking and ground rupture. More significant historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. Severe seismic shaking can be expected during the lifetime of the proposed residential units. Construction of the 95 single-family residences in accordance with applicable requirements for development within Seismic Zone 4 as listed within the Uniform Building Code would ensure that potential impacts are reduced to the maximum extent possible.
  - ii) Liquefaction occurs primarily in saturated, loose, and fine to medium grained soils. Shaking may cause soils meeting these conditions to lose strength and move as liquid. Liquefaction-related effects may include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. The City of Loma Linda General Plan Figure 10.1 does not identify the annexation area as occurring within a zone that has soils or conditions prone to

liquefaction. Therefore, the potential for liquefaction is considered low and no significant impacts are anticipated.

- iv) The 30-acre area proposed for developing 95 single-family residential units is flat and at an elevation of 1,180 feet above mean sea level. There are no hills or prominent landforms in the immediate vicinity that would be susceptible to landslides seismic-induced settlement or rock falls. No impacts would occur.
- b) During the development of a portion of the annexation area (30-acre area) which would include disturbance of approximately 30 acres, project dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. The City of Loma Linda requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. According to the San Bernardino County WQMP template, the Proposed Project would require a WQMP because it is considered a significant re-development involving the addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Refer to the Hydrology and Water Quality section of this Initial Study for a comprehensive discussion. Impacts related to soil erosion are considered less than significant.
- c) The approximate 80-acre annexation area is located approximately 1.6 miles northeast from the San Jacinto Fault Zone, and is located outside of the earthquake hazard zone as identified in the City of Loma Linda General Plan. The Project Site is located on a relatively flat parcel and there are no hills or prominent landforms in the immediate vicinity. It is not anticipated that development proposed within a 30-acre portion of the 80-acre annexation area would result in soil that would become unstable or cause off-site landslide, lateral spreading, subsidence, liquefaction or collapse. No impacts are anticipated.
- d) Expansive soils (shrink-swell) are fine grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. Information about shrink-swell classes and linear extensibility is available in the Natural Resources Conservation Service (NRCS) soil survey reports. The shrink-swell classification indicates the relative change in volume that may be expected with changes in moisture content that is the extent to which the soil shrinks as it dries out or swells when it gets wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. A high shrink-swell potential indicates a hazard to maintenance of structures built in/on/or with material having this rating. Moderate to low ratings lessen the hazard. According to the geotechnical report prepared for the 30-acre area proposed for development, on-site soils have a very low expansive potential; therefore no impacts related to expansive soils are anticipated.
- e) Upon annexation, the proposed 95 single-family residential lot development would connect to the City's sewer collection system existing in California Street. No septic tanks or alternative wastewater disposal is proposed. No impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSION. <i>Would the project:</i></b>	( )	( )	(✓)	( )
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	( )	( )	(✓)	( )
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	(✓)	( )

- a) In September 2006 Governor Schwarzenegger signed Assembly Bill 32, The Global Warming Solutions Act of 2006. The Act requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. However, although thresholds of significance guidelines have been developed; standards or significance thresholds have not yet been adopted by SCAQMD or the California Air Resources Board (CARB).

Per CEQA guidelines, new project emissions are treated as standard emissions, and air quality impacts are evaluated for significance on an air basin or even at a neighborhood level. Greenhouse gas emissions are treated differently as the perspective is global, not local. Therefore, emissions for certain types of projects might not necessarily be considered as new emissions if the project is primarily population driven. Many gases make up the group of pollutants that are believed to contribute to global climate change. However the three gases that are currently evaluated are Carbon dioxide (CO<sub>2</sub>) Methane (CH<sub>4</sub>) and Nitrous oxide (N<sub>2</sub>O). SCAQMD's CalEEMod model was used to determine emissions from GHGs. Model results for GHG emissions related to the Proposed Project are shown in Tables 3 and 4, construction and operational emissions, respectively. A threshold of 3,000 MTCO<sub>2e</sub> per year has been adopted by SCAQMD for determining a project's potential for significant impact to global warming for non-industrial projects (Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, SCAQMD, October 2008).

**Table 3  
Greenhouse Gas Construction Emissions  
MT Per Year**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Site Preparation	38.6	0.0	0.0
Grading	135.5	0.0	0.0
Building Construction	380.2	0.0	0.0
Paving	38.1	0.0	0.0
Architectural Coating	5.6	0.0	0.0
Total in MT Per Year	598.0		
<b>Total CO<sub>2e</sub> Per Year</b>	<b>598.0</b>		
SCAQMD Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod 2013.2.2 Annual

**Table 4  
Greenhouse Gas Operational Emissions  
“MT Per Year”**

Source	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Area	31.1	0.0	0.0
Energy	380.0	0.0	0.0
Mobile	1,285.1	0.0	0.0
Waste	22.6	1.3	0.0
Water	37.4	0.2	0.0
Total in MT Per Year	1,756.2		
<b>Total CO<sub>2</sub>e Per Year</b>	<b>1,793.9</b>		
SCAQMD Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod 2013.2.2 Annual

As shown in Table 3 and Table 4, GHG emissions related to the Proposed Project are not anticipated to exceed the SCAQMD GHG emissions threshold. Therefore, impacts are anticipated to be less than significant.

- b) There are no existing GHG plans, policies, or regulations that have been adopted by CARB or SCAQMD that would apply to this type of emissions source. It is possible that CARB may develop performance standards for Project-related activities prior to Project construction. In this event, these performance standards would be implemented and adhered to, and there would be no conflict with any applicable plan, policy, or regulation; therefore, impacts would be less than significant, and no mitigation would be required.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i></b>				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	( )	( )	( )	(✓)

- a) Construction activities would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials because construction of the expansion would not involve such activities. The uses allowed under the current County designation of Multiple Residential and Community Industrial and the City of Loma Linda's existing Commercial, Business Park and High Density Residential and proposed change to Low Density Residential would not increase the potential for transport of hazardous materials. The construction and post-construction operation of 95 single-family residences would not involve the routine transport or use of hazardous materials. A less than significant impact would result.
- b) Hazardous or toxic materials transported in association with construction of the single-family units may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident release of hazardous materials into the environment. No impacts are anticipated.
- c) The Citrus Valley Christian Academy is located approximately 875 feet north of the Project Site. In addition, Mission Elementary School and Grove High School are located approximately 0.5 miles northwest and 0.5 miles east of the Project Site, respectively. Although the 30-acre area proposed for development occurs within ¼-mile of a school, no hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous

materials is not associated with single-family homes; therefore no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school are anticipated.

- d) Pursuant to California Government Code Section 65962.5 the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A Preliminary Environmental Site Assessment report was prepared for the 30-acre subdivision property by CHJ, in 2004. The property use has not changed since the time of the report. The CHJ report concluded that groundwater beneath the site could have been impacted by chlorinated solvents and/or pesticides resulting from agricultural uses. However the known contamination was not considered to be a significant health threat to non-groundwater related uses of the property. A Phase I Environmental Assessment Report was prepared on August 19, 2015 by Robin Environmental Management for the westerly adjacent parcel (referred to as "Citrus Heights"). That report indicates that the adjacent property was historically used for agriculture and that based on the firm's experience, typical pesticide concentrations in soil samples pose no significant health risk for commercial, industrial, or residential exposure. A copy of the most recent Cortese List was retrieved from the DTSC EnviroStor online Database on December 21, 2015; the 30-acre area proposed for development within the 80-acre annexation area was not identified on the list. No impacts are anticipated.

- e,f,g) The San Bernardino International Airport is located approximately 2.5 miles northwest of the approximate 80-acre annexation Project Site. As identified in the City of Loma Linda General Plan Figure 10-4, the Project Site is not located within the Airport Influence Area. Additionally, no private airstrips occur in the vicinity of the Project Site. Proposed development of the 30-acre area within the Project Site would not result in a safety hazard associated with an airport or private airstrip.

The City of Loma Linda implements and maintains the City's Emergency Plan as required by State Law. The Plan includes ongoing emergency response coordination with surrounding jurisdictions, including the County of San Bernardino, and a public awareness program on the nature and extent of natural hazards in the Planning Area. Proposed development within the 30-acre portion of the annexation area would include construction of 95 single-family residences. The proposed site plan includes three access points along Citrus Avenue (including one at the intersection of New Jersey Street and Citrus Avenue) and three access points from New Jersey Street. Construction would take place within the boundaries of the site. Neither the construction nor post-construction operations would conflict with implementation of the City's Emergency Plan.

- h) The Project Site does not occur within a Fire Hazard Overlay area as indicated on the County of San Bernardino General Plan Hazards Overlay Map FH31C. Upon annexation, the Project Site would transfer from the unincorporated portion of the County of San Bernardino to the City of Loma Linda. The Project Site is currently located within the Sphere of Influence of the City of Loma Linda. The Loma Linda Hills and wildland and conservation areas are located approximately one-mile south of the Project Site. There are no intermixed wildlands areas within the vicinity. Implementation of the Proposed Project, which includes the development of 95 single-family residential units, would not expose people or structures to a significant risk of loss, injury or death involving wildland fires; no impacts would occur.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
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?	( )	( )	( )	(✓)

- a,f) The Proposed Project includes the annexation of an approximate 80-acre area and development of approximately 30 acres with 95 single-family residential units. Open letter lots are proposed near the central northern boundary adjacent to the Morey Arroyo. Proposed bio-retention and catch basins within the open space lots would provide water quality treatment of storm flows from project streets and parkways. In addition, rain gardens would be provided on each single-family residential lot to provide water quality treatment of storm flows at each lot. The portion of the 30-acre site to the east of New Jersey Street (APN 0292-163-08) is transected by the Morey Arroyo, an earthen channel running diagonally through the middle of the parcel, flowing from the southeast corner of the parcel to the intersection of New Jersey Street and Citrus Avenue. Flows from both sides of this parcel discharge to the Morey Arroyo and flows continue north to the Mission Zanja through a San Bernardino County Flood Control Channel. The Mission Zanja is tributary to the Santa Ana River.

The Proposed Project would disturb approximately 30 acres 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 Project Proponent shall 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 Project Proponent shall 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.

In addition to complying with NPDES requirements, the City of Loma Linda also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. As discussed in the San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005), project proponents for development projects that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP.

The Project is considered a Category Project as it includes new development involving the creation of 10,000 square feet or more of impervious surface collectively over the entire site. In June 2015, the project proponent submitted a WQMP to the City for review and approval.

As part of the WQMP, all Category projects must identify any hydrologic condition of concern that would be caused by the project, and implement site design, source control, and/or treatment control BMPs to address identified impacts. Since the downstream conveyance channels that would receive runoff from development of the 30-acre area are not all engineered, hardened and regularly maintained, hydrologic conditions of concern were identified for the project. To ensure potential impacts are reduced to less than significant, the following mitigation measures, as provided in the WQMP, shall be implemented.

**Mitigation Measure 10:**

**The Project Proponent shall ensure the education of property owners, tenants and occupants on storm water BMPs.**

**Mitigation Measure 11:**

**Activity restrictions shall be implemented and shall include: outdoor materials storage, outdoor work or processing areas, pesticide application by any other person other than an applicator certified by the California Department of Pesticide Regulation, and hazardous materials storage.**

**Mitigation Measure 12:**

**Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.**

**Mitigation Measure 13:**

**Landscaping at the bio-retention areas is to be native and drought tolerant grasses and shrubs. All other landscaping will be with native and drought tolerant trees and groundcovers, citrus or turf. Wood fiber shall be used in the landscaping design. Plants shall be grouped with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping will correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.**

**Mitigation Measure 14:**

**Homeowners shall be responsible for litter control on private lots. HOA staff shall remove litter from common areas and dispose off-site. HOA staff or an outside landscape company shall provide litter control services.**

**Mitigation Measure 15:**

**The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.**

**Mitigation Measure 16:**

**The top of all catch basins shall be painted with the following: “No Dumping, Drains to River” sign or equivalent.**

**Mitigation Measure 17:**

**The catch basins are to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.**

**Mitigation Measure 18:**

**Bio-retention area maintenance shall begin within 30 days of project completion. The owner or their designated landscape maintenance company shall maintain bio-retention areas in private lots. A landscape maintenance company shall be retained by the HOA to maintain bio-retention areas in common lots. They shall ensure that bio-retention areas are inspected every six months and after major storm events for erosion of banks and bottom, standing water, slope stability, sediment accumulation, and vigor and density of the plants. Silt and debris accumulated with the rain gardens shall be removed every 60 days or sooner as required.**

Implementation of Mitigation Measures 11 through 19 would ensure potential impacts to water quality are reduced to a less than significant level.

- b) As identified in the County of San Bernardino General Plan and the City of Loma Linda General Plan, the annexation area is not used for groundwater recharge, therefore the development proposed within the 30-acre area of the 80-acre Project Site would not impact groundwater recharge. In addition, the development of 95 single-family residences would not substantially deplete groundwater supplies.

The Project Site is located within the City of Loma Linda Water Service area as shown in the 2010 Regional Urban Water Management Plan for the San Bernardino Valley. Irrigation water for the 30-acre area is currently provided by Bear Valley Municipal Water Company. Upon annexation, the City of Loma Linda would provide domestic water to the development, and irrigation water for the existing grove on-site would no longer be required. Irrigation water would continue to be provided by the Bear Valley Mutual Water Company for groves within the 80-acre annexation area; resulting in no change in services. Similarly existing development within the annexation area is currently serviced by their own wells. As of the date of preparation of this Initial Study only one property within the 80-acre Project Site (Seventh Day Adventist Spanish Church located near the northeast corner of Orange Avenue and New Jersey Street) has requested and been granted water service by the City of Loma Linda. Until requests/approvals for water service are processed through the City of Loma Linda, no changes in services would occur.

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 region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management

activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the November 2012 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

Conversion of a 30-acre portion of the Project Site's land use from agricultural to residential will result in a decrease in overall water demand. Estimated water use for the existing citrus grove would be approximately 120 acre-feet/year (4 acre-feet/acre of citrus/year), and estimated water use for single-family residential would be approximately 48 acre-feet (1/2 acre-foot/residence/year). Water demands associated with development under the proposed zone change would be speculative however the three land use designations of General Business (C-2), Multi-Family Residence (R-3) and Institutional (I) all typically have lower water use rates than citrus groves. With implementation of the water resources management activities defined in the IRWM Plan, the available groundwater supply would be sufficient to meet the long-term water demands of the City including areas within its Sphere of Influence; therefore impacts would be less than significant.

- c-f) Currently the 30-acre portion of the 80-acre Project Site is developed with citrus groves and does not support any natural areas. Flows from the portion of the site to the west of New Jersey Street (APN 0292-161-02 & 03) currently drain from southeast to the northwest, at an approximate grade of 0.5 percent. Flows continue on to Citrus Avenue and west to California Street, then north to the Mission Zanja and finally to the Santa Ana River. The portion of the site to the east of New Jersey Street (APN 0292-163-08) is transected by the Morey Arroyo, an earthen channel running diagonally through the middle of the parcel, flowing from the southeast corner of the parcel to the intersection of New Jersey Street and Citrus Avenue. Flows from both sides of this parcel go to the Morey Arroyo, where they continue north to the Mission Zanja through a San Bernardino County Flood Control Channel. The Mission Zanja is tributary to the Santa Ana River.

The flows in the Morey Arroyo were analyzed by San Bernardino County Flood Control Planning Division in their Comprehensive Storm Drain Plan #4 (February 2013). Per the Plan, the 30-acre area falls between nodes 21419 to 21421 in Sub Area LR0200. Flows from Nodes 21419 to 21420 have been determined to be 2,885.13 cfs per the 100-year storm event. As these flows continue to Node 21421 they are increased to 2,955.28 cfs. Due to these large flows and small cross section of the existing Morey Arroyo the areas directly adjacent to the Morey Arroyo are in FEMA flood zones A and AO.

Proposed development of the 30-acre area includes removing most of the existing citrus trees, and constructing 95 single-family residential units and nine common lots for open space. Flows from the pads will be directed to on-lot bio-retention areas. Street and open space flows will be directed via proposed curb and gutter to catch basins and under sidewalk drains that will lead to proposed bio-retention areas in Lots A, E & G. Excess flows will continue as they have historically on the west side, flowing north to Citrus Avenue and then west to California Street and the east side will enter the Morey Arroyo. The total volume proposed to be captured by the bio-retention areas will be a total of 53,060 cubic feet.

Existing offsite tributary flows upstream from the Morey Arroyo will be handled by a new graded 40-foot wide earthen channel that has been sized to handle the flows. Flows from this new

channel will then enter a new proposed box culvert directing flows to the north of the existing San Bernardino County Flood Control channel. The increase in the cross section of the Morey Arroyo would mitigate any previous flooding as shown in the FIRM Map. Surface water depths in the new channel will range from 5.2 feet to 5 feet. The proposed channel has been designed to be six (6) feet in depth. In addition to the deepening and widening of the Morey Arroyo, adjacent lots along the channel will be raised further to decrease possible flooding.

In July 2015, a Preliminary Drainage Study was prepared for the 30-acre area proposed for development. The purpose of the study was to analyze the flows to and through the site both pre-development and post-development and demonstrate that the post-development flows leaving the site will be less than pre-development flows. The study determined that for the area west of New Jersey Street the pre-development total flows produced for 10, 25 and 100 year events would be 9,045 cubic feet (cf), 20,329 cf and 64,410 cf, respectively. For the area east of New Jersey Street the 10, 25 and 100 year total pre-development flows produced would be 8,805 cf, 13,138 cf, and 27,212 cf, respectively. The 10, 25 and 100 year post-development flows were determined utilizing the Rational Method per San Bernardino County Hydrology Manual and were found to produce for the area west of New Jersey Street 13,556 cf for a 10-year event, 39,004 cf for a 25-year event, and 61,131 cf for a 100 year event. For the area east of New Jersey Street the 10, 25 and 100-year total volume flow would be 10,290 cf, 12,837 cf and 19,084 cf, respectively.

In all cases the volumes produced by the post-development storm events would be less than the volumes that currently exist onsite due to the bio-retention areas which would redirect flows. The proposed total volume of the bio-retention areas would be 40,221 cf for the area west of New Jersey Street, and 12,839 cf for the area east of New Jersey Street. Excess flows leaving the bio-retention areas would be reduced via a proposed broad crested weir<sup>2</sup> before leaving the site and then directed west along Citrus Street or enter the Morey Arroyo as they have historically. Proposed improvements to the Morey Arroyo would mitigate flood concerns that exist for Phase II of the 30-acre site.

A dry, sandy-bottom, drainage, Morey Arroyo, traverses APN 0292-163-08-0000 from southeast to northwest. The drainage crosses beneath New Jersey Street and then crosses the northeast corner of APN 0292-161-02-0000. Morey Arroyo flows offsite to the northwest where it eventually flows into the Mission Zanja Channel, which is tributary to the Santa Ana River. The portion of Morey Arroyo located within the project site consists of an unvegetated bed with non-native tree species and ornamentals along the channel side slopes and banks. Some of the species observed are California wild grape, California ash, willow, oleander, tree tobacco, castor bean, scirpus, giant reed and Mexican fan palm.

The onsite portion of Morey Arroyo is considered to be Waters of the State and Waters of the United States; and, therefore falls under the jurisdiction of the U.S. Army Corps of Engineers (USACE), State Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). The field survey resulted in the finding of a total of approximately 0.85 acre of CDFW jurisdictional areas and approximately 0.28 acre of Waters of the United States. It is anticipated that all 0.85 acres of CDFW jurisdictional streambed and 0.28 acres of Waters of the United States will be impacted by implementation of the Proposed Project. The project Applicant will be required to mitigate for these impacts to CDFW jurisdictional streambed

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<sup>2</sup> A weir is a barrier across a river designed to alter its flow characteristics. A broad-crested weir is an open channel flow measurement device that combines hydraulic characteristics of both weirs and flumes.

and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank.

**Mitigation Measure 19:**

**Notify the CDFW, USACE, and RWQCB prior to any the initiation of any construction activities within the jurisdictional drainages located on the 30-acre site.**

**Mitigation Measure 20:**

**The project Applicant will be required to mitigate for impacts to CDFW jurisdictional streambed and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank unless otherwise stipulated as a result of completing Mitigation Measure 19.**

Development of Phase II would be conditionally approved and require improvements to the Morey Arroyo to reduce potential flood hazards to a less than significant level. Implementation of Mitigation Measure 20 would ensure appropriate entitlements are obtained prior to initiating construction activities within the channel.

- g-h) The Project Site is located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06071C8711H as revised on August 28, 2008. As illustrated on Figure 9 Flood Limits, a portion of Phase II occurs within Zone A and Zone AO. Zone A refers to areas where no base flood elevations have been determined. Zone AO is mapped for areas where flood depths may average one to three feet, and Zone X indicates areas of 0.2 percent annual chance flood; the zone also refers to areas of one percent annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance flood. Zone X occurs for the area proposed for development in Phase I. No improvements are required or proposed for areas that occur in Zone X, and no significant impacts are anticipated.

Development of Phase II of the Proposed Project would place housing within a 100-year floodplain. However proposed improvements to the Morey Arroyo would eliminate flood hazards for the areas mapped in Zone A and Zone AO (see Figure 9). Implementation of Mitigation Measure 20 would ensure that agencies with jurisdiction over Water of the United States would be consulted prior to initiating construction within the channel. Therefore, proposed development within Phase II would be conditionally approved.

- 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 including portions of unincorporated areas 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 Morey Arroyo occurs north of the 30-acre area proposed for development and the Morey Arroyo transects the northeastern portion of the 30-acre area. As previously discussed, the Phase II of the 30-acre area proposed for construction of single-family houses is located within a 100-year floodplain as identified in the FEMA Flood Insurance Rate Map. Upon annexation and proposed improvements to the Morey Arroyo that

would be required as conditions of approval for development of Phase II, potential impacts from flooding would be reduced to a less than significant level.

- j) Phase II of the 30-acre area proposed for development is transected by the Morey Arroyo and occurs within a 100-year floodplain. However, there are no large bodies of water in the vicinity of the Project Site and therefore no hazards from inundation by seiche or tsunami are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING. <i>Would the project:</i></b>				
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?	( )	( )	( )	(✓)

a,b) The Project Site is currently developed with citrus groves. Surrounding properties and associated land use designations are shown in Figure 7 (Proposed City of Loma Linda Pre-Zoning). Property to the north and east of the 80-acre annexation area is located within the City of Redlands and has land use designations of Office, Commercial/Industrial and Medium Density Residential. Properties include residential, commercial, and agricultural land uses, and vacant land. Properties to the immediate west were recently annexed into the City of Loma Linda and are designated Low Density Residential and General Business (C-2). Properties across California Street occur within the City of Loma Linda and include citrus groves and a school (Mission Elementary School) and have a land use designation of Special Planning Area and are zoned Planned Community and Institutional. Properties on the south side of Orange Avenue are zoned City of Loma Linda Multiple Family Residence (R-3) and Institutional (I) and are developed with multi-family residences, an Alzheimer's special care facility and citrus groves.

The City of Loma Linda is initiating the annexation of an approximate 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road (see Figure 3 – City of Loma Linda Sphere of Influence). The Project also includes the request to approve a Tentative Tract Map (TTM 19963) to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and nine (9) common lettered lots (see Figure 4 – Proposed Site Plan – TTM 19963). The 95 single-family residential lots would range in size from 7,200 square-feet to 15,330 square-feet (see Figure 4 – Proposed Site Plan – TTM 19963). A majority of the annexation area is developed and includes: scattered residential units, religious assembly, and agricultural uses (citrus groves). There are scattered areas of vacant land and land developed with agricultural uses (citrus groves) that total approximately 57

acres; this area could be developed in the future under the City of Loma Linda proposed pre-zoning (see Figure 5 – Existing Vacant Areas within the Annexation Area). Vacant and agricultural areas are currently zoned by the County of San Bernardino as Multiple Residential (RM) and Community Industrial (IC) (see Figure 6 – Existing County of San Bernardino Land Use Zoning Districts).

The proposed annexation area has a current Land Use designation by the City of Loma Linda as Commercial, Business Park, and High Density Residence and could be developed in the future under the City of Loma Linda proposed pre-zoning (see Figure 6 Existing Vacant Areas within the Annexation Area).

Stratus Development Partners is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre area from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the 30-acre area and General Business (C-2), Multi-Family Residence (R-3) and Institutional (I) for the remaining parcels within the approximate 80-acre annexation area see Figure 7 Proposed City of Loma Linda Pre-Zoning); and 3) an Annexation application to annex the entire approximate 80-acre area into the City of Loma Linda. The proposed 80-acre annexation area currently receives water service from the City of Loma Linda and will continue to do so upon annexation. Proposed development within the 30-acre area would receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 80-acre annexation area at this time. Any future development for properties within the 80-acre annexation area would be required to prepare separate environmental documentation and obtain necessary entitlements.

The 30-acre area is currently developed with an existing citrus grove that would be removed to allow for the proposed residential development. Development would occur over two phases with Phase I occurring in the area west of New Jersey Street and Phase 2 encompassing the area east of New Jersey Street. Three points of vehicular access are proposed to serve lots 1-66, one along Citrus Avenue and two along New Jersey Street. One point of vehicular access is proposed to serve lots 69-74 along New Jersey Street, and one point of vehicular access is proposed to serve lots 75-90 along Citrus Avenue. Lots 67 and 68 will be served by New Jersey Street and lots 91-95 will be served via Citrus Avenue. All internal streets within the subdivision have been designed to City of Loma Linda public road standards. Common green space areas have been incorporated along the perimeter of the subdivision to enhance the aesthetics of the community, and to provide an open space amenity for the residents.

**Existing Vacant Land within the Annexation Area: Development Under County of San Bernardino Land Use Designations (RM and IC)**

Within the 80-acre Annexation area there are approximately 57 acres of either vacant or agricultural land that could be developed as urban uses. Under the County of San Bernardino General Plan the Project Site/Annexation area is currently zoned Multiple Residential (RM) for an area that is approximately 55.75 acres, and Community Industrial (IC) for the remaining 1.25 acres. Under the County of San Bernardino General Plan the RM land use designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. For the area designated IC a maximum lot coverage of 85 percent and a maximum floor area ratio (FAR) of 0.45:1 would be applied. Under the County RM designation, approximately 55.75 acres of the vacant and/or currently developed agricultural area within the Project site could be

developed with multi-family residential structures and impervious surfaces. If individual structures were to be developed, the County's RM designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, vacant and/or currently developed agricultural land within the Project Site could be developed with approximately 669 dwelling units. Under the IC designation, there is a minimum 5-acre area for development. Under existing conditions the vacant area totals only 1.26 acres and could not be developed; however a lot line adjacent would allow the parcels to be developable and under these circumstances approximately 20,994 square-feet of community industrial building could be developed.

### **Development Under Proposed Pre-Zone City of Loma Linda Land Use Designations C-2, R-3 and I.**

Upon annexation and under City of Loma Linda pre-zone conditions, vacant and/or currently developed agricultural areas within the Project Site/Annexation area (approximately 60 acres) would be pre-zoned Single Family Residence (R-1) for approximately 30 acres, C-2 for approximately 10 acres, Multi-Family Residence (R-3) for approximately 7 acres, and Institutional (I) for approximately 13 acres. Under the City of Loma Linda General Plan, R-3 zoning would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent, and therefore a total of 84 multi-family residential units could be developed. For the two parcels designated C-2, a building up to 7,812 square-feet<sup>3</sup> (one structure on each parcel for a total of 15,624 square feet of commercial) could be developed with a maximum lot cover of 60 percent, and a FAR of 0.5. For vacant land that would be pre-zoned Institutional (13 acres) a building totaling 169,884 square-feet could be developed with a maximum 0.6 FAR and a maximum lot coverage of 50 percent.

### **Comparison of Development Under County Verses City Land Use Designations**

Under the existing County designation of RM, a total of 669 dwelling units could be developed. Under proposed City pre-zone designation of R-3, a total of 84 dwelling units could be developed and a pre-zone of R-1, a total of 95 dwelling units could be developed; approximately 490 less units as compared to development under the County General Plan. This is due to the reduced area available for residential development (a total of 55.75 acres is available for residential development under the County's existing designation, and a total of 12 acres is available for residential development under the City of Loma Linda's proposed pre-zone.

Under the existing County designation of IC, a maximum 20,994 square-foot building could be developed. Under the City pre-zone designation of C-2 a maximum 15,624 square feet of commercial could be developed. Also under the City pre-zone, an area totaling 13 acres would be pre-zoned Institutional, which would allow for the development (as the area is currently vacant) of a 169,884 square-foot building.

Ultimately, developable areas upon annexation and a City of Loma Linda pre-zone would result in 490 less residential units (or 588,000 square feet less, based on an average multi-family dwelling unit of 1,200 square feet), and 173,589 square-feet more of Institutional and commercial uses than if developed under County conditions.

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<sup>3</sup> Based on discussions with City of Loma Linda Planning Staff; although the area near Redlands Boulevard is designated C-2 with a parcel size of 3.2 acres, future improvements at Redlands Boulevard and California Street would reduce the developable area of the site.

Vacant areas determined to be potentially developable were examined for purposes of comparing existing conditions and development under the County designations versus what the area would be potentially developed with upon annexation to the City of Loma Linda. Currently there are no development applications (with the exception of the 95 single-family residential development proposed within a 30-acre area of the 80-acre annexation area) to develop any of the vacant or agricultural properties at this time. Future development of these areas would be reviewed on a case by case basis and would be subject to CEQA and all the necessary entitlements.

The proposed GPA would be compatible with existing institutional uses to the south and, residential development to the east and southwest, and commercial development to the north. Future development for the property to west, which was recently annexed into the City of Loma Linda, will include single-family residential and will be compatible with the proposed development on the 30-acre site. The area to the southeast is developed with a church and has sufficient setbacks and was developed in accordance County requirements. However the City's municipal code also allows churches within residential zones, and therefore this existing use is compatible with the proposed residential development. Therefore based on existing surrounding zoning and the proposed GPA and pre-zone, implementation of the Proposed Project would not physically divide any existing or future planned community. In addition, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. No impacts are anticipated.

- c) The Project Site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impacts would occur.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. MINERAL RESOURCES. <i>Would the project:</i></b>				
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?	()	()	()	(✓)

- a) According to the California Department of Conservation, Open File Report 94-08 the Project Site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). The MRZ-3 designation indicates that significance of mineral deposits within the area cannot be evaluated from the 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 because the Project Site occurs within an urbanized area and is already developed thereby limiting potential accessibility for future mining. No impacts would result.
- 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. According to

the California Department of Conservation's interactive mines on-line map, the nearest active mine is a sand and gravel pit approximately four miles northwest of the site. No locally important mineral resources are identified within the Project Site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. NOISE.</b> <i>Would the project result in:</i>				
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?	( )	( )	( )	(✓)

a, c-d) 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 (Leq), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). Leq 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 Leq 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 Ldn 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, hotels and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The Proposed Project includes a General Plan Amendment to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential; a Pre-Zone application to establish the Single-Family Residence (R-1) Zone for the property; an Annexation

application to annex the entire Project Site into the City of Loma Linda in order to receive city services; and approval of Tentative Tract Map (TTM) to subdivide the approximate 30-acre property into 95 single-family residences.

Currently the 30-acre site, if it were developed under the jurisdiction of the County of San Bernardino, would be required to comply with County of San Bernardino General Plan Noise Element goals, policies and measures, and Development Code. Upon approval of the Project, the site would be annexed into the City of Loma Linda and would be required to comply with the City's General Plan policies and the City's Municipal Code noise standards. The County's Development Code establishes rules and regulations in regards to noise in Section 83.01.080. Temporary construction, maintenance, repair, and demolition activities between 7:00 AM and 7:00 PM, except Sundays and Federal holidays are exempt from Section 83.01.080. Construction noise is considered to be a nuisance by the City of Loma Linda if it occurs between the hours of 10:00 PM and 7:00 AM. Developers that are involved with building construction and subdivision grading may exceed maximum noise levels between the hours of 7:00 AM and 8:00 PM, Monday through Friday, provided that all equipment is properly equipped with standard noise muffling apparatus specifically for such equipment (i.e., exhaust mufflers). Heavy construction is not permitted on weekends, or national holidays. Therefore, both jurisdictions allow temporary construction noise between the hours of 7:00 AM and 7:00 PM, however the City of Loma Linda extends the time frame by one hour to 8:00 PM. The County allows construction on Saturdays which is prohibited by the City.

According to the policies of the City's General Plan, when a proposed development could result in an increase of more than 3 dBA ("A-weighted decibel) above the existing background noise, a detailed noise attenuation study prepared by a qualified acoustical engineer is required to determine and incorporate mitigation into project design and implementation. In September 2015, a noise impact analysis for the proposed 95-single-family residential development was prepared by Kunzman Associates, Inc. The report analyzed the potential for project construction noise and operational noise to cause and expose persons to, or to generate noise levels in excess of established City of Loma Linda noise standards and County of San Bernardino standards. Noise generators included in the analysis were construction activities and adjacent roadway traffic. The report is summarized herein and is available for review at the City of Loma Linda Community Development Department.

#### Construction Noise

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from ground clearing/excavation, grading, and building activities. Unmitigated noise levels could reach 87.3 dBA  $L_{eq}$  and 91.0 dBA  $L_{max}$  ("A-weighted decibel, maximum sound level") at the property line. The nearest sensitive receptor is a single family residential unit located approximately 40 feet west of the 30-acre site. The Municipal Code Section 9.20.070 allows the Project Proponent to file an application with the city manager for a temporary noise waiver from the noise provision in Section 9.20.030 and 9.20.050 of the Development Code. The proposed construction activities would conform to the City's Municipal Code.

#### Noise Impacts to Off-Site Receptors Due to Project Generated Traffic

Existing and existing plus Project noise levels for each roadway segment were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model. Project generated increases in ambient noise levels along affected road segments were then calculated.

Existing traffic noise modeling resulted in noise levels ranging between 43.77 and 69.14 dBA  $L_{eq}$  at 50 feet from the centerline of the affected road segments; and the existing plus project traffic noise model resulted in noise levels ranging from 45.32 to 69.17 dBA  $L_{eq}$  at 50 feet from the affected road segments. The Noise Impact Analysis concluded that vehicle traffic generated by the 95 single-family residential development would not cause an increase in the ambient noise levels above 1.55 dBA. Therefore Project generated traffic would not result in substantial increases in ambient noise levels; no impacts would result.

#### Noise Impacts to the Proposed Project Associated with Future Traffic

Future noise levels along New Jersey Street, Citrus Avenue and Orange Avenue as modeled utilizing the FHWA Traffic Noise Prediction Model – FHWA-RD-77-108 are expected to reach up to 58 dBA CNEL, 54 dBA CNEL and 55 dBA CNEL, respectively. The City allows residential development in areas where exterior noise levels exceed 55 dBA CNEL only after a detailed analysis of the noise reduction (muffling) requirements is made and noise reduction insulation features are included as a preventive measure. Considering that new residential construction typically provides at least 20 dB of exterior to interior noise reduction as long as air circulation is provided to allow for a closed window and door condition. Interior noise levels of the proposed single-family detached residential dwelling unit are not expected to exceed 45 dBA CNEL. No additional mitigation is required.

- b) Construction activities can produce vibration that may be felt at adjacent land uses. Primary sources of vibration during construction would be from bulldozers and vibratory rollers. A vibratory roller could produce a peak particle velocity (PPV) of 0.21 inch per second at 25 feet and a large bulldozer could produce up to 0.089 PPV at 25 feet. Use of a vibratory roller within 25 feet of an existing structure, or use of a large bulldozer within 15 feet of an existing building could result in structural damage. However, no impacts would result during development of the 95 single-family units as the distance to the nearest sensitive receptor is approximately 40 feet west of the 30-acre site.
- e) The nearest airport to the Project Site is the San Bernardino International Airport located approximately three miles north of the 30-acre site. The annexation area including the 30-acre site falls well outside the 65 dBA noise contour for this airport (City of San Bernardino 2005). Aircraft noise associated with the San Bernardino International Airport is not considered to be a source that contributes to the ambient noise levels for the proposed 95 single-family residential development. The Project would not expose persons residing within the area to excessive noise levels from aircraft. No impacts would result.
- f) There are no private airstrips within the vicinity of the Project Site. The nearest airport is the San Bernardino International Airport located approximately three miles north of the 30-acre area. Excessive noise levels are not anticipated; no impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. POPULATION AND HOUSING.</b> <i>Would the project:</i>				
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?	( )	( )	( )	(✓)

a) The Project Site is located in an unincorporated area of the County of San Bernardino, adjacent to the eastern boundary of the City of Loma Linda and within the City’s Sphere of Influence. Under the current County of San Bernardino General Plan the Project Site is designated Multiple Residential.

A majority of the annexation area is developed and includes the following land uses: scattered residential units, religious assembly, and agriculture (citrus groves). There are scattered areas of vacant land and citrus groves that total approximately 57 acres; this area could be developed in the future under the City of Loma Linda proposed pre-zoning. These properties are currently zoned by the County of San Bernardino as Multiple Residential (RM) and Community Industrial (IC).

Under the existing County designation of RM, a total of 669 dwelling units could be developed. Under proposed City pre-zone designation of R-3, a total of 84 dwelling units could be developed and a pre-zone of R-1, a total of 95 dwelling units could be developed; approximately 490 less units as compared to development under the County General Plan. This is due to the reduced area available for residential development (a total of 55.75 acres is available for residential development under the County’s existing designation, and a total of 12 acres is available for residential development under the City of Loma Linda’s proposed pre-zone.

Under the existing County designation of IC, a maximum 20,994 square-foot building could be developed. Under the City pre-zone designation of C-2 a maximum 15,624 square feet of commercial could be developed. Also under the City pre-zone, an area totaling 13 acres would be pre-zoned Institutional, which would allow for the development (as the area is currently vacant) of a 169,884 square-foot building.

Ultimately, developable areas upon annexation and a City of Loma Linda pre-zone would result in 490 less residential units (or 588,000 square feet less, based on an average multi-family dwelling unit of 1,200 square feet), and 173,589 square-feet more of Institutional and commercial uses than if developed under County conditions.

Based on 2.75 persons per household, the proposed development would result in less people (493 versus 1,840) than the County of San Bernardino General Plan existing land use designation.

Although the City of Loma Linda’s General Plan designation of Business Park does not account for people residing at the Project Site, it is likely that under this designation new jobs and people commuting to the Project Site could result in people moving to the City. The addition of 95 single-family homes would not be considered growth inducing as it is less intense than the County’s current designation. In addition, existing infrastructure occurs within the area (i.e., California Street) and no expansion of existing utilities would be required. A less than significant impact would result.

- b) Proposed development within the 30-acre portion of the Project Site would require removal of the on-site citrus grove to allow for the proposed development. There are no residential structures on-site, and therefore proposed development would not displace existing housing. No impact would result.
- c) The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project would not displace any currently occupied housing; no impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. PUBLIC SERVICES.</b> <i>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:</i>				
a) Fire protection?	()	()	(✓)	()
b) Police protection?	()	()	(✓)	()
c) Schools?	()	()	(✓)	()
d) Parks?	()	()	(✓)	()
e) Other public facilities?	()	()	(✓)	()

The Proposed Project includes: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre area from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the 30-acre area, and General Business (C-2), Multi-Family Residence (R-3) and Institutional (I) for the remaining parcels within the approximate 80-acre annexation area; and 3) an Annexation application to annex the entire approximate 80-acre area into the City of Loma Linda. Under the designation of Low Density Residential, proposed development would be consistent with the City of Loma Linda General Plan.

Under the existing County of San Bernardino designation of Multiple Residential, which allows for multiple residential uses, single residential uses and mixed residential uses and compatible

nonresidential uses, the Project Site could be developed with a maximum housing density of 20 dwelling units per acre and a minimum lot size of 10,000 square-feet. Under this designation, the Project Site could be developed with approximately 669 dwelling units. Upon annexation into the City of Loma Linda and approval of the GPA, the Proposed Project would be developed at a less intense density, resulting in approximately 214 fewer dwelling units.

- a) Fire Protection: Currently, the Project Site is served by the City of Loma Linda Fire Station 251 located at 11325 Loma Linda Drive, approximately 1.8-miles southwest of the Project Site through a joint response/automated aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. Upon annexation the Project Site would be detached from the Valley Service Zone and would continue to be served by the City of Loma Linda. 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 development on a 30-acre portion of the Project Site would be required to comply with City fire suppression standards and adequate fire access, and pay City-required development fees.

Since the Project Site is currently served by the City and changes to service would not result upon annexation, impacts to fire response times are anticipated to be less than significant. With an estimated population of 23,600 people, the firefighter to citizen ratio is approximately 1:2,950 (based on 8 firefighters per 24-hour shift). Upon annexation, an addition 262 new residents would be added to the City, this would result in a demand increase of approximately 0.8 percent in total firefighters to maintain the City's current level of service. Under the County's designation, an addition of 669 dwelling units would result in a demand increase of approximately 2.0 percent, which is still considered less than significant, but the Proposed Project would have less of an impact on Fire Services. Therefore, potential impacts are considered less than significant.

- b) Police Protection: Currently, the Project Site is located in the service area of the San Bernardino County Sheriff's Department (SBSD) Central Station. The base of operation is out of the headquarters building located at 655 East Third Street in San Bernardino. The Department provides law enforcement services to the unincorporated areas of the San Bernardino County central valley; the Central Station is also responsible for contract law enforcement in the City of Loma Linda. The station is located approximately six miles from the Project Site.

Upon annexation, police services for the Project Site would be provided by the City of Loma Linda through contract with the SBSB. Since the City of Loma Linda contracts with the SBSB, no substantial change in services would result. The SBSB currently has 12 sworn officers assigned to the City. With an estimated population of 23,600 people, the ratio of officers to citizens is approximately 1:1,967. The proposed development of 95 single-family homes would result in an additional 262 people (based on 2.75 persons per household). The officers to citizen ratio would change from 1:1,967 to 1:1,989 and result in a net change of 0.6 percent. Under the County's designation, an addition of 669 dwelling units would result in a demand increase of approximately 7.5 percent, which is still considered less than significant, but the Proposed Project would have less of an impact on police services. Therefore, potential impacts are considered less than significant. The impact to the SBSB would be less than significant.

- c) Schools: School services for the Project Site are currently provided by the Redlands Unified School District (RUSD). Upon annexation, the Project Site would continue to be served by RUSD. The proposed development of 95 single-family homes would result in an additional 262

people. The School District 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. However, the code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee. Collection of school impacts fees as required by the Redlands Unified School District would ensure no significant impacts would result.

- d) Parks: Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Multiple Residential would result in an estimated population of 850 and would require approximately two acres of developed parkland.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten 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 23,600 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 262 new residents within the area and would require an additional 1.3 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result.

- e) Maintenance of Public Facilities: Street lighting service is currently provided by Southern California Edison (SCE) for an existing street light at the intersection of California Street and Citrus Avenue; there are no street lights closer to the 30-acre proposed development area. In addition, there are no traffic signals near the boundary of the project site.

Upon annexation, the Project Site will be automatically included into the City of Loma Linda's Street Lighting District. Once the 30-acre area is annexed into the City and the Street Lighting District, installation and maintenance of new street lights will be provided by the City. There are no traffic signals planned for the project.

Typically, starting from the first light at the intersection, one street light would be installed every 200 feet. The developer is expected to cover all street light installation costs in addition to maintenance costs for a year. After a year, the City will start maintaining the street lights and will charge an annual assessment fee per single-family unit. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. RECREATION.</b> <i>Would the project:</i> 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?	( )	( )	( )	(✓)

- a) Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Multiple Residential would result in an estimated population of 1,840 and would require approximately five acres of developed parkland.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten 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 23,600 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 262 new residents within the area and would require an additional 1.3 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result.

- c) The Proposed Project does not include the construction of recreational facilities. As discussed in response to question (a) above, potential impacts to recreational facilities were determined to be less than significant. Therefore the construction or expansion of recreational facilities would not be required and no significant impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
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)?	( )	( )	( )	(✓)

a-b) The Proposed Project includes the development of 95 single-family residential units. In September 2015, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the proposed development. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system.

As required by Measure V, or the Growth Management Element of the amended City of Loma Linda General Plan, which is an initiative approved by voters in November 2006, any location where the level of service is below LOS C at the time an application for development is submitted, mitigation measures shall be imposed to ensure that the level of traffic service is maintained.

No analysis is required further than five miles from the Project Site. Additionally, the Proposed Project would not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway. The proposed development would not contribute traffic greater than the arterial link threshold volume of 50 two-way trips in the peak hours on facilities serving intersections outside of the City of Loma Linda. Existing intersection traffic conditions were established through morning and evening peak hour traffic counts obtained by Kunzman Associates, Inc. from July 2014 and May/August 2015. Project traffic volumes for all future

projections were estimated using the manual approach. Trip generation has been based upon rates obtained from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

The City of Loma Linda General Plan and Measure V state that peak hour intersection operations of Level of Service C or better are generally acceptable. The study area intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions, except for the study area intersection of California Street at Redlands Boulevard that is currently operating at Level of Service E/F during the evening peak hour.

The proposed 95 single-family residential development is projected to generate approximately 904 total daily vehicle trips, 71 of which would occur during the morning peak hour and 95 of which would occur during the evening peak hour.

For Opening Year (2019) With Project traffic conditions, the study area intersections of California Street and Redlands Boulevard, California Street and Orange Avenue, and California Street and Mission Road are projected to operate at acceptable Levels of Service consistent with Measure V during the peak hours with improvements. For Year 2035 with Project traffic conditions, the study area intersections of California Street and Redlands Boulevard, California Street and Citrus Avenue, California Street and Orange Avenue, and California Street and Mission Road are projected to operate at unacceptable Levels of Service during the peak hours, without improvements. However with recommended mitigation, the study area intersections are projected to operate within acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with project traffic conditions.

A traffic signal is project to be warranted for Opening Year 2016 without Project traffic conditions at California Street and Mission Road. The Project Proponent will be required to contribute toward the intersection improvements on a fair share basis.

Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation for development of the 30-acre area of the Proposed Project.

**Mitigation Measure 21:**

**The Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection improvement costs is \$57,808.**

**Mitigation Measure 22:**

**The Project Proponent shall construct Citrus Avenue from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.**

**Mitigation Measure 23:**

**The Project Proponent shall construct Orange Avenue from the west project boundary to New Jersey Street at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.**

**Mitigation Measure 24:**

**The Project Proponent shall construct California Street and New Jersey Street from Citrus Avenue to the south project boundary at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development, as necessary.**

**Mitigation Measure 25:**

**The Project Proponent shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the project.**

**Mitigation Measure 26:**

**Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.**

Implementation of the above mitigation measures would ensure acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with Project traffic conditions.

- c) The Project 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 approximately 2.8 miles northwest of the Project Site. According to Figure 10.4 of the City's General Plan, the Project Site is not located within the San Bernardino International Airport influence area. The proposed 95 single-family residential units would not change air traffic patterns or create a safety hazard to people or aircraft. No impacts would result.
- d-e) The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow or result in inadequate emergency access. Access to the site would be provided along New Jersey Street and Citrus Avenue. The Plan has been reviewed by the City Fire Marshall and design changes have been incorporated as directed. No impacts are anticipated.
- f) Upon annexation, the Project would be required to comply with the City of Loma Linda's Municipal Code which requires the construction of a two-car garage, plus driveway. The Project also has sufficient street parking. No impacts from inadequate parking spaces would result.
- g) There are two existing bus stops (Omnitrans) located approximately 1,500 feet south of the Project Site at the intersections of California Street and Barton Road, and California Avenue and Barton Road. Currently there are no designated bike lanes along California Street. Traffic ingress/egress onto adjacent exterior roadways would be provided by three new entries on Citrus Avenue (including one at the intersection of Citrus Avenue and New Jersey Street) and three new entries along New Jersey Street. All entries would be required to comply with required sighting distances (see Mitigation Measure 23). No impacts to bus patrons or cyclists are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
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?	( )	(✓)	( )	( )

a,b,e) The City of Loma Linda provides the operation and maintenance of sewer collection facilities for the City and the Sphere of Influence areas. This service is maintained by the City's Department of Public Works, Utilities Division. Sewer line maintenance is administered by the City while wastewater treatment services are administered under provisions in a Joint Powers Agreement (JPA) with the City of San Bernardino. At the San Bernardino Municipal Water Department wastewater facility, wastewater is treated to the secondary level. Effluent is then piped to a tertiary treatment facility, known as the RI/X plant, before being discharged to the Santa Ana River. The City of Loma Linda, through its agreement with the City of San Bernardino, also participates in the cost of the RI/X plant.

The City of San Bernardino wastewater facility has the capacity to process up to 33 million gallons per day (gpd), of which 7 million gpd is allotted to Loma Linda. Of the 7 million gpd, the City currently uses less than half of the assigned 7 million gpd. According to the Loma Linda's General Plan, the average wastewater flow generated by the City during ultimate build out

conditions is projected to be 6.27 million gpd. There would be adequate capacity and allocation for treatment of wastewater flow from the proposed annexation.

The Project Proponent would be responsible for connecting the proposed 95-unit development to the City's sewer system. The proposed development would not result in a significant impact on the wastewater treatment facility in the City of San Bernardino or require the expansion of existing sewer facilities. A wastewater collection system fee would be required by the City of Loma Linda for the 95 new residential units. No significant impacts are anticipated.

- d) The San Bernardino County Flood Control District services the City for local and regional flood control and drainage facilities. The 80-acre annexation area is currently served by existing storm drains. The County Flood Control District is responsible for flood protection on major streams, water conservation, and storm drain construction. In accordance to the NPDES permit program, the project proponent of the 95 single-family residential units is required to design their storm water collection system to control water pollution by regulating point sources that discharge pollutants into the water. Any improvements to the current drainage system will be determined by the City engineer. Costs for these improvements will be covered by the developer through development impact fees for the proposed 95 new units.

Also refer to Section 9 – Hydrology and Water Quality herein. Although no significant amount of additional stormwater is anticipated, drainage plans would still be reviewed by the City Engineer to ensure the system would have sufficient carrying capacity. Proposed development of the 30-acre area also includes the construction of on-site water retention facilities. No significant impacts are anticipated.

- e) The City of Loma Linda provides the production and distribution of water within the City and the Sphere of Influence areas. The City obtains its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the eastern San Bernardino Valley. The City operates five groundwater wells: Richardson Wells 1, 3, and 4 and Mountain View Wells 3 and 5. These production wells have a combined capacity of 14 million gallons per day. The City also has emergency water connections with the City of San Bernardino as well as the City of Redlands water systems.

In addition to the existing wells, a new water-treatment plant, located on a City of Loma Linda-owned land surrounded by the City of San Bernardino opened in October, 2010. This treatment plant provides Loma Linda's 22,000 water customers with an additional supply of water. Once contaminated by chemicals, Lockheed Martin developed the water-treatment plant on the site to treat the groundwater that was contaminated by its operational facility in the 1960's and 1970's. The new plant is capable of pumping and filtering 4,800 gallons of water per minute or about 6.9 million gallons per day (mgd).

Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development (see 9.b). 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.

There are existing water lines to the west on California Street and along southern edge of the 30-acre area (Orange Avenue). Development of the 30-acre area would include connection to these nearby existing lines. Construction plans shall be reviewed by the City Engineer to ensure the

design will have sufficient carrying capacity to meet the proposed project. A less than significant impact is anticipated.

- f) The current service provider for collection of solid waste in the annexation area is Republic Services of Southern California.

The City contracts with Republic Services of Southern California to provide solid waste collection services. Solid waste that is not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to a maximum of 1,000 tons per day. However current estimates are an average disposal rate of 663 tons per day; landfill capacity is currently anticipated to last until the year 2044. According to the California Integrated Waste Management Board's estimated solid waste generation rates for residential, the 95 single-family residential development is expected to generate approximately 1,162 pounds per day (95 dwelling units times 12.23 pounds per household per day) or 0.6 tons per day. Proposed development would not generate a significant amount of additional solid waste into the City's waste stream; impacts to the solid waste collection system would be less than significant.

- g) Construction & Demolition debris represents a large portion of materials being disposed of at landfills. 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. Upon annexation the Project would be required to comply with this resolution. To ensure the Proposed Project contributes towards the diversion mandate, the following mitigation measure would be required:

**Mitigation Measure 27:**

**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
<b>19. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?	( )	( )	(✓)	( )

- a) In January 2016, Hernandez Environmental Services prepared a Biological Resources Study for the 30-acre area proposed for development. The purpose of the study was to document the presence/absence of sensitive resources that may be present on the site, existing habitats and potential impacts to biological resources.

The 30-acre site is currently developed with agricultural uses that have on-going site disturbing activities (e.g. grove maintenance including weed control). The entire project site contains trees and shrubs that have the potential to be used by migratory birds for nesting. The Cooper's hawk (*Accipiter cooperii*) is a California Species of Special Concern. It is found in riparian woodlands and upper montane coniferous forests. This raptor species nests in trees and can use the citrus trees that are currently not being actively harvested. This species may also use the non-native tree species found in the ephemeral stream as nesting habitat. Any impacts to the citrus trees or trees in the ephemeral stream may result in impacts to this species. Removal of these trees and shrubs or construction activities within 500 feet of these trees and shrubs may have an impact on nesting birds as well if the work activity is conducted between February 1 and September 15. Implementation of mitigation measures within the Initial Study would ensure potential impacts to migratory and nesting birds is reduced to a less than significant level. No additional mitigation is warranted.

In August 2015, McKenna et al. prepared a Phase I Cultural Resources Investigation for the 30-acre area. During the investigation review of records identified two (2) prehistoric archaeological sites within one mile of the 30-acre area, one (1) prehistoric isolated artifact, sixteen (16) historic archaeological sites, eleven (11) pending historic archaeological sites, thirty-six (36) historic structures, and one (1) isolated historic artifact. Additionally, two (2) National Register of Historic Places properties, one (1) eligible National Register property, three (3) California

Historical Landmarks, and two (2) California Points of Historical Interest were identified. The majority of resources were identified as being associated with the historic periods ranging from the establishment of the *Asistencia* through the citrus orchard developments. Although the area is considered highly sensitive for evidence of prehistoric occupation (a village site was known to be located near the *Asistencia* - Guachama), the development of agricultural lands in the second half of the 1800s and the extensive development in the first half of the 1900s has removed or buried such evidence.

The field survey resulted in the identification of the reported Citrus Avenue alignment; the New Jersey Street alignment; the Orange Avenue alignment; the “Dinky” Railroad alignment berm; the John Furney et al. orchards; a bridge crossing at Citrus Avenue and New Jersey Street; and the Flood Control Channel (Morey Ditch). In assessing the significance of these resources, the cultural investigation determined that the roadways do not reflect their original designs or condition and, in the case of Citrus Avenue, even the originally proposed alignment. The roadways are not considered historically significant and, therefore, any renovation or replacement of these roadways will not result in any adverse environmental impacts.

The Redlands “Dinky” Railroad alignment was assessed by McKenna in 2014, resulting in a determination the alignment lacks integrity and no longer reflects the original design or use. The Redlands Central Railway “Dinky” line is, however, considered a locally significant resource for its association with noted individuals (e.g. Henry Fisher) and the events associated with the successful development of the area (rider and commercial traffic). Despite its history and associations, the relative lack of integrity negates its recognition as a locally significant historical resource.

The 30-acre area is within the boundaries of the historic Barton Ranch (pre-1887) and later owned by John Furney; Lloyd and Mary Ida Younts; the Yount heirs; and, more recently, the Dangermonds and Citrus Heights. The area has always been historically associated with citrus cultivation. The Furney/Yount orchard was established between ca. 1887 (western portion) and 1917 (eastern portion). The trees were damaged during the frosts of the 1920s and 1930s, requiring replacement. All of the trees within the orchard(s) date to the 1930s, but are indicative of the early citrus industry in the area. The complement to the adjacent Curtis holdings – the Furneys and Younts were related to the Curtis family through marriage. In general, the Furney/Yount orchard represents approximately 20 percent of the overall Curtis family holdings. In addition to the trees, the orchard includes an irrigation system (early and late) and heating system (smudge pots and windmills). Neither of these systems are considered historically significant.

In contrast, the orchard is considered, by definition, a cultural landscape representing the activities of an extended family with a history in the area dating back to 1867. The orchard system was expanded over time – the Furney/Yount portion being a late addition to the holdings. Previous analysis (McKenna 2014 and 2015) addressed the potential loss of other Curtis orchard properties. The removal of the Furney/Yount orchard(s) would result in a cumulative loss of the cultural landscape, essentially removing all evidence of the Curtis family enterprise. Implementation of mitigation within this Initial Study would reduce potential impacts to less than significant. No additional mitigation is proposed.

- b) Although not significant on its own, the Project would contribute to cumulative air emissions in the region, as would all future development in the region. The Loma Linda General Plan EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed General Plan including the areas within its Sphere of Influence. The EIR concluded that the 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 adopted a statement of overriding considerations to balance the benefits of development under the General Plan against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)).

The Proposed Project would contribute to the cumulative loss of agricultural lands within the region. Loma Linda as the Lead Agency has accepted the long time demise of agriculture and does not designate any areas within the City as agricultural, although there are still agricultural land uses within the City and its Sphere of Influence. Mitigation Measure 1, as provided in Section 2 of this Initial Study, would ensure potential impacts to Prime Farmland and the loss of citrus orchard acreage are reduced to a less than significant level. No additional mitigation is warranted.

- c) The Proposed Project would not cause substantial long-term adverse effects on human beings, either directly or indirectly. Short-term construction emissions were screened for the construction and operation of 95 single-family residential units and found not to exceed SCAQMD thresholds. The Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.). The 30-acre area proposed for development does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment.

In addition, construction activities would temporarily increase ambient noise levels for the surrounding area. According to the City's Development Code and County standards, all temporary construction activities are exempt from the noise standards as long as construction activities are limited to the daytime hours (7:00 a.m. to 8:00 p.m.) Monday through Friday, with no heavy construction occurring on weekends or national holidays, and construction equipment is to be properly maintained with working mufflers.

## **REFERENCES**

California Department of Conservation, Farmland Mapping and Monitoring Program. December 2011. *San Bernardino County Important Farmland 2010 Sheet 2 of 2.*

California Department of Conservation, Conservation Program Support. 2013. *San Bernardino County Williamson Act FY 2012/2013 Sheet 2 of 2.*

California Department of Fish and Wildlife, California Natural Diversity Database. Records Search for the Redlands and San Bernardino South Quads in July 2014.

California Department of Toxic Substances Control, Cortese List. Retrieved from [Envirostor.dtsc.ca.gov](http://Envirostor.dtsc.ca.gov) on 7-22-2014.

California Division of Mines and Geology. 1995. Open-File Report 94-08 Mineral Land Classification of a Part of Southwestern San Bernardino County: The San Bernardino Valley Area, California (East).

City of Loma Linda General Plan, 2009

County of San Bernardino General Plan, July 1989, as amended.

Federal Emergency Management Agency Map Service Center. August 28, 2008. *Map Number 06071C8692H.*

Kunzman Associates, Inc., 2015 Tentative Tract Map 18963, Traffic Impact Analysis.

Kunzman Associates, Inc. 2015 Tentative Tract Map 18963, Noise Impact Analysis.

McKenna et al., Phase I Cultural Resources Investigation for the Orchard Heights Development, APN 0292-161-02, 0292-161-03, and 0292-063-08. August 22, 2015.

Phase I Environmental Assessment Report, APN 0292-161-01 Loma Linda, California, Robin Environmental Management, August 19, 2015

Preliminary Environmental Site Assessment 34 +/- Acres Assessor Parcel Numbers 292-161-02, 292-161-03, 292-163-08, and 292-164-03 Orange Avenue and New Jersey Street Redlands, California, CHJ Incorporated, June 7, 2004

Preliminary Water Quality Management Plan for Tentative Tract 19963, Thatcher Engineering and Associates, Inc. January 27, 2015.

Biological Resources Study for Tentative Tract Map No. 19963, APNs 0292-161-02, 0292-161-03, and 0292-163-08, Hernandez Environmental Services, January 2016

**MITIGATION MONITORING PROGRAM**

**Project:** GPA, Pre-Zone, Annexation and TTM 19663

**Applicant:** Stratus Development Partners

**Lead Agency:** City of Loma Linda

**Date:** August 2016

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Aesthetics					
<u>Mitigation Measure 1:</u> Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to the City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare on existing and potential future development to the east, west, north, and south of the Project Site.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	On-site Inspection	
Agricultural Resources					
<u>Mitigation Measure 2:</u> The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 27.5 acres of Prime Farmland. At the direction of the City of Loma Linda, the Project Proponent shall: 1) replace one-acre of Prime Farmland with 0.25 acres of conservation land for any conservation easements located in the City of Loma Linda, 2) replace one-acre of Prime Farmland with 0.5 acres of conservation land for any conservation easements located outside of Loma Linda, but within either San Bernardino or Riverside counties; or 3) replace one-acre of Prime Farmland with one-acre of conservation land for any conservation easements located elsewhere within the State of California. Based on the current availability of conservation programs, the Project Proponent will contribute monetarily at a 1:1 ratio to the Central Valley Farmland Trust, an established conservation program, located in Elk Grove, California. The trust would be responsible for maintaining conserved farmland in perpetuity.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	Document verification	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<b>Biological Resources</b>					
<u>Mitigation measure 3:</u> Conduct pre-construction nesting hawk surveys during the nesting bird season from February 1 through September 15 no more than 30 days prior to vegetation removal. If nests are found during surveys, they shall be flagged and a 500-foot buffer shall be fenced around the nests; and if a nesting hawk is found, an approved biologist shall monitor nesting activities and ensure construction activities do not result in abandonment of the nest. The monitor shall have the ability to stop construction activities until measures are implemented to protect the nesting hawks. The monitor shall observe nests until the young have fledged and have abandoned the nest.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	Document verification	
<u>Mitigation Measure 4:</u> Conduct pre-construction nesting bird surveys during the nesting bird season from March 15 through September 15 no more than 30 days prior to vegetation removal. If nests are found during surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests; and if nesting birds are found, an approved biologist shall monitor nesting activities and ensure construction activities do not result in abandonment of nest. The monitor shall have the ability to stop construction activities until measures are implemented to protect the nesting birds. The monitor shall observe the nest until the young have fledged and have abandoned the nest.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	Document verification	
<b>Cultural Resources</b>					
<u>Mitigation Measure 5:</u> Initiate an archaeological monitoring program for the proposed 30-acre development area to oversee the removal of citrus trees and to document any additional resources that may be identified as a result of tree removal (e.g. prehistoric artifacts and/or evidence of a structure).	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	During removal of citrus grove, and all ground disturbing activities	During removal of citrus grove, and all ground disturbing activities	On-site inspection	
<u>Mitigation Measure 6:</u> Prepare a technical document that includes the findings of the monitoring program and includes some additional research to address the connections of the Furney/Yount orchard with other Yount holding in the immediate area.	Qualified Archaeologist	After completion of monitoring program	After completion of monitoring program	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
Cultural Resources					
<u>Mitigation Measure 7:</u> If, at any time, evidence of Native American archaeological resources is identified, a Native American monitoring program shall be included in the overall monitoring program.	Applicant/ Contractor, County Coroner/ Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspections	
<u>Mitigation Measure 8:</u> In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Paleontologist	During ground disturbing activities	During ground disturbing activities	On-site inspection in the event a discovery is made	
<u>Mitigation Measure 9:</u> If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.	Applicant/ Contractor; City of Loma Linda Community Development Department, and County Coroner	During ground disturbing activities	In the event human remains are found	On-site inspection in the event a discovery is made	
Hydrology and Water Quality					
<u>Mitigation Measure 10:</u> The Project Proponent shall ensure the education of property owners, tenants and occupants on storm water BMPs.	Project Proponent/ Community Development Department	Prior to issuance of grading permits	During review of Landscape Plan	On-site Inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<u>Mitigation Measure 11:</u> Activity restrictions shall be implemented and shall include: outdoor materials storage, outdoor work or processing areas, pesticide application by any other person other than an applicator certified by the California Department of Pesticide Regulation, and hazardous materials storage.	Project Proponent/ City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	
<u>Mitigation Measure 12:</u> Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	
<u>Mitigation Measure 13:</u> Landscaping at the bio-retention areas is to be native and drought tolerant grasses and shrubs. All other landscaping will be with native and drought tolerant trees and groundcovers, citrus or turf. Wood fiber shall be used in the landscaping design. Plants shall be grouped with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping will correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	
<u>Mitigation Measure 14:</u> Homeowners shall be responsible for litter control on private lots. HOA staff shall remove litter from common areas and dispose off-site. Staff or an outside landscape company shall provide litter control services.	HOA	Weekly by HOA; Annually by City	Upon establishment of HOA	Review of HOA Maintenance Documents and On-site Inspection	
<u>Mitigation Measure 15:</u> The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.	HOA	Annually by HOA and City	Upon establishment of HOA	Review of HOA Documentation	
<u>Mitigation Measure 16:</u> The top of all catch basins shall be painted with the following: "No Dumping, Drains to River" sign or equivalent	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<u>Mitigation Measure 17:</u> The catch basins are to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan	On-site Inspection	
<u>Mitigation Measure 18:</u> Bio-retention area maintenance shall begin within 30 days of project completion. The owner or their designated landscape maintenance company shall maintain bio-retention areas in private lots. A landscape maintenance company shall be retained by the HOA to maintain bio-retention areas in common lots. They shall ensure that bio-retention areas are inspected every six months and after major storm events for erosion of banks and bottom, standing water, slope stability, sediment accumulation, and vigor and density of the plants. Silt and debris accumulated with the rain gardens shall be removed every 60 days or sooner as required.	HOA	Annually by HOA and City	Upon establishment of HOA	Review of HOA Documentation	
<u>Mitigation Measure 19:</u> Notify the CDFW, USACE, and RWQCB prior to any the initiation of any construction activities within the jurisdictional drainages located on the 30-acre site.	Project Proponent/ City of Loma Linda Community Development Department	Prior to any construction activities within jurisdictional drainages	Prior to any construction activities within jurisdictional drainages	Receipt of notification	
<u>Mitigation Measure 20:</u> The project Applicant will be required to mitigate for impacts to CDFW jurisdictional streambed and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank unless otherwise stipulated as a result of completing Mitigation Measure 19.	Project Proponent/ City of Loma Linda Community Development Department	Prior to any construction activities within jurisdictional drainages	Prior to any construction activities within jurisdictional drainages	Receipt of notification	
Traffic and Circulation					
<u>Mitigation Measure 21:</u> The Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection improvement costs is \$57,808.	City Engineer	Review of Final TTM	Review of Final TTM	Receipt of fair share payment	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
<u>Mitigation Measure 22:</u> The Project Proponent shall construct Citrus Avenue from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 23:</u> The Project Proponent shall construct Orange Avenue from the west project boundary to New Jersey Street at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 24:</u> The Project Proponent shall construct California Street and New Jersey Street from Citrus Avenue to the south project boundary at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development, as necessary.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 25:</u> The Project Proponent shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the project.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 26:</u> Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
Utilities and Service Systems					
<u>Mitigation Measure 27:</u> The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.	City Engineer	Throughout construction of the project	During City inspections	On-site inspection	

# Orchard Heights Development Annexation Plan for Service and Fiscal Impact Analysis City of Loma Linda

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Prepared for:

City of Loma Linda  
25541 Barton Road  
Loma Linda, CA 92354  
Attn: Lorena Matarrita, Associate Planner  
909.799.2839

July 15, 2016

SRHA Job #1297

**EXHIBIT F**

**CERTIFICATION**

The City of Loma Linda hereby certifies that this document presents the data and information required for the Plan for Service and Fiscal Impact Analysis for the *Orchard Heights Development Annexation* to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE \_\_\_\_\_

\_\_\_\_\_

**SIGNATURE OF APPLICANT**

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**TITLE OF APPLICANT**

City of Loma Linda, California

## CONTENTS

Tables .....	iii
Figures.....	iv
<b>EXECUTIVE SUMMARY .....</b>	<b>v</b>
<b>CHAPTER 1 INTRODUCTION .....</b>	<b>1</b>
1.1 Purpose of the Study .....	1
1.2 Organization of the Report.....	3
<b>CHAPTER 2 PROJECT DESCRIPTION .....</b>	<b>4</b>
2.1 Land Use Description.....	4
2.2 Infrastructure .....	7
2.3 Assessed Valuation and Property Tax.....	8
2.4 Sales and Use Tax .....	12
<b>CHAPTER 3 PUBLIC FACILITIES BEFORE AND AFTER ANNEXATION.....</b>	<b>18</b>
3.1 General Government and Community Development.....	20
3.2 Fire and Paramedic.....	20
3.3 Sheriff (Police) and Public Safety.....	21
3.4 Library.....	21
3.5 Parks and Recreation.....	21
3.6 Animal Control.....	22
3.7 Street Lighting and Traffic.....	23
3.8 Landscape Maintenance .....	23
3.9 Water.....	24
3.10 Sewer.....	25
3.11 Transportation .....	26
3.12 Flood Control and Drainage.....	26
3.13 Utilities.....	27
3.14 Schools .....	27
3.15 Solid Waste Management.....	28
3.16 Health and Welfare.....	28
<b>CHAPTER 4 ONE-TIME FEES AND CHARGES .....</b>	<b>29</b>
<b>CHAPTER 5 FISCAL IMPACTS OF ANNEXATION AREA.....</b>	<b>32</b>
5.1 Phased Fiscal Impacts – Total Annexation Area .....	32
5.2 Phased Fiscal Impacts – 95-Unit Subdivision.....	34
5.3 Phased Fiscal Impacts –Annexed Areas Outside Subdivision .....	34
<b>CHAPTER 6 CITY OF LOMA LINDA FISCAL ASSUMPTIONS.....</b>	<b>37</b>
6.1 City General Assumptions .....	37
6.2 City General Fund Revenue Assumptions .....	39
6.3 City Cost Assumptions.....	44
<b>APPENDIX A DETAILED DEVELOPMENT IMPACT FEES.....</b>	<b>49</b>
<b>APPENDIX B SUPPORTING FISCAL TABLES.....</b>	<b>52</b>
<b>APPENDIX C PROJECT REFERENCES .....</b>	<b>61</b>

## TABLES

1	Summary of Projected Fiscal Impacts after Buildout .....	vii
2-1	Development Description: Total Annexation .....	6
2-2	Infrastructure Description .....	7
2-3	Projected Assessed Valuation and Property Tax: 95-Unit Subdivision.....	9
2-4	Estimated Existing Assessed Valuation of Annexation Area .....	10
2-5	Projected Assessed Valuation and Property Tax: Outside Subdivision Area.....	11
2-6	Estimated Off-Site Sales and Use Tax: 95-Unit Subdivision .....	14
2-7	Estimated Off-Site Sales and Use Tax: Annexed Areas Outside Subdivision .....	14
2-8	Estimated On-Site Sales and Use Tax: Annexed Areas Outside Subdivision .....	16
2-9	Adjusted Off-Site Sales and Use Tax .....	17
3-1	Service Providers Before and After Proposed Annexation.....	19
3-2	Sewer System Approximate Daily Usage (In Gallons) .....	25
4-1	Summary of Estimated Development Impact Fees.....	29
4-2	Estimated Development Impact Fees: Residential .....	30
4-3	Estimated Development Impact Fees: Non-Residential .....	31
5-1	Summary of Projected Fiscal Impacts after Buildout .....	32
5-2	Detailed Projected Recurring Fiscal Impacts: Total Annexation .....	33
5-3	Detailed Projected Recurring Fiscal Impacts: 95-Unit Subdivision .....	35
5-4	Detailed Projected Recurring Fiscal Impacts: Annexed Areas Outside Subdivision .....	36
6-1	City Population, Housing and Employment Assumptions .....	38
6-2	General Fund Recurring Revenue Factors .....	40
6-3	General Fund Recurring Cost Factors.....	45
6-4	Calculation of City General Government Overhead Rate .....	46
A-1	Development Impact Fees Schedule .....	49
B-1	U.S. Census, American Community Survey: Population by Age, City of Loma Linda...	52
B-2	U.S. Census 2014 Live/Work Data, City of Loma Linda .....	53
B-3	General Fund Recurring Revenues .....	54
B-4	Current Tax Rate Area (TRA) Allocations .....	56
B-5	Tax Rate Area (TRA) Allocations upon Annexation .....	56
B-6	Estimated Vehicle License Fee (VLF) – Property Tax In Lieu Factor .....	57
B-7	Estimated Annual Residential Turnover .....	57
B-8	Calculation of Use Tax Factor .....	58
B-9	General Fund Net Community Development and Public Works Cost Factors .....	59
B-10	Estimated Annual Street Maintenance Cost Factor .....	60

## FIGURES

1	Vicinity Map, Orchard Heights Development Annexation .....	vi
1-1	Vacant Land, Orchard Heights Development Annexation .....	2
2-1	Proposed City Pre-Zoning in Annexation Area .....	5

## EXECUTIVE SUMMARY

This report provides an assessment of public service delivery capabilities of the City of Loma Linda and other agencies or special districts affected by the proposed Orchard Heights Development Annexation into the City of Loma Linda. The 80-acre annexation area (within the blue hatched border in Figure 1) is currently located within the City's sphere of influence in unincorporated San Bernardino County. The annexation area is generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road. A majority of the annexation area is developed with scattered residential units, religious assembly facilities, citrus groves plus vacant land.

Included in the 80-acre annexation area is a proposed 30-acre subdivision (identified as Proposed Tentative Tract Map 19963 in Figure 1) for the construction of 95 single family residential units. Based on discussion with the project team and City staff, the existing residential units and religious facilities would remain upon annexation. The City's General Plan zoning for the area outside the subdivision would allow an estimated 145 new multi-family units, commercial uses of 7,812 square feet and institutional uses of 169,884 square feet when annexed into the City.

This report is being submitted to the County of San Bernardino Local Agency Formation Commission (LAFCO) as a "Plan for Service" required by California Government Code Section 56653. After annexation, the City of Loma Linda would provide services including general government, police protection, community development, fire and paramedic services, local parks and recreation, community services and public works services to the annexed area. The County of San Bernardino will continue to provide Countywide services such as regional parks and recreation, regional flood control and drainage, law and justice, health and welfare.

Based on an analysis of current service delivery capabilities, the City is equipped to handle additional demand from the proposed Orchard Heights Development Annexation. This report explains the transfer of service requirements upon annexation, estimates development impact fees and projects recurring fiscal impacts to the City of Loma Linda.

As shown in Table 1, a recurring annual surplus of \$127,785 is projected after buildout of the total Orchard Heights Development Annexation area, with \$70,500 of this total projected for the 95-unit subdivision and the remaining \$57,285 projected for the remaining areas of the annexation. Chapter 5 presents the detailed fiscal impact analysis.



**Table 1**  
**Summary of Projected Fiscal Impacts after Buildout**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

<b>City General Fund</b>	<b>Subdivision Project Site Annexation</b>	<b>Other Areas in Annexation</b>	<b>Total Annexation Buildout</b>
Annual Recurring Revenues	\$188,023	\$284,880	\$472,903
Annual Recurring Costs	<u>\$117,523</u>	<u>\$227,595</u>	<u>\$345,118</u>
<b>Net Annual Recurring Surplus</b>	<b>\$70,500</b>	<b>\$57,285</b>	<b>\$127,785</b>

Sources: Stanley R. Hoffman Associates, Inc.

## CHAPTER 1 INTRODUCTION

This report presents the plan for service and fiscal analysis of the Orchard Heights Development Annexation to the City of Loma Linda. The 80-acre annexation area is located in the County of San Bernardino unincorporated area adjacent to the boundary of the City of Loma Linda and within the City's sphere of influence. As shown in Figure 1-1, a majority of the annexation area is developed with scattered residential units, religious assembly facilities, citrus groves and vacant land.

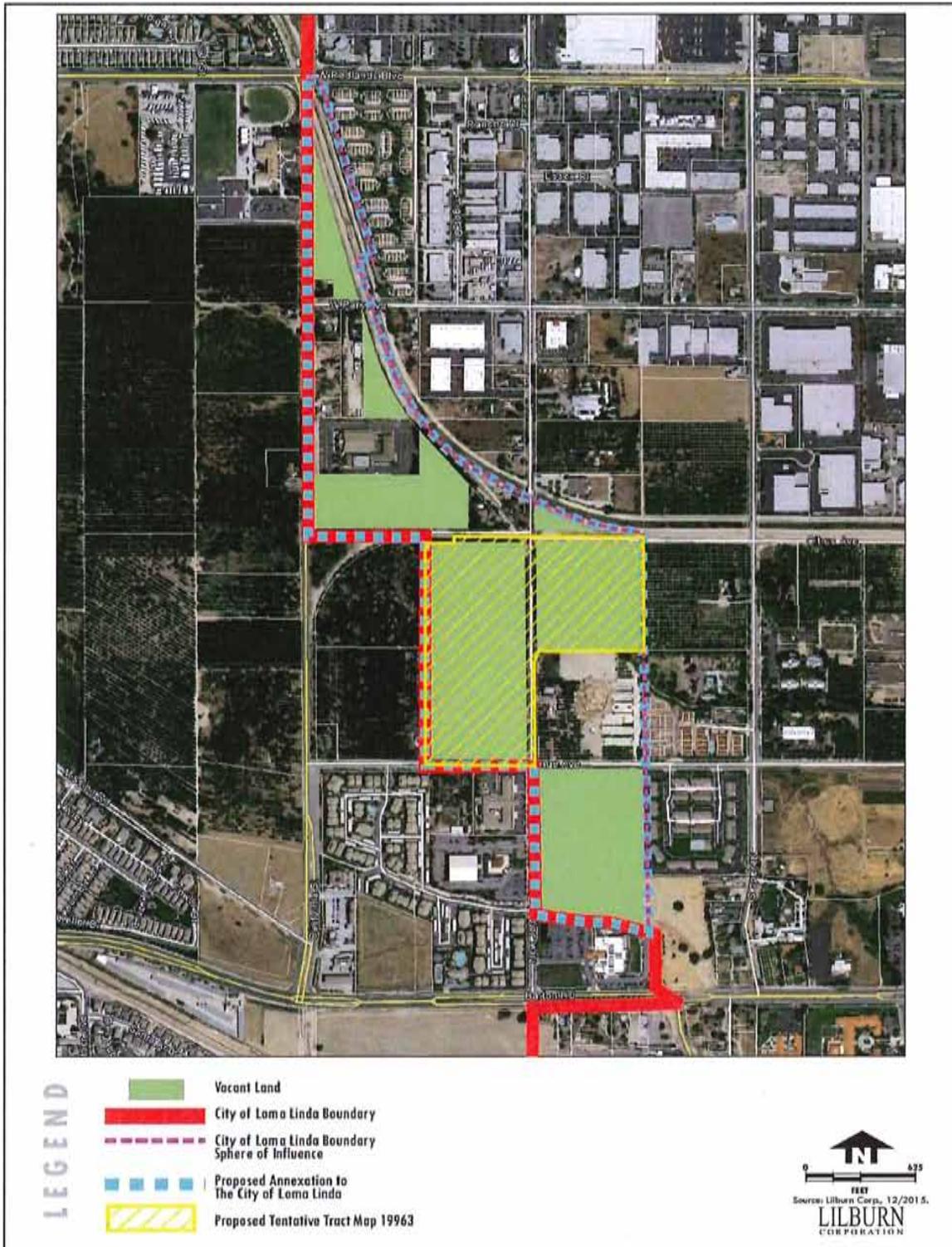
Included in the 80-acre annexation area is a proposed 30-acre subdivision (identified as Project Site in Figure 1) for the construction of 95 single family residential units. Based on discussion with the project team and City staff, the existing residential units and religious facilities would remain upon annexation. The City's General Plan zoning, the area outside the subdivision would allow an estimated 145 new multi-family units, commercial uses of 7,812 square feet and institutional uses of 169,884 square feet when annexed into the City.

### 1.1 Purpose of the Study

The Local Agency Formation Commission (LAFCO) for San Bernardino County requires a Plan for Service and Fiscal Impact Analysis be prepared and certified when a jurisdiction is affected by a proposed change of organization or reorganization (e.g., annexation, formation). The unincorporated project intends to annex into the City of Loma Linda, which requires the City to show that the necessary infrastructure improvements and services can be provided to the proposed development. Per the LAFCO August 2015 *Policy and Procedure* Manual, the Plan for Service must include the following components:

- a. *A description of the level and range of each service to be provided to the affected territory.*
- b. *An indication of when those services can feasibly be extended to the affected territory.*
- c. *An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.*
- d. *The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.*

**Figure 1-1  
Vacant Land Map  
Orchard Heights Development Annexation Plan for Service and Fiscal Analysis  
City of Loma Linda**



- e. *An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, a post-redevelopment area infrastructure district, an assessment district, or a community facilities district.*
- f. *If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Ch3 65352.5.*

## **1.2 Organization of the Report**

Chapter 2 contains the description of the Orchard Heights Development Annexation area. The analysis of existing public service delivery in the annexation area and upon annexation into the City is presented in Chapter 3. Chapter 4 discusses the development impact fees and charges for infrastructure associated with the proposed project. The fiscal impact analysis of the annual operations and maintenance costs for the provision of services to the Orchard Heights Development Annexation is provided in Chapter 5. Chapter 6 covers the revenue and cost assumptions used for the fiscal analysis.

Appendix A includes the detailed development impact fee calculations as provided by the City's Community Development staff. Supporting tables for the fiscal assumptions appear in Appendix B, and Appendix C lists the project contacts and references used in the preparation of this study.

## CHAPTER 2 PROJECT DESCRIPTION

This chapter presents the detailed land uses proposed for the Orchard Heights Development Annexation. Included in the 80-acre annexation area is a proposed 30-acre subdivision (identified as Subject Site in Figure 2-1) for the construction of 95 single family residential units. Based on discussion with the project team and City staff, the existing residential units and religious facilities would remain upon annexation. Future buildout of the areas outside the proposed 95-unit subdivision is provided by the City, and is based on the City's General Plan pre-zoning shown in Figure 2-2.

### 2.1 Land Use Description

#### 95-Unit Subdivision

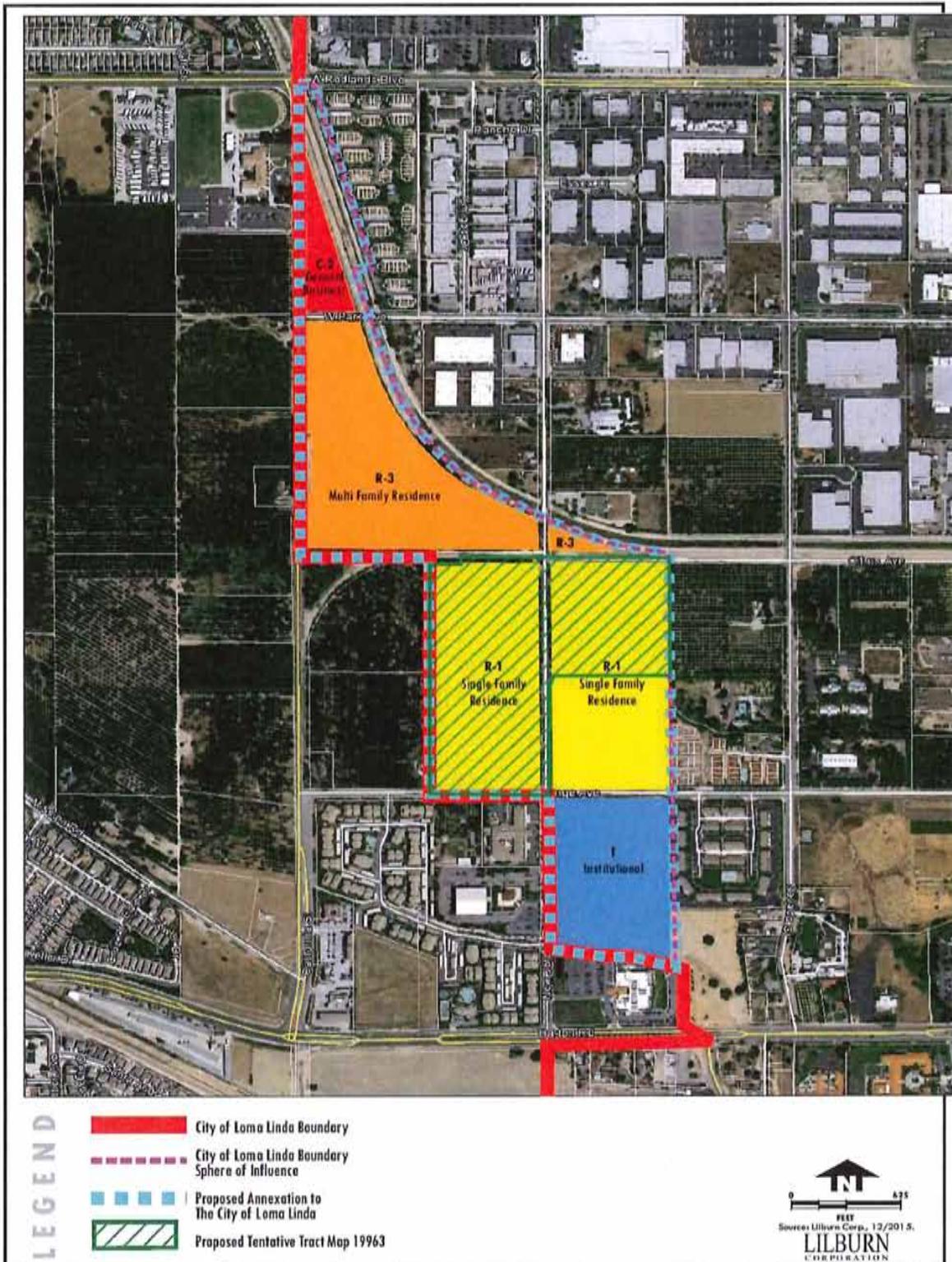
As shown in Panel A of Table 2-1, a 95-unit subdivision is proposed for a portion of the annexation area, with units evenly phased over a 5-year construction period. Based on the January 1, 2016 Citywide average estimate of 2.61 persons per unit from the State Department of Finance, population for the subdivision is estimated at 249 at buildout. For purposes of projected Senior Center costs, seniors (age 55 and over) are estimated at about 24 percent of total population based on the U.S. Census Bureau *American Community Survey* report presented in Appendix Table B-1. Senior population for the subdivision is projected at 60 at buildout in Year 5, with 15 seniors projected for Year 2 and increasing by 15 seniors each of Years 3 and 4.

#### Proposed Annexed Areas Outside the Residential Subdivision

As shown in Panel B of Table 2-1, other annexed areas outside the proposed subdivision include 6 existing single family units and 145 new multi-family units are estimated after buildout as provided by the project team and City staff. No new units are assumed for Years 1 through 5 because there are no existing proposals for development in these areas. Population for these other annexed areas is estimated at 394 after buildout. Senior population for these other annexed areas is estimated at 4 for Years 1 through 5, with buildout senior population estimated at 95.

The City pre-zoning in the annexed areas would allow for an estimated 169,884 square feet of institutional uses and 7,812 square feet of commercial retail at buildout. As shown in Panel B of Table 2-1, employment is estimated at 298. All new non-residential development in the annexation area is assumed to occur after Year 5.

Figure 2-1  
 Proposed City Pre-Zoning in Annexation Area  
 Orchard Heights Development Annexation, City of Loma Linda



**Table 2-1**  
**Development Description: Total Annexation**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Total Annexation					
	Year 1	Year 2	Year 3	Year 4	Subdivision Buildout Year 5	Buildout Post - Year 5
<b>A. SUBDIVISION PROJECT SITE</b>						
<u>Units - Project Site</u>						
<u>New Residential Units - Project Site</u>						
Phase 1	0	24	24	0	0	48
Phase 2	0	0	0	24	23	47
Project Site Annual New Units	0	24	24	24	23	95
Total Cumulative Units	0	24	48	72	95	95
<u>Population - Project Site <sup>2</sup></u>						
Annual Population (@ 2.61 per unit)	0	63	63	63	60	249
Total Cumulative Population <sup>2</sup>	0	63	126	189	249	249
Cumulative Senior Population (@ 24% of total)	0	15	30	45	60	60
<b>B. OTHER ANNEXATION AREAS <sup>3</sup></b>						
<u>Units - Other Annexation Areas</u>						
<u>Existing Single Family Units</u>						
	6	0	0	0	0	6
<u>New Residential Units - MF Pre-Zoning</u>						
(Existing 12.12 Citrus Acres, 60% coverage, 20 units per acre)	0	0	0	0	0	145
Total Annual Units	6	0	0	0	0	151
Total Cumulative Units	6	6	6	6	6	151
<u>Population - Other Annexation Areas <sup>2</sup></u>						
Annual Population	16	0	0	0	0	394
Total Cumulative Population <sup>2</sup>	16	16	16	16	16	394
Cumulative Senior Population (@ 24% of total)	4	4	4	4	4	95
<u>Square Feet</u>						
New Institutional <sup>4</sup>	0	0	0	0	0	169,884
Commercial (Convenience Store ) on Existing 3.20 Vacant Acres	0	0	0	0	0	7,812
Total Square Feet	0	0	0	0	0	177,696
<u>Employment</u>						
New Institutional <sup>4</sup>	0	0	0	0	0	272
New Commercial (Convenience Store )	0	0	0	0	0	16
(Commercial @ 500 square feet per employee)	0	0	0	0	0	288

- Note: 1. Project site residential product information and phasing are provided by Stratus Development Partners, LLC.  
2. Total population is projected at the Citywide average of 2.61 persons per unit, and rounded to the nearest whole number.  
3. Based on discussion with City staff, all parcels with existing churches would remain as churches and MF zoning is a density of 20 units per acre.  
4. Based on discussion with City staff, the parcels zoned institutional are assumed to have a lot coverage of 50 percent and an FAR of .60. Based on an analysis prepared by the fiscal consultant for the Loma Linda Hospital for these parcels, employment is estimated at 625 employees per square foot.  
5. Based on discussion with City staff, the 3.2 acre parcel at the northern end of California Street will be developed as a convenience store. The store size is constrained by the triangular shape of the parcel, and is assumed at the average size of a neighborhood junior market from HdL Companies.

Sources: Stanley R. Hoffman Associates, Inc.  
Stratus Development Partners, LLC  
Libum Corporation  
City of Loma Linda, Konrad Bolowich, Assistant City Manager  
City of Loma Linda, Guillermo Arreola, Senior Planner  
Stanley R. Hoffman Associates, Inc., *Loma Linda University Medical Center Heart and Surgical Hospital Proposed Annexation Fiscal Analysis*,  
March 23, 2011  
HdL Companies, *2012-2013 California Retail Analytics, Expanding Retailers and Retail Store Sales Estimates*, April 2012

## 2.2 Infrastructure

The proposed infrastructure for the Orchard Heights Development Annexation is presented in Table 2-2. Only the proposed 1.39 lineal miles of new roads and associated off-site drainage systems will be maintained through the City General Fund. Based on discussion with City Public Works' staff, new on-site interior lot landscaping and on-site drainage will be maintained through a homeowners association.

**Table 2-2**  
**Infrastructure Description**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
<b>A. New Publicly Maintained Road Lineal Miles</b>						
On-Site: New Internal Roads	0.00	0.73	0.00	0.00	0.00	0.73
Off-Site: Subdivision's Share of New Off-Site Roads	0.00	0.63	0.00	0.00	0.00	0.63
Off-Site: New Bridge for Morey Arroyo Crossing	<u>0.00</u>	<u>0.03</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.03</u>
Total New Road Lineal Miles	0.00	1.39	0.00	0.00	0.00	1.39
<i>Cumulative Miles</i>	0.00	1.39	1.39	1.39	1.39	
<b>B. New Landscaping Square Feet <sup>1</sup></b>						
On-Site: Internal Roads	0	36,345	0	0	0	36,345
Off-Site: Subdivision's Share of New Off-Site Roads	<u>0</u>	<u>21,330</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>21,330</u>
Total New Landscaping Square Feet	0	57,675	0	0	0	57,675
<i>Cumulative Square Feet</i>	0	57,675	57,675	57,675	57,675	
<b>C. New Open Space Square Feet</b>						
On-Site	0	89,225	0	0	0	89,225
<i>Cumulative Square Feet</i>	0	89,225	89,225	89,225	89,225	
<b>D. New Storm Drain Square Feet <sup>2</sup></b>						
On-Site: Not available until final engineering	0	0	0	0	0	0
Off-Site: Morey Arroyo Earthen Channel	<u>0</u>	<u>4,900</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,900</u>
Total New Storm Drain Square Feet	0	4,900	0	0	0	4,900
<i>Cumulative Square Feet</i>	0	4,900	4,900	4,900	4,900	
<b>E. New Water Line Lineal Feet</b>						
On-Site	0	3,995	0	0	0	3,995
Off-Site	<u>0</u>	<u>1,980</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,980</u>
Total New Water Line Lineal Feet	0	5,975	0	0	0	5,975
<i>Cumulative Lineal Feet</i>	0	5,975	5,975	5,975	5,975	
<b>F. New Sewer Line Lineal Feet</b>						
On-Site	0	3,860	0	0	0	3,860
Off-Site	<u>0</u>	<u>2,080</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,080</u>
Total New Sewer Line Lineal Feet	0	5,940	0	0	0	5,940
<i>Cumulative Lineal Feet</i>	0	5,940	5,940	5,940	5,940	

Note: 1. Based on discussion with City Public Works staff, new on-site interior lot landscaping will be maintained through a homeowners association (HOA) and off-site landscaping will be maintained by annexing into an existing landscape maintenance district (LMD).  
2. Based on discussion with City Public Works staff, new on-site drainage will be maintained through a HOA and off-site drainage will be publicly maintained as part of street maintenance.

Sources: Stanley R. Hoffman Associates, Inc.  
Stratus Development Partners, LLC  
Liburn Corporation  
Loma Linda Public Works Department, Jeff Peterson, Associate Engineer

On-site interior road landscaping and off-site parkway landscaping will be maintained through a landscape maintenance district. Off-site drainage will be maintained as part of street maintenance by the City. Street lights will be maintained through a street lighting maintenance district.

## **2.3 Assessed Valuation and Property Tax**

### **95-Unit Subdivision**

Assessed valuation and property tax for the proposed 95-unit subdivision are presented in Table 2-3.

**Assessed Valuation.** Assessed valuation for the proposed subdivision after buildout is projected at about \$60.21 million, as shown in Panel B of Table 2-3. New residential valuation is estimated at \$600,000 per unit by the project developer. The current assessed valuation of about \$3.21 million is estimated for Year 1. Existing assessed valuation is based on the County Assessor's 2015 tax roll values, as shown in Table 2-4.

**Projected Property Tax.** The City General Fund will receive property tax at about 13.58 percent of the basic one percent property tax levy on assessed valuation, as discussed in the Chapter 6 fiscal assumptions. As shown in Panel C of Table 2-3, property tax to the City General Fund for the current assessed valuation upon annexation (Year 1) is projected at \$4,362. As residential units are completed in Years 2 through 5, cumulative property tax is projected to increase to an annual \$81,712 at buildout.

**Projected Vehicle License Fees (VLF) - Property Tax In Lieu.** The City General Fund will also receive VLF-property tax in lieu based on the increase in assessed valuation in the City. Per State law, when an annexation occurs the existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City. The City will receive VLF-property tax in-lieu based on the change in its gross assessed valuation of taxable property for new development in the annexed area. As shown in Appendix Table B-6, the VLF - property tax in lieu in the City is projected to increase at \$920 per million dollars of new assessed valuation (AV).

As shown in Panel D of Table 2-3, no VLF-property tax in lieu is projected for existing valuation in Year 1 per State law. By Year 2 VLF - property tax in lieu is projected at \$13,248 and continues to increase with new development to \$52,440 at buildout in Year 5.

**Table 2-3**  
**Projected Assessed Valuation and Property Tax: 95-Unit Subdivision**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	95-Unit Subdivision					
	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
<b>A. Residential Units</b>						
<u>Project Site New Residential Units</u>						
Phase 1	0	24	24	0	0	48
Phase 2	0	0	0	24	23	48
Annual New Units	0	24	24	24	23	95
Total Annual Units	0	24	24	24	23	95
Total Cumulative Units	0	24	48	72	95	95
<b>B. Assessed Valuation</b>						
<u>Current Valuation<sup>1</sup></u>						
Project Site	\$3,214,233	\$0	\$0	\$0	\$0	\$3,214,233
<u>New Valuation (Project Site)</u>						
		<b>Value per New Unit</b>				
Phase 1	\$0	\$600,000	\$14,400,000	\$0	\$0	\$28,800,000
Phase 2	\$0	\$600,000	\$0	\$14,400,000	\$13,800,000	\$28,200,000
Total New Valuation - Project Site	\$0	\$14,400,000	\$14,400,000	\$14,400,000	\$13,800,000	\$57,000,000
<u>Total Valuation</u>						
Incremental Valuation for Property Tax	\$3,214,233	\$14,400,000	\$14,400,000	\$14,400,000	\$13,800,000	\$60,214,233
Total Cumulative Valuation	\$3,214,233	\$17,614,233	\$32,014,233	\$46,414,233	\$60,214,233	\$60,214,233
<b>C. Projected Property Tax</b>						
<u>Annual 1 Percent Property Tax Levy</u>						
	\$32,142	\$144,000	\$144,000	\$144,000	\$138,000	\$602,142
<u>Cumulative 1 Percent Property Tax Levy</u>						
	\$32,142	\$176,142	\$320,142	\$464,142	\$602,142	
<u>Annual General Fund Property (@ 13.58% of 1 Percent Levy)</u>						
	\$4,362	\$19,541	\$19,541	\$19,541	\$18,727	\$81,712
Total Cumulative Property Tax - General Fund	\$4,362	\$23,903	\$43,444	\$62,985	\$81,712	
<b>D. Projected VLF-Property Tax In Lieu</b>						
<u>Total Annual Valuation for VLF-Property Tax In Lieu<sup>2</sup></u>						
	\$0	\$14,400,000	\$14,400,000	\$14,400,000	\$13,800,000	\$57,000,000
<u>Total Cumulative Valuation for VLF-Property In Lieu</u>						
	\$0	\$14,400,000	\$28,800,000	\$43,200,000	\$57,000,000	
<u>Total Annual VLF-Property Tax In Lieu</u>						
(@ \$920 per \$1,000,000 Assessed Valuation)	\$0	\$13,248	\$13,248	\$13,248	\$12,696	\$52,440
Total Cumulative Projected VLF-Property Tax In Lieu	\$0	\$13,248	\$26,496	\$39,744	\$52,440	

Note: 1. Current valuation is based on the 2015 tax roll values as presented in Table 2-4. When new units are constructed in Year 2, the existing land value of about \$3.21 million is included in estimated new valuation.

2. Vehicle license fees (VLF) property tax in lieu is projected based on the increase in assessed valuation in a jurisdiction. Per State law, when an annexation occurs the existing valuation in the annexing area cannot be used in adjusting the amount of assessed valuation in the annexing City. Therefore, the current valuation of \$3,214,233 is not included in the projection of property tax in lieu of VLF.

Sources: Stanley R. Hoffman Associates, Inc.  
Stratus Development Partners, LLC  
Lilburn Corporation

**Table 2-4**  
**Estimated Existing Assessed Valuation of Annexation Area**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

County PIMS (Property Information Management System)										
Parcel Number	2015 Assessed Valuation				Net Value	Tax Rate Area	Acres per Parcel Map	Use Code	Land Type	Owner
	Land	Improvement	minus Exemptions							
			Homeowner	Special						
<b>A. SUBDIVISION PROJECT SITE</b>										
0292-161-02-0000	\$1,471,425	\$0	\$0	\$0	\$1,471,425	104100	12.20	Citrus	MF Res	Orange Heights 1
0292-161-03-0000	721,280	0	0	0	721,280	104100	6.96	Citrus	MF Res	Orange Heights 1
0292-163-08-0000	1,021,528	0	0	0	1,021,528	104100	8.47	Citrus	MF Res	Orange Heights 1
<b>Total</b>	<b>\$3,214,233</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,214,233</b>		<b>27.63</b>			
<b>B. AREAS OUTSIDE SUBDIVISION PROJECT SITE</b>										
<i>Between Redlands Boulevard and Park Avenue</i>										
0292-271-04-0000	\$55,905	\$0	\$0	\$0	\$55,905	104100	3.20	Vacant	SF Res	MTB Inland Empire Properties LLC
<i>Between Park Avenue and Citrus Lane</i>										
0292-152-10-0000	\$49,999	\$1,017	\$0	\$0	\$51,016	104100	5.10	Citrus	MF Res	Laura Anne Ramirez
0292-152-12-0000	62,444	105,886	(7,000)	0	161,330	104100	1.04	SFR	SF Res	Trieu Hoang Nguyen Living Trust
0292-152-13-0000	57,588	115,402	0	0	172,990	104100	1.01	SFR	SF Res	Hartnell Lister & Moore APC PRO Shtar PL
0292-152-14-0000	10,832	74,366	(7,000)	0	78,198	104100	1.01	SFR	SF Res	Johnson Family Trust
0292-152-15-0000	87,766	100,304	(7,000)	0	181,070	104100	2.00	SFR	SF Res	Murray, Joseph and Janet
0292-152-23-0000	413,325	4,451,924	0	(4,865,249)	0	104100	4.78	Religious Structure	SF Res	Southeastern California Conference, 7th Day Adventist
0292-152-31-0000	38,150	108,869	(7,000)	0	140,019	104100	4.15	SFR	Agriculture	Christine Chaves Trust
0292-152-34-0000	450,024	0	0	0	450,024	104100	1.55	Vacant	MF Res	Southeastern California Conference, 7th Day Adventist
0292-152-37-0000	53,792	125,515	0	0	179,307	104100	0.76	SFR	SF Res	Laura Anne Ramirez
0292-154-16-0000	168,753	0	0	0	168,753	104100	0.50	Vacant	Industrial	Ieronim Andronesei
<b>Subtotal</b>	<b>\$1,392,673</b>	<b>\$5,083,283</b>	<b>(\$28,000)</b>	<b>(\$4,865,249)</b>	<b>\$1,582,707</b>		<b>21.96</b>			
<i>South of Orchard Heights Project Site</i>										
0292-163-09-0000	\$983,356	\$691,600	\$0	\$0	\$1,674,956	104100	9.21	Citrus	SF Res	Southeastern California Conference, 7th Day Adventist
0292-164-02-0000	2,842,675	0	0	0	2,842,675	104073	4.00	Vacant	Commercial	Loma Linda University Medical Center
0292-164-03-0000	4,320,867	0	0	0	4,320,867	104073	7.89	Citrus	Industrial	Loma Linda University Medical Center
<b>Subtotal</b>	<b>\$8,146,898</b>	<b>\$691,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,838,498</b>		<b>20.90</b>			
<b>Total Areas Outside Subdivision Site</b>	<b>\$9,595,476</b>	<b>\$5,774,883</b>	<b>(\$28,000)</b>	<b>(\$4,865,249)</b>	<b>\$10,477,110</b>		<b>46.06</b>			
<b>C. TOTAL ANNEXATION</b>	<b>\$12,809,709</b>	<b>\$5,774,883</b>	<b>(\$28,000)</b>	<b>(\$4,865,249)</b>	<b>\$13,691,343</b>		<b>73.69</b>			

Sources: Stanley R. Hoffman Associates, Inc.  
San Bernardino County Assessor, Property Information Management System (PIMS), Year 2015 Tax Roll  
City of Loma Linda, Konrad Bolowich, Assistant City Manager  
City of Loma Linda, Guillermo Arreola, Senior Planner

**Proposed Annexed Areas Outside the Residential Subdivision**

Assessed valuation and property tax for the areas outside the subdivision that are proposed for annexation are presented in Table 2-5.

**Assessed Valuation.** Assessed valuation for new development in the other areas proposed for annexation is projected at about \$62.46 million, as shown in Panel B of Table 2-5. New multi-family residential valuation is estimated at about 70 percent of single family value per unit, or at \$420,000 per unit. Institution value is not projected because these uses are assumed to be exempt from property tax. Commercial retail valuation is projected at \$200 per square foot.

The current assessed valuation of about \$10.48 million is estimated for Year 1 through Year 5. Existing assessed valuation is based on the County Assessor's 2015 tax roll values, as shown in

**Table 2-5**  
**Projected Assessed Valuation and Property Tax: Outside Subdivision Site**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Annexed Areas Outside Subdivision					Buildout Post - Year 5
	Year 1	Year 2	Year 3	Year 4	Year 5	
<b>A. Outside Subdivision Site</b>						
<u>Existing Units - Outside Subdivision Site</u>	6	0	0	0	0	6
<u>New Units - Outside Subdivision Site</u>	0	0	0	0	0	145
Total Annual Units	6	0	0	0	0	151
Total Cumulative Units	6	6	6	6	6	151
<u>Potential New Square Feet</u>						
New Institutional	0	0	0	0	0	169,884
New Commercial (Convenience Store )	0	0	0	0	0	7,812
New Annual Square Feet	0	0	0	0	0	177,696
Total Cumulative Square Feet	0	0	0	0	0	177,696
<b>B. Assessed Valuation</b>						
<u>Current Valuation <sup>1</sup></u>						
Outside Subdivision Site	\$10,477,110	\$0	\$0	\$0	\$0	\$10,477,110
<u>New Valuation - Outside Subdivision Site</u>						
Residential (@ \$420,000 per unit)	\$0	\$0	\$0	\$0	\$0	\$60,900,000
New Institutional <sup>2</sup>	0	0	0	0	0	0
Commercial (Convenience Store ) on Existing 3.20 Vacant Acres <sup>3</sup>	0	0	0	0	0	1,562,400
Total New Valuation - Outside Subdivision Site	\$0	\$0	\$0	\$0	\$0	\$62,462,400
Incremental Valuation	\$10,477,110	\$0	\$0	\$0	\$0	\$72,939,510
Cumulative Valuation	\$10,477,110	\$10,477,110	\$10,477,110	\$10,477,110	\$10,477,110	\$72,939,510
<b>C. Projected Property Tax</b>						
<u>1 Percent Property Tax Levy</u>	\$104,771	\$104,771	\$104,771	\$104,771	\$104,771	\$729,395
Annual General Fund Property (@ 13.58% of 1 Percent Levy)	\$14,217	\$14,217	\$14,217	\$14,217	\$14,217	\$98,979
<b>D. Projected VLF-Property Tax In Lieu</b>						
<u>Valuation for VLF-Property Tax In Lieu <sup>4</sup></u>	\$0	\$0	\$0	\$0	\$0	\$62,462,400
<u>Total Annual VLF-Property Tax In Lieu</u> (@ \$920 per \$1,000,000 Assessed Valuation)	\$0	\$0	\$0	\$0	\$0	\$57,465

Note: 1. Current valuation is based on the 2015 tax roll values as presented in Table 2-4.  
2. Valuation is not estimated for institutional uses because they are assumed to be tax exempt.  
3. Commercial retail valuation is projected at \$200 per square foot.  
4. Vehicle license fees (VLF) property tax in lieu is projected based on the increase in assessed valuation in a jurisdiction. Per State law, when an annexation occurs the existing valuation in the annexing area cannot be used in adjusting the amount of assessed valuation in the annexing City. Therefore, the estimated current valuation of \$10,477,110 is not included in the projection of property tax in lieu of VLF.

Sources: Stanley R. Hoffman Associates, Inc.  
Stratus Development Partners, LLC  
Lilburn Corporation

Table 2-4. At buildout of these areas, the existing valuation of \$10.48 million is added to the new valuation, resulting in total valuation of \$72.94 million.

**Projected Property Tax.** The City General Fund will receive property tax at about 13.58 percent of the basic one percent property tax levy on assessed valuation, as discussed in the Chapter 6

fiscal assumptions. As shown in Panel C of Table 2-5, property tax to the City General Fund for the current assessed valuation upon annexation (Year 1) is projected at \$14,217. Because no new development is currently proposed for these areas, projected property tax remains at \$14,217 until buildout sometime after Year 5, when property tax is projected at \$98,979.

**Projected Vehicle License Fees (VLF) - Property Tax In Lieu.** The City General Fund will also receive VLF-property tax in lieu based on the increase in assessed valuation in the City. Per State law, when an annexation occurs the existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City. The City will receive VLF-property tax in-lieu based on the change in its gross assessed valuation of taxable property for new development in the annexed area. As shown in Appendix Table B-6, the VLF - property tax in lieu in the City is projected to increase at \$920 per million dollars of new assessed valuation (AV).

As shown in Panel D of Table 2-5, no VLF-property tax in lieu is projected for existing valuation in Year 1 through Year 5 per State law. After buildout, annual VLF - property tax in lieu is projected at \$57,465.

## **2.4 Sales and Use Tax**

Sales and use tax is projected for the retail taxable purchases that will be captured in the City from both the off-site purchases of future residents of the annexation area and for the on-site sales and use tax generated by the potential institutional and commercial retail uses in the annexation area.

The projected off-site sales and use tax from future residents are first presented, followed by the projected on-site sales and use tax. The fiscal analysis assumes that the new residents of the annexation area will also shop at the potential new institutional and commercial businesses in the annexation area. Therefore, the projected off-site sales and use tax is reduced by the projected on-site sales and use tax.

### **Off-Site Sales and Use Tax**

Sales and use tax is projected for the retail taxable sales that will be captured in the City from off-site purchases made by the future residents of both the proposed subdivision and the new units in the other annexed areas within the Orchard Heights Development Annexation. The fiscal analysis assumes that the retail purchases from the current residents in the annexation area

are already being captured in the City; therefore retail taxable sales are not projected for the current residents in the annexation area.

Off-site retail sales and use tax from taxable purchases made by future Orchard Heights Development Annexation residents is projected based on the resident's estimated household income and the estimated taxable retail purchases made in the City. Household income is estimated at 25 percent of average housing value based on a mortgage cost analysis by Stanley R. Hoffman Associates. Based on the U.S. Bureau of Labor Statistic, *Consumer Expenditure Survey*, the fiscal analysis estimates the Orchard Heights Development Annexation residents will generate total taxable retail purchases at about 32 percent of household income.

**95-Unit Subdivision.** As shown in Table 2-6, estimated annual off-site retail sales and use tax from taxable purchases made by future subdivision residents are projected at \$26,880 after buildout. This estimate is based on total household income projected at about \$15.05 million after buildout (25 percent of residential valuation of about \$60.21 million). At 32 percent of household income, the projected retail taxable purchases made by new subdivision residents are projected at about \$4.82 million after buildout. The fiscal analysis assumes that 50 percent of the retail taxable purchases or about \$2.41 million will be made annually in the City.

At one percent of the estimated captured taxable sales of about \$2.41 million, sales tax is projected at \$24,086 after buildout. At the City average use tax rate of 11.6 percent of sales tax, an additional \$2,794 of use tax is projected after buildout. Total sales and use tax captured in the City by the subdivision residents is projected at \$26,880 after buildout. Based on the projected new residential valuation for each year, no off-site sales and use tax is projected for Year 1. The off-site sales and use tax from future residents of the subdivision are projected at \$7,863 for Year 2 and increases over the 5-year development period to \$26,880 at buildout.

**Proposed Annexed Areas Outside the Residential Subdivision.** Estimated annual off-site retail sales and use tax from taxable purchases made by future residents of the other annexed areas after buildout is projected at \$27,186, as presented in Table 2-7. This estimate is based on total household income projected at about \$15.23 million after buildout (25 percent of residential valuation of about \$60.90 million). At 32 percent of household income, the projected retail taxable purchases made by new residents in the other annexed areas are projected at about \$4.87 million after buildout. The fiscal analysis assumes that 50 percent of the retail taxable purchases or about \$2.44 million will be made annually in the City.

**Table 2-6**  
**Estimated Off-Site Sales and Use Tax: 95-Unit Subdivision**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	95-Unit Subdivision				
	Year 1	Year 2	Year 3	Year 4	Buildout Year 5
<u>Cumulative New Residential Valuation</u> <sup>1</sup>	\$3,214,233	\$17,614,233	\$32,014,233	\$46,414,233	\$60,214,233
<u>Household Income (@ 25% of household valuation)</u> <sup>2</sup>	\$803,558	\$4,403,558	\$8,003,558	\$11,603,558	\$15,053,558
<u>Retail Taxable Sales (@ 32% of household income)</u>	\$257,139	\$1,409,139	\$2,561,139	\$3,713,139	\$4,817,139
<u>Projected Off-Site Retail Taxable Sales Captured in Loma Linda (@ 50% capture)</u>	\$128,570	\$704,570	\$1,280,570	\$1,856,570	\$2,408,570
<b>Projected Sales and Use Tax to Loma Linda</b>					
Sales Tax (@ 1% of taxable sales)	\$0	\$7,046	\$12,806	\$18,566	\$24,086
Use Tax (@ 11.6% of sales tax)	\$0	\$817	\$1,485	\$2,154	\$2,794
<b>Total Projected Sales and Use Tax</b>	<b>\$0</b>	<b>\$7,863</b>	<b>\$14,291</b>	<b>\$20,720</b>	<b>\$26,880</b>

Note: 1. The fiscal analysis assumes retail sales and use tax will be begin with development of housing units in Year 2.

2. Based on a mortgage cost analysis by the fiscal consultant, household income is estimated at 25 percent of average housing value.

Source: Stanley R. Hoffman Associates, Inc.

**Table 2-7**  
**Estimated Off-Site Sales and Use Tax: Annexed Areas Outside Subdivision**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Annexed Areas Outside Subdivision					Buildout Post - Year 5
	Year 1	Year 2	Year 3	Year 4	Year 5	
<u>Cumulative New Residential Valuation</u> <sup>1</sup>	\$0	\$0	\$0	\$0	\$0	\$60,900,000
<u>Household Income (@ 25% of household valuation)</u> <sup>2</sup>	\$0	\$0	\$0	\$0	\$0	\$15,225,000
<u>Retail Taxable Sales (@ 32% of household income)</u>	\$0	\$0	\$0	\$0	\$0	\$4,872,000
<u>Projected Off-Site Retail Taxable Sales Captured in Loma Linda (@ 50% capture)</u>	\$0	\$0	\$0	\$0	\$0	\$2,436,000
<b>Projected Sales and Use Tax to Loma Linda</b>						
Sales Tax (@ 1% of taxable sales)	\$0	\$0	\$0	\$0	\$0	\$24,360
Use Tax (@ 11.6% of sales tax)	\$0	\$0	\$0	\$0	\$0	\$2,826
<b>Total Projected Sales and Use Tax</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,186</b>

Note: 1. The fiscal analysis assumes that the current residents in the annexation area are making purchases in the City, therefore off-site retail sales and tax is not projected for for the first five years. The analysis assumes future residents will make off-site purchases in the City.

2. Based on a mortgage cost analysis by the fiscal consultant, household income is estimated at 25 percent of average housing value.

Source: Stanley R. Hoffman Associates, Inc.

At one percent of the estimated captured taxable sales of about \$2.44 million, sales tax is projected at \$24,360 after buildout. At the City average use tax rate of 11.6 percent of sales tax, an additional \$2,826 of use tax is projected after buildout. Total sales and use tax captured in the City by the residents of the other annexed areas is projected at \$27,186 after buildout. No off-site sales and use tax is projected for Year 1 through Year 5 because no residential development is currently planned for the areas annexing outside the proposed subdivision

#### **On-Site Sales and Use Tax**

Sales and use tax is projected to the City for the proposed institutional and commercial retail uses in the annexation area. As shown in Table 2-8, after buildout of these uses, annual sales and use tax is projected at \$31,026. Taxable sales for institutional uses are projected at \$10 per square foot based on an analysis prepared by the fiscal consultant for the Loma Linda Hospital. Commercial retail taxable sales are project at \$250 per square foot based on the average taxable sales per square foot for a neighborhood junior market from HdL Companies.

#### **Adjusted Off-Site Sales and Use Tax**

Projected off-site sales and use tax is adjusted to account for the taxable retail purchases made by future residents at the potential new commercial retail is presented in Table 2-9. Panel A includes a summary of the total projected off-site sales and use tax by the new residents and shows that the total projected \$54,066 off-site sales and use tax is evenly generated between the new subdivision residents and the new residents of the other annexed areas.

In Panel B of Table 2-9, the projected on-site commercial retail sales and use tax of \$21,795 is allocated 50 percent to the new subdivision and 50 percent to the other annexed areas. When this allocation is subtracted from the projected off-site retail sales and use tax in Panel A, off-site sales and use tax is adjusted to a total of \$32,270 after the 5 year development period, as shown in Panel C of Table 2-9.

**Table 2-8**  
**Estimated On-Site Sales and Use Tax: Annexed Areas Outside Subdivision**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Factor	Annexed Areas Outside Subdivision					Buildout Post - Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	
<b>Potential New Square Feet</b>							
New Institutional		0	0	0	0	0	169,884
New Commercial (Convenience Store)		0	0	0	0	0	7,812
New Annual Square Feet		0	0	0	0	0	177,696
<i>Total Cumulative Square Feet</i>		0	0	0	0	0	177,696
<b>Taxable Sales</b>							
	<b>Taxable Sales per Square Foot</b>						
New Institutional <sup>1</sup>	\$10	\$0	\$0	\$0	\$0	\$0	\$1,698,840
New Commercial (Convenience Store) <sup>2</sup>	\$250	\$0	\$0	\$0	\$0	\$0	\$1,953,000
		\$0	\$0	\$0	\$0	\$0	\$3,651,840
<i>Total Cumulative Taxable Sales</i>		\$0	\$0	\$0	\$0	\$0	\$3,651,840
<b>On-Site Sales and Use Tax</b>							
<b>Sales Tax</b>							
	<b>Sales Tax Levy</b>						
New Institutional	1.0%	\$0	\$0	\$0	\$0	\$0	\$16,988
New Commercial (Convenience Store)	1.0%	\$0	\$0	\$0	\$0	\$0	\$19,530
Total Sales Tax		\$0	\$0	\$0	\$0	\$0	\$36,518
<b>Use Tax</b>							
	<b>Percent of Sales Tax</b>						
New Institutional	11.6%	\$0	\$0	\$0	\$0	\$0	\$1,971
New Commercial (Convenience Store)	11.6%	\$0	\$0	\$0	\$0	\$0	\$2,265
Total Use Tax		\$0	\$0	\$0	\$0	\$0	\$4,236
<b>Total Sales and Use Tax</b>							
New Institutional		\$0	\$0	\$0	\$0	\$0	\$18,959
New Commercial (Convenience Store)		\$0	\$0	\$0	\$0	\$0	\$21,795
Total Sales and Use Tax		\$0	\$0	\$0	\$0	\$0	\$40,754
<b>Total Cumulative On-Site Sales and Use Tax</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,754</b>

Note: 1. Projected sales and use tax after buildout of the new institutional uses are projected at \$10 taxable sales per square foot based on an analysis prepared by the fiscal consultant for the Loma Linda Hospital.  
2. Sales and use tax for commercial uses in the annexed area are projected at \$250 taxable sales per square foot based on the average taxable sales per square foot for a neighborhood junior market from HdL Companies.

Sources: Stanley R. Hoffman Associates, Inc.  
Stratus Development Partners, LLC  
Lilburn Corporation  
Stanley R. Hoffman Associates, Inc., *Loma Linda University Medical Center Heart and Surgical Hospital Proposed Annexation Fiscal Analysis*,  
March 23, 2011  
HdL Companies, *2012-2013 California Retail Analytics, Expanding Retailers and Retail Store Sales Estimates*, April 2012

**Table 2-9**  
**Adjusted Off-Site Sales and Use Tax**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Total Annexation					Buildout Post - Year 5	Share of Total
	Year 1	Year 2	Year 3	Year 4	Year 5		
<b>A. Projected Off-Site Sales and Use Tax without Adjustment for On-Site<sup>1</sup></b>							
95-Unit Subdivision	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$26,880	50%
Annexed Areas Outside Subdivision	\$0	\$0	\$0	\$0	\$0	\$27,186	50%
Total Projected Off-Site Sales and Use Tax	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$54,066	100%
<i>minus</i>							
<b>B. Projected On-Site Commercial Retail Sales and Use Tax<sup>2</sup></b>							
Allocated 50% to 95-Unit Subdivision	\$0	\$0	\$0	\$0	\$0	\$10,898	50%
Allocated 50% to Annexed Areas Outside Subdivision	\$0	\$0	\$0	\$0	\$0	\$10,898	50%
Total Projected On-Site Sales and Use Tax	\$0	\$0	\$0	\$0	\$0	\$21,795	100%
<i>equals</i>							
<b>C. Adjusted Off-Site Sales and Use Tax</b>							
95-Unit Subdivision	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$15,982	50%
Annexed Areas Outside Subdivision	\$0	\$0	\$0	\$0	\$0	\$16,288	50%
Total Adjusted Off-Site Sales and Use Tax	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$32,270	100%

Note: 1. The detailed projected off-site sales and use tax without the adjustment for on-site retail sales and use tax is presented in Table 2-6 and Table 2-7.  
2. Detailed projected on-site sales and use tax is presented in Table 2-8.

Source: Stanley R. Hoffman Associates, Inc.

## CHAPTER 3 PUBLIC FACILITIES BEFORE AND AFTER ANNEXATION

This chapter describes the existing and anticipated future service providers for the proposed Orchard Heights Development Annexation. The level and range of the following services are in this chapter:

- General Government
- Fire and Paramedic
- County Sheriff and Public Safety
- Library
- Parks and Recreation
- Animal Control
- Street Lighting and Traffic Signals
- Landscape Maintenance
- Water
- Sewer
- Transportation
- Flood Control and Drainage
- Utilities
- Schools
- Solid Waste Management
- Health and Welfare

As presented in Table 3-1, San Bernardino County and local special districts provide many services to the annexation area, located in Loma Linda's Sphere of Influence (SOI), including general government, fire and paramedic, sheriff services, library, animal control, street lighting, road maintenance, flood control, solid waste management and health and welfare. Also, the Redlands Unified School District (RUSD) provides educational services and a number of private utilities serve the annexation area.

After annexation, the City of Loma Linda is anticipated to provide services including general government, community development, fire and paramedic, public safety under contract with the County Sheriff, library under contract with the County Library System, local parks and recreation, street lighting and traffic signals, landscape maintenance, water, sewer, transportation, and utilities.

Certain one-time development impact fees are collected for public facilities, and are detailed in Chapter 4. These one-time development impact fees (DIFs) are estimated for the proposed 95-unit subdivision and the estimated new development for the other annexed areas in the Orchard

**Table 3-1**  
**Service Providers Before and After Proposed Annexation**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**

Service	Current Service Provider	Anticipated Service Provider
<b>General Government Services:</b>		
Finance Division	San Bernardino County	City of Loma Linda
Human Resources Division	San Bernardino County	City of Loma Linda
Business Registration	San Bernardino County	City of Loma Linda
Economic Development	San Bernardino County	City of Loma Linda
<b>Community Development:</b>		
Planning	San Bernardino County	City of Loma Linda
Building & Safety	San Bernardino County	City of Loma Linda
Code Compliance	San Bernardino County	City of Loma Linda
<b>Fire and Paramedic</b>	Loma Linda Fire Department (automatic aid agreement)	Loma Linda Fire Department
<b>Sheriff/Police</b>	San Bernardino County Sheriff	City Contract with San Bernardino County Sheriff
<b>Library</b>	San Bernardino County Library	City Contract with San Bernardino County Library
<b>Parks and Recreation:</b>		
Local facilities	City of Loma Linda	City of Loma Linda
Regional facilities	San Bernardino County	San Bernardino County
	San Bernardino County Contract with City of San Bernardino Animal Control	City Contract with City of San Bernardino Animal Control
<b>Animal Control</b>	Bear Valley Municipal Water Company/Redlands	City Contract with City of San Bernardino Animal Control
<b>Street Lighting and Traffic Signals</b>	Southern California Edison and/or County of San Bernardino	City of Loma Linda - Street Lighting District No. 1
<b>Landscape Maintenance</b>	n/a	City of Loma Linda - Landscape Maintenance District No. 1
<b>Water:</b>		
Domestic Water	City of Loma Linda and Wells	City of Loma Linda
Recycled Water	n/a	City of Loma Linda
Irrigation Water	Bear Valley Municipal Water Company/Redlands	Bear Valley Municipal Water Company/Redlands
Water Quality	n/a	City of Loma Linda
<b>Sewer</b>	Septic Service	City of Loma Linda
<b>Transportation:</b>		
Freeways and Interchanges	Cal Trans	Cal Trans
Arterials and collectors	San Bernardino County Public Works	City of Loma Linda
Local roads	San Bernardino County Public Works	City of Loma Linda
Transit	Omnitrans	Omnitrans
<b>Flood Control and Drainage:</b>		
Local facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
Regional facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
<b>Utilities:</b>		
Cable/Internet Provider/Telephone	Time Warner/Verizon	Time Warner/Verizon
		Loma Linda Connected Community Program (LLCCP)
Power	Southern California Edison	Southern California Edison
Natural Gas	Southern California Gas Company	Southern California Gas Company
<b>Schools</b>	(K-12) Redlands Unified School District	(K-12) Redlands Unified School District
<b>Solid Waste Management</b>	San Bernardino County contract with Republic Services of Southern California	Loma Linda Contract with Republic Services of Southern California
<b>Health and Welfare</b>	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, Website and Loma Linda General Plan, Public Services and Facilities Element  
City of Loma Linda, Planning Department  
City of Loma Linda, Finance Department  
County of San Bernardino, Public Works Department and Special Services District

Heights Development Annexation. One-time development impact fees are not estimated for existing development in the annexation area.

The County of San Bernardino will provide services such as county library (city leases the library building to the County Library System and provides the facility maintenance), regional parks and recreation, flood control and drainage, and health and welfare. The City of Loma Linda will contract for animal control services from the City of San Bernardino. Public schools and solid waste management service providers (although the contract is with Loma Linda and not SBC) will continue to be the same before and after annexation.

### **3.1 General Government and Community Development**

#### **Before Annexation**

San Bernardino County currently provides general government, including administrative and economic development, and community development services to the annexation area.

#### **After Annexation**

The City of Loma Linda will provide general government services which include administrative services as well as services such as General Governance, Finance, Human Resources and Economic Development to the entire annexation area. Also Loma Linda will provide Community Development services comprised of Planning, Building and Safety and Code Compliance to the entire annexation area.

One-time development impact fees are collected on new development by the City for general government and community development facilities. These one-time fees are detailed in Chapter 4.

### **3.2 Fire and Paramedic**

#### **Before and After Annexation**

The City of Loma Linda's Department of Public Safety, Community Safety Division provides fire and paramedic services to the City and also to the annexation area at no charge through a joint response/automated aid agreement with the County Fire Protection District according to the Loma Linda General Plan, Public Services and Facilities Element. The Fire and Rescue Division handles structural, wildland, vehicle, fire suppression, fire investigation, heavy rescue, technical rescue, confined-space rescue, hazardous materials response, vehicle extrication, emergency medical procedures, building collapse, train derailment, CPR/First-aid training, and fire hydrant testing.

The response time for emergency calls varies within the City. Based on the origination of the call, the drive time may vary. The City has two fire stations, #251 and #252, located at 11325 Loma Linda Drive and 10520 Ohio Street respectively. The annexation area is about 2 miles from Fire Station #251 (also known as the "Civic Center" fire station) and considered within its service area. The City has a performance standard of a five-minute response time (including three-minute running time) for 80 percent of emergency fire, medical and hazardous materials calls citywide as shown in Loma Linda's General Plan.

The City of Loma Linda's Fire Department is the service provider for the annexation area before and after annexation. Although there will be no change in fire and paramedic services provided to the annexation area, the City will receive the annual property tax currently allocated to the County Fire Department upon annexation of the project area for operations and maintenance services. Also, a one-time impact fee for fire facilities is estimated for the proposed annexation area, as shown in Table 4-2 and Table 4-3.

### **3.3 Sheriff (Police) and Public Safety**

#### **Before and After Annexation**

The County Sheriff currently provides public safety services to the annexation area. After the annexation, the City of Loma Linda will contract with the San Bernardino County Sheriff-Coroner Department to provide their local police services. The Sheriff's Headquarters, Central Station, is located at 655 East Third Street in the City of San Bernardino which is about 6.1 miles from the proposed project site. The City shares the cost of law enforcement personnel and equipment with the City of Grand Terrace. According to the Loma Linda General Plan, Public Services and Facilities Element, the level of calls for police services has been steadily increasing over the past several years to about 55 to 60 calls per day. This trend is expected to continue in the future.

### **3.4 Library**

#### **Before and After Annexation**

The Loma Linda Public Library facility is a branch of the San Bernardino County Library system. The library is located at 25581 Barton Road in the City of Loma Linda. Based on discussion with the City Finance Director, the library is located in a City-owned facility that is leased by the San Bernardino County Library and is funded by San Bernardino County property taxes and the State of California. As part of the lease agreement with Loma Linda, the City provides library facility maintenance services. These services are expected to continue upon annexation with no expected change in service levels or costs

### **3.5 Parks and Recreation**

#### **Before Annexation**

There are no local or regional park facilities in the annexation area and current residents in the annexation area are assumed to use nearby City park facilities. Regional park facilities outside the area that serve the annexation area are operated and maintained by San Bernardino County.

### **After Annexation**

Local Park and Recreation services provided by the City of Loma Linda and regional facilities located in San Bernardino County are expected to be accessible to the residents of the annexation area. The City owns ten existing parks in the City with an estimated 49.33 acres that are developed and maintained. These parks range from 0.16 acre to 19.60 acres in size. Some of the amenities the parks provide are baseball fields, basketball courts, lighted tennis courts, volleyball/sport courts, open areas for football and soccer, playground areas (tot areas), picnic tables, barbecue pits, electricity upon request, drinking fountains, restrooms, trails and a dog park for small and large dogs. Currently, the City has no formal recreation programs, but Park Use Permits for special events are available on a no-fee basis to local organizations and the general public.

The Community Development Department is responsible for park facility planning and the Public Works Department provides maintenance of the parks. According to the General Plan, the City hopes to achieve a ratio of 5.0 acres of park land per 1,000 persons at General Plan buildout. With a population of 24,649 persons in 2016 and 49.33 acres of developed parkland, the City currently has a park ratio of about 2.0 acres per 1,000 population. This does not include the open space in the South Hills Preserve, half of which is located in the southern region of the City, and the other half in San Bernardino County and Riverside County. The South Hills Preserve in Loma Linda is an estimated 850 acres of wild land with unimproved, informal trails that are permanently protected from any development.

The City imposes a Parkland Acquisition and Development Impact Fee on all new residential development, at \$12,489 per single family unit and \$7,459 per multi-family unit, as shown later in Table 4-2.

### **3.6 Animal Control**

#### **Before Annexation**

Currently, the City of San Bernardino Animal Control provides services to the annexation area under contract to the County of San Bernardino.

#### **After Annexation**

Upon annexation, the City of Loma Linda will contract with the City of San Bernardino for animal control services to the proposed annexation area.

### **3.7 Street Lighting and Traffic**

#### **Before Annexation**

Street lighting is currently serviced by Southern California Edison (SCE) for two existing street lights. One street light is located at the intersection of California Street and West Park Avenue and the other is located at the intersection of Citrus Avenue with California Street across from the project site. There is one existing traffic signal just north of the annexation area, at the intersection of California Street and Redlands Boulevard.

#### **After Annexation**

Upon annexation, the project area will be annexed into the City of Loma Linda's Street Lighting District. Once the project area is annexed into the City and the Street Lighting District, street lights will be installed and maintained by the City. There are no new traffic signals planned for the project at this time.

Typically, starting from the first light at the intersection, one street light would be installed every 200 feet. The developer is expected to cover all street light installation costs in addition to maintenance costs for a year. After a year, the City will start maintaining the street lights and will charge an annual assessment fee per single family unit.

### **3.8 Landscape Maintenance**

#### **Before Annexation**

The annexation area is not currently in a landscape maintenance district.

#### **After Annexation**

The City has an existing Landscaping Maintenance District (LMD No. 1) that assesses properties based on the estimated costs to maintain the improvements that provide special benefit to properties within the district. Each property is assessed proportionately for only those improvements from which the parcel receives special benefit. These benefits include the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the ornamental structures and the landscaping. This also includes furnishing electricity for the lighting and operation of the ornamental structures, and water for the irrigation and control of the landscaping.

The developer is responsible for the plans and specifications for the landscaping and irrigation improvements for the proposed project. It is possible for the property owner to provide their

own landscape maintenance and receive no assessment from the LMD associated with the maintenance costs, since the associated costs would be paid directly by the property owner. However, the property owner will still be assessed administrative costs to ensure that the required landscaping will be maintained to the City's standards.

### **3.9 Water**

#### **Before and After Annexation**

The City of Loma Linda provides the production and distribution of water within the City and to developments outside its boundaries after annexation. The City obtains its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the eastern San Bernardino Valley. The City operates five groundwater wells: Richardson Wells 1, 3, and 4 and Mountain View Wells 3 and 5. These production wells have a combined capacity of 14 million gallons per day. The City also has emergency water connections with the City of San Bernardino as well as the City of Redlands water systems.

In addition to the existing wells, a new water-treatment plant, located on City of Loma Linda-owned land surrounded by the City of San Bernardino opened in October, 2010. This treatment plant provides Loma Linda's 22,000 water customers with an additional supply of water. Once contaminated by chemicals, Lockheed Martin developed the water-treatment plant on the site to treat the groundwater that was contaminated by its operational facility in the 1960's and 1970's. The new plant is capable of pumping and filtering 4,800 gallons of water per minute or about 6.9 million gallons per day (mgd).

Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development. 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, as shown on Table 4-2 and Table 4-3, and the use of other funding methods.

There are existing water lines along the western and southern edges of the annexation area which are California Street and Orange Avenue, respectively. The existing units in the annexation area use wells while the church facilities have an agreement with the City of Loma Linda for provision of water. Future development would include connection to existing lines near the project site. Construction plans shall be reviewed by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project.

### 3.10 Sewer

#### Before and After

The City of Loma Linda provides the operations and maintenance of sewer collection facilities for the City and the areas outside its boundaries after annexation. This service is maintained by the City's Department of Public Works, Utilities Division. Sewer line maintenance is administered by the City while wastewater treatment services are administered under provisions in a Joint Powers Agreement (JPA) with the City of San Bernardino. At the San Bernardino Municipal Water Department wastewater facility, wastewater is treated to the secondary level. Effluent is then piped to a tertiary treatment facility, known as the RI/X plant, before being discharged to the Santa Ana River. The City of Loma Linda, through its agreement with the City of San Bernardino, also participates in the cost of the RI/X plant.

As shown in Table 3-2, the wastewater facility in the City of San Bernardino has the capacity to process up to 33 million gallons per day (gpd), of which 7 million gpd is allotted to Loma Linda. Of the 7 million gpd, the City currently uses less than half of the assigned 7 million gpd. According to the Loma Linda's General Plan, the average wastewater flow generated by the City during ultimate build out conditions is projected to be 6.27 million gpd. This leaves adequate total capacity for the City's wastewater flow from the proposed annexation.

**Table 3-2**  
**Sewer System Approximate Daily Usage (In Gallons)**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Impact Analysis**  
**City of Loma Linda**

	Treatment Plant Capacity	Approximate Daily Usage	Approximate Surplus
Existing Daily Total	7,000,000	Less than 3,500,000	More than 3,500,000
Build-Out Daily Total	7,000,000	6,270,000	730,000

Source: Stanley R. Hoffman Associates, Inc.  
Loma Linda General Plan, Public Services and Facilities Element, 2009.

The western side of the annexation area borders existing City sewer lines along California Street and Orange Avenue that are connected to the City's sanitary sewer system. The developer would be responsible for connecting the new development to this line. The existing units in the annexation area utilize septic service and the existing church facilities have a contract with the

City of Loma Linda for provision of sewer services. However, any future development on the property at a density exceeding ½ acre per unit would require connection to the City's sanitary sewer system.

The proposed development is not projected to make a significant impact on the City's current usage of less than half of the assigned 7 million gpd at the wastewater facility in the City of San Bernardino. The proposed project would not require the expansion of existing treatment facilities although a wastewater collection system fee would be required for new development, as shown in Table 4-2 and Table 4-3.

### **3.11 Transportation**

#### **Before Annexation**

Current transportation services for the City of Loma Linda include freeways and interchanges serviced by Caltrans; arterials, collectors and local roads serviced by the Public Works Department, San Bernardino County; and public transit serviced by Omnitrans.

#### **After Annexation**

Caltrans and Omnitrans will continue to provide their services post annexation. As for arterials, collectors and local roads, the City of Loma Linda will service any local roads and signals associated with the proposed project.

The developer will be responsible for street improvements fees for local circulation systems and regional circulation systems, as shown on Table 4-2 and Table 4-3.

### **3.12 Flood Control and Drainage**

#### **Before and After Annexation**

The San Bernardino County Flood Control District services the City for local and regional flood control and drainage facilities and is expected to be the future service provider for the proposed project. The County Flood Control District is responsible for flood protection on major streams, water conservation, and storm drainage construction. In accordance to the National Pollutant Discharge Elimination System (NPDES) permit program, the proposed project is required to design their storm water collection system to control water pollution by regulating point sources that discharge pollutants into the water. Any improvements to the current drainage system will be determined by the City engineer. Costs for these improvements will be covered by the developer or through development impact fees, as estimated in Table 4-2 and Table 4-3.

### **3.13 Utilities**

#### **Before Annexation**

Utilities include Cable, Internet, Telephone, Power, and Natural Gas. Before annexation, these services are provided as follows:

1. Cable/Internet/ Telephone - Time Warner and Verizon
2. Power – Southern California Edison
3. Natural Gas – Southern California Gas Company

#### **After Annexation**

According to the City of Loma Linda, Public Works Department, once the area is annexed into the City of Loma Linda, the providers for the following utilities will be as follows:

1. Cable/Internet/Telephone – Loma Linda Connected Community Program (LLCCP), Time Warner, and Verizon
2. Power – Southern California Edison
3. Natural Gas – Southern California Gas Company

The Orchard Heights Development Annexation Area is located on the southeast of the intersection of Redlands Boulevard and California Street, which currently is part of the Loma Linda Connected Community Program (LLCCP). The LLCCP uses a citywide fiber optic network that can support very high data speeds. These lines would be able to service the proposed development in the annexation area as well. Costs to connect the utility lines to the proposed development would not impact the city and would be paid for either by the developer or by the utility companies where their costs are recovered through their user fees and charges.

The existing electrical utility lines will have to be under grounded once the development of the new residential units commence. The City Engineer has indicated that the cost to underground the electrical utility lines will be covered by Southern California Edison and not by the developer.

### **3.14 Schools**

#### **Before and After Annexation**

Public education in the City of Loma Linda is provided by the Redlands Unified School District (RUSD). Schools in the RUSD that provide service to the annexation area include Mission Elementary School, Cope Middle School and Redlands High School. Collectively, these schools provide education for students from Kindergarten through 12<sup>th</sup> grade. RUSD is the current school service provider for the annexation area as well as after the annexation. There is a one-

time residential development impact school fee estimated at \$3.51 per residential square foot, and a one-time non-residential development impact school fee estimated at \$0.54 per square foot. Estimated school impact fees for the total annexation area are about \$2.10 million, as shown in Table 4-1.

### **3.15 Solid Waste Management**

#### **Before Annexation**

The current service provider for collection of solid waste in the annexation area is Republic Services of Southern California.

#### **After Annexation**

The City contracts with Republic Services of Southern California to provide solid waste collection services. Solid waste that is not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill, a County-owned landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to 1,000 tons per day, and has an estimated closure date of 2043. The proposed project is expected to have minimal impact on the landfill facility.

### **3.16 Health and Welfare**

#### **Before and After Annexation**

San Bernardino County Department of Public Health currently services the City for the general public's health and welfare. The department provides a variety of programs and services that informs and educates the public about health issues. The County Department of Public Health will be the future service provider of public health and welfare. No changes in service levels or costs are expected to occur after the annexation of the proposed project.

## CHAPTER 4 ONE-TIME FEES AND CHARGES

This section presents the estimated one-time fees and charges associated with the new development in the proposed annexation area. Development fees are one-time fees paid by the developer to offset the additional public capital costs of new development.

As shown in Table 4-1, the total City and school one-time development impact fees (DIF) for the proposed new development in the total annexation area are estimated at about \$8.77 million after buildout. Of this total, City development impact fees for Community Development, Public Safety and Engineering are estimated at about \$6.66 million and school development impact fees are estimated at about \$2.11 million.

Total fees for the 95-unit subdivision are estimated at \$3.91 million, with about \$2.91 million estimated as City fees and the remaining \$1.00 million are estimated school impact fees. For the annexed areas outside the subdivision, total fees are estimated at about \$4.86 million after buildout, with about \$3.75 million estimated City fees and the remaining \$1.11 million estimated school impact fees.

Detailed residential development impact fee calculations are presented in Table 4-2 and Table 4-3 presents the detailed development impact fee calculations for non-residential development. Appendix Table B-1 is the City fee schedule as provided by the City's Community Development staff.

**Table 4-1**  
**Summary of Estimated Development Impact Fees**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	City Impact Fees	School Impact Fees	Total Impact Fees
<u>95-Unit Subdivision</u>	\$2,906,905	\$1,000,350	\$3,907,255
<u>Annexed Areas Outside Subdivision</u>	\$3,749,819	\$1,113,856	\$4,863,675
<b>Total Annexation</b>	<b>\$6,656,724</b>	<b>\$2,114,206</b>	<b>\$8,770,930</b>

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, Community Development Department, Development Impact Fees, 8/21/2015  
Redlands Unified School District, Facilities Division

**Table 4-2**  
**Estimated Development Impact Fees: Residential**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Fee Category for Residential Development	Subdivision			Annexed Areas Outside Subdivision			Total Residential Fees
	Fee per Single Family Unit	New Units	Fees	Fee per Multi-Family Unit	New Units	Fees	
<b>City Community Development</b>							
General Government Facilities	\$393	95	\$37,335	\$393	145	\$56,985	\$94,320
Parkland Acquisition and Development	\$12,469	95	\$1,186,455	\$7,459	145	\$1,081,555	\$2,268,010
Open Space Acquisition	n/a		n/a	n/a		n/a	
Public Meeting Facilities	\$1,575	95	\$149,625	\$941	145	\$136,445	\$286,070
Art in Public Places							
	Percent of Project Value	Project Valuation		Percent of Project Value	Project Valuation		
	0.25%	\$57,000,000	\$142,500	0.25%	\$60,900,000	\$152,250	\$294,750
	Fee per Unit	New Units		Fee per Unit	New Units		
<b>City Public Safety</b>							
Fire Suppression Facilities	\$1,120	95	\$105,400	\$142	145	\$20,590	\$126,990
<b>City Engineering</b>							
Local Circulation Systems (Streets, Signals and Bridges)	\$1,551	95	\$147,345	\$893	145	\$120,485	\$276,830
Regional Circulation Systems (Streets, Signals and Bridges)	\$3,741	95	\$355,395	\$2,154	145	\$312,330	\$667,725
Storm Drainage Facilities	\$1,331	95	\$126,445	\$311	145	\$45,095	\$171,540
Water Generation, Storage and Distribution	\$5,826	95	\$553,470	\$4,303	145	\$623,935	\$1,177,405
Wastewater Collection System	\$1,073	95	\$101,935	\$793	145	\$114,985	\$216,920
<b>Total City Development Impact Fees</b>			<b>\$2,906,905</b>			<b>\$2,673,655</b>	<b>\$5,580,560</b>
	Fee per Residential Building Square Foot	Total Square Feet of Units		Fee per Residential Building Square Foot	Total Square Feet of Units		
<b>School Fees</b>							
Redlands Unified School District	\$3.51	285,000	\$1,000,350	\$3.51	290,000	\$1,017,900	\$2,018,250
<b>Total Residential Development Impact Fees</b>			<b>\$3,907,255</b>			<b>\$3,691,555</b>	<b>\$7,598,810</b>

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, Community Development Department, Development Impact Fees, 8/21/2015  
Redlands Unified School District, Facilities Division, 11/29/2015

**Table 4-3**  
**Estimated Development Impact Fees: Non-Residential**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Fee Category for Non-Residential Development	Annexed Areas Outside Subdivision						
	Square Feet		Fee per Square Foot		Estimated Fees		
	Institutional	Commercial Retail	Institutional	Commercial Retail	Institutional	Commercial Retail	Total
<b>City Community Development</b>							
General Government Facilities	169,884	7,812	\$0.095	\$0.095	\$16,139	\$742	\$16,881
Parkland Acquisition and Development	169,884	7,812	n/a	n/a	\$0	\$0	\$0
Open Space Acquisition	169,884	7,812	\$1.226	\$1.207	\$208,278	\$9,429	\$217,707
	<b>Project Valuation</b>	<b>Project Valuation</b>	<b>Percent of Project Value</b>	<b>Percent of Project Value</b>			
Art in Public Places	\$0	\$1,562,400	0.50%	0.50%	\$0	\$7,812	\$7,812
	<b>Square Feet</b>	<b>Square Feet</b>	<b>Fee per Square Foot</b>	<b>Fee per Square Foot</b>			
	<b>Institutional</b>	<b>Commercial Retail</b>	<b>Institutional</b>	<b>Commercial Retail</b>			
<b>City Public Safety</b>							
Fire Suppression Facilities	169,884	7,812	\$0.556	\$0.056	\$94,456	\$437	\$94,893
<b>City Engineering</b>							
Local Circulation Systems (Streets, Signals and Bridges)	169,884	7,812	\$0.915	\$2.832	\$155,444	\$22,124	\$177,567
Regional Circulation Systems (Streets, Signals and Bridges)	169,884	7,812	\$2.206	\$5.831	\$374,764	\$53,364	\$428,128
Storm Drainage Facilities	169,884	7,812	\$0.207	\$0.288	\$35,168	\$2,250	\$37,416
Water Generation, Storage and Distribution	169,884	7,812	\$0.463	\$0.288	\$78,656	\$2,250	\$80,906
Wastewater Collection System	169,884	7,812	\$0.085	\$0.053	\$14,440	\$414	\$14,854
<b>Total City Development Fees</b>					<b>\$977,343</b>	<b>\$98,822</b>	<b>\$1,076,164</b>
<b>School Fees - Redlands Unified School District</b>	169,884	7,812	\$0.540	\$0.540	<b>\$91,737</b>	<b>\$4,218</b>	<b>\$95,956</b>
<b>Total Non-Residential Development Impact Fees</b>					<b>\$1,069,080</b>	<b>\$103,040</b>	<b>\$1,172,120</b>

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, Community Development Department, Development Impact Fees, 8/21/2015  
Redlands Unified School District, Facilities Division, 11/29/2015

## CHAPTER 5 FISCAL IMPACTS OF ANNEXATION AREA

This chapter presents the fiscal impacts of the Orchard Heights Development Annexation to the City of Loma Linda General Fund after annexation. Fiscal impacts are shown in constant 2016 dollars with no adjustment for possible future inflation. The fiscal assumptions for the fiscal analysis are presented in Chapter 6.

As shown in summary Table 5-1, a recurring annual surplus of \$127,785 is projected for the total Orchard Heights Development Annexation to the City General Fund after buildout. Of this total surplus, \$70,500 is projected for the proposed 95-unit subdivision and the remaining surplus of \$57,285 is projected for the other areas in the annexation.

**Table 5-1**  
**Summary of Projected Fiscal Impacts after Buildout**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

City General Fund	Subdivision Project Site Annexation	Other Areas in Annexation	Total Annexation Buildout
Annual Recurring Revenues	\$188,023	\$284,880	\$472,903
Annual Recurring Costs	<u>\$117,523</u>	<u>\$227,595</u>	<u>\$345,118</u>
<b>Net Annual Recurring Surplus</b>	<b>\$70,500</b>	<b>\$57,285</b>	<b>\$127,785</b>

Sources: Stanley R. Hoffman Associates, Inc.

### 5.1 Phased Fiscal Impacts – Total Annexation Area

The projected cumulative impacts to the City General Fund for the first five years after annexation and post-buildout of the total Orchard Heights Development Annexation are included in Table 5-2. The current development in the 80-acre annexation area is assumed during the first year after annexation, with the 95-unit subdivision beginning in the second year after annexation. Buildout of the remaining annexed areas is assumed after Year 5.

As shown in Table 5-2, a \$13,700 surplus is projected to the City General Fund upon annexation in Year 1, which includes the existing development. A surplus of \$25,007 is projected for Year 2 when construction of new single family units in the subdivision begins. The projected surplus

**Table 5-2**  
**Detailed Projected Recurring Fiscal Impacts: Total Annexation**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Total Annexation					Buildout Post - Year 5	Percent of Total
	Year 1	Year 2	Year 3	Year 4	Year 5		
<b>General Fund Annual Recurring Revenues</b>							
Property Taxes	\$18,579	\$38,120	\$57,661	\$77,202	\$95,929	\$180,690	38.2%
VLF-Property Tax in Lieu	0	13,248	26,496	39,744	52,440	109,905	23.2%
Property Transfer Tax	27	608	1,083	1,559	2,014	2,706	0.6%
Off-Site Retail Sales and Use Tax	0	7,863	14,291	20,720	26,880	32,270	6.8%
On-Site Institutional Sales and Use Tax	0	0	0	0	0	18,959	4.0%
On-Site Retail Sales and Use Tax	0	0	0	0	0	21,795	4.6%
Proposition 172 Half Cent Sales Tax	0	77	139	202	262	818	0.2%
Franchise Fees	383	1,891	3,399	4,908	6,344	19,224	4.1%
Business Licenses	0	0	0	0	0	6,650	1.4%
Animal Licenses and Fines	18	90	162	233	302	612	0.1%
Fire Permits	20	97	97	94	326	828	0.2%
Recycling and Refuse	499	2,462	4,425	6,388	8,258	20,983	4.4%
Other Charges for Services (excluding one-time charges)	118	581	1,044	1,507	1,948	4,844	1.0%
Other Revenue	848	4,186	7,523	10,861	14,040	35,677	7.5%
Transfers In: State Gas Tax	328	1,621	2,914	4,206	5,437	13,522	2.9%
Transfers In: From Other City Funds	93	460	826	1,193	1,542	3,919	0.8%
Recurring Revenues Subtotal	\$20,913	\$71,304	\$120,060	\$168,817	\$215,722	\$473,403	100.1%
Loss of County Fire Revenues <sup>1</sup>	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)	-0.1%
Total Recurring Revenues	\$20,413	\$70,804	\$119,560	\$168,317	\$215,222	\$472,903	100.0%
<b>General Fund Annual Recurring Costs</b>							
General Government	\$1,034	\$7,052	\$11,143	\$15,234	\$19,130	\$53,141	15.4%
Police Protection	1,553	7,670	13,786	19,903	25,728	77,962	22.6%
Senior Center	10	164	318	472	618	860	0.2%
Community Development	144	709	1,274	1,839	2,378	7,204	2.1%
Fire Protection	2,785	13,750	24,714	35,679	46,121	139,754	40.5%
Public Works: Street Maintenance	0	10,588	10,588	10,588	10,588	10,588	3.1%
Public Works: Refuse and Recycling	487	2,406	4,325	6,244	8,072	24,460	7.1%
Public Works: Park Maintenance	445	2,198	3,950	5,703	7,372	18,333	5.3%
Public Works: Other Costs	255	1,260	2,266	3,271	4,229	12,816	3.7%
Total Recurring Costs	\$6,713	\$45,797	\$72,364	\$98,933	\$124,236	\$345,118	100.0%
<b>General Fund Annual Recurring Surplus</b>	<b>\$13,700</b>	<b>\$25,007</b>	<b>\$47,196</b>	<b>\$69,384</b>	<b>\$90,986</b>	<b>\$127,785</b>	
<b>General Fund Revenue/Cost Ratio</b>	<b>3.04</b>	<b>1.55</b>	<b>1.65</b>	<b>1.70</b>	<b>1.73</b>	<b>1.37</b>	

Note: 1. The City Fire Department is currently paid by the County to provide fire protection to the proposed annexation area. Upon annexation, the City is responsible for fire protection to the annexed area. City staff estimates the revenue loss from the County at about \$500 annually.

Sources: Stanley R. Hoffman Associates, Inc.

continues to increase throughout the subdivision construction, with the projected surplus to the General Fund at \$90,986 in Year 5. With buildout of the other annexed areas after Year 5, the projected recurring surplus to the City General Fund for the total annexation area after buildout is projected at \$127,785.

### Projected Recurring Revenues – Total Annexation Area

About 76.8 percent of the total projected revenues after buildout of the total Orchard Heights Development Annexation are comprised of property tax, VLF - property tax in lieu and sales and use tax.

### **Projected Recurring Costs – Total Annexation Area**

Fire protection, police protection and general government are the largest projected recurring costs and account for about 78.5 percent of total projected recurring costs for the total Orchard Heights Development Annexation after buildout.

### **5.2 Phased Fiscal Impacts – 95-Unit Subdivision**

The projected cumulative impacts to the City General Fund for the first five years after annexation of the 95-unit subdivision in the Orchard Heights Development Annexation are included in Table 5-3. The existing development on the subdivision property is assumed during the first year after annexation, with development as proposed on the property beginning in the second year after annexation.

As shown in Table 5-3, a surplus of \$4,112 is projected to the City General Fund for Year 1, which includes the existing development on the property. A surplus of \$15,419 is projected for Year 2 when the first 24 new units in the subdivision are completed. As new units are completed in Years 3 through 5, the projected surplus to the General Fund increases to \$70,500 at buildout of the subdivision.

### **Projected Recurring Revenues – 95-Unit Subdivision**

About 79.9 percent of the total projected revenues after buildout of the proposed Orchard Heights subdivision are comprised of property tax, VLF - property tax in lieu, and off-site sales and use tax.

### **Projected Recurring Costs – 95-Unit Subdivision**

Fire protection, police protection and general government are the largest projected recurring costs and account for about 72.9 percent of total projected recurring costs for the new subdivision after buildout.

### **5.3 Phased Fiscal Impacts –Annexed Areas Outside Subdivision**

As shown in Table 5-4, a surplus of \$9,588 is projected to the City General Fund for Year 1, which includes the existing development on the property. Currently there are no proposed development plans for the areas outside the proposed 95-unit subdivision in the total Orchard Heights Development Annexation. Therefore, the projected impacts upon annexation are the same for the first five years. However, for future buildout of the areas outside the subdivision an annual recurring surplus of \$57,285 is projected based on the land use description in Chapter 2.

**Table 5-3**  
**Detailed Projected Recurring Fiscal Impacts: 95-Unit Subdivision**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	95-Unit Subdivision						Percent of Total
	Upon Annexation Year 1	Year 2	Year 3	Year 4	Project Buildout Year 5	Post - Year 5	
<b>General Fund Annual Recurring Revenues</b>							
Property Taxes	\$4,362	\$23,903	\$43,444	\$62,985	\$81,712	\$81,712	43.5%
VLF-Property Tax in Lieu	0	13,248	26,496	39,744	52,440	52,440	27.9%
Property Transfer Tax	0	581	1,056	1,532	1,987	1,987	1.1%
Off-Site Retail Sales and Use Tax	0	7,863	14,291	20,720	26,880	15,982	8.5%
On-Site Institution Sales and Use Tax	0	0	0	0	0	0	0.0%
On-Site Retail Sales and Use Tax	0	0	0	0	0	0	0.0%
Proposition 172 Half Cent Sales Tax	0	77	139	202	262	262	0.1%
Franchise Fees	0	1,508	3,016	4,525	5,961	5,961	3.2%
Business Licenses	0	0	0	0	0	0	0.0%
Animal Licenses and Fines	0	72	144	215	284	284	0.2%
Fire Permits	0	77	77	74	306	306	0.2%
Recycling and Refuse	0	1,963	3,926	5,889	7,759	7,759	4.1%
Other Charges for Services (excluding one-time charges)	0	463	926	1,389	1,830	1,830	1.0%
Other Revenue	0	3,338	6,675	10,013	13,192	13,192	7.0%
Transfers In: State Gas Tax	0	1,293	2,586	3,878	5,109	5,109	2.7%
Transfers In: From Other City Funds	0	367	733	1,100	1,449	1,449	0.8%
Recurring Revenues Subtotal	\$4,362	\$54,753	\$103,509	\$152,266	\$199,171	\$188,273	100.1%
Loss of County Fire Revenues <sup>1</sup>	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	-0.1%
Total Recurring Revenues	\$4,112	\$54,503	\$103,259	\$152,016	\$198,921	\$188,023	100.0%
<b>General Fund Annual Recurring Costs</b>							
General Government	\$0	\$6,018	\$10,109	\$14,200	\$18,096	\$18,096	15.4%
Police Protection	0	6,117	12,233	18,350	24,175	24,175	20.6%
Senior Center	0	154	308	462	608	608	0.5%
Community Development	0	565	1,130	1,695	2,234	2,234	1.9%
Fire Protection	0	10,965	21,929	32,894	43,336	43,336	36.9%
Public Works: Street Maintenance	0	10,588	10,588	10,588	10,588	10,588	9.0%
Public Works: Refuse and Recycling	0	1,919	3,838	5,757	7,585	7,585	6.5%
Public Works: Park Maintenance	0	1,753	3,505	5,258	6,927	6,927	5.9%
Public Works: Other Costs	0	1,005	2,011	3,016	3,974	3,974	3.4%
Total Recurring Costs	\$0	\$39,084	\$65,651	\$92,220	\$117,523	\$117,523	100.0%
<b>General Fund Annual Recurring Surplus</b>	<b>\$4,112</b>	<b>\$15,419</b>	<b>\$37,608</b>	<b>\$59,796</b>	<b>\$81,398</b>	<b>\$70,500</b>	
<b>General Fund Revenue/Cost Ratio</b>	n/a	1.39	1.57	1.65	1.69	1.60	

Note: 1. The City Fire Department is currently paid by the County to provide fire protection to the proposed annexation area. Upon annexation, the City is responsible for fire protection to the annexed area. City staff estimates the revenue loss from the County at about \$500 annually for the total annexation area. The fiscal analysis allocates this loss \$250 to the subdivision project site and \$250 to the other annexed areas.

Sources: Stanley R. Hoffman Associates, Inc.

**Table 5-4**  
**Detailed Projected Recurring Fiscal Impacts: Annexed Areas Outside Subdivision**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Annexed Areas Outside Subdivision					Buildout Post - Year 5	Percent of Total Buildout
	Upon Annexation Year 1	Year 2	Year 3	Year 4	Year 5		
<b>General Fund Annual Recurring Revenues</b>							
Property Taxes	\$14,217	\$14,217	\$14,217	\$14,217	\$14,217	\$98,978	34.7%
VLF-Property Tax in Lieu	0	0	0	0	0	57,465	20.2%
Property Transfer Tax	27	27	27	27	27	719	0.3%
Off-Site Retail Sales and Use Tax	0	0	0	0	0	16,288	5.7%
On-Site Institutional Sales and Use Tax	0	0	0	0	0	18,959	6.7%
On-Site Retail Sales and Use Tax	0	0	0	0	0	21,795	7.7%
Proposition 172 Half Cent Sales Tax	0	0	0	0	0	556	0.2%
Franchise Fees	383	383	383	383	383	13,263	4.7%
Business Licenses	0	0	0	0	0	6,650	2.3%
Animal Licenses and Fines	18	18	18	18	18	328	0.1%
Fire Permits	20	20	20	20	20	522	0.2%
Recycling and Refuse	499	499	499	499	499	13,224	4.6%
Other Charges for Services (excluding one-time charges)	118	118	118	118	118	3,014	1.1%
Other Revenue	848	848	848	848	848	22,485	7.9%
Transfers In: State Gas Tax	328	328	328	328	328	8,413	3.0%
Transfers In: From Other City Funds	93	93	93	93	93	2,470	0.9%
Recurring Revenues Subtotal	\$16,551	\$16,551	\$16,551	\$16,551	\$16,551	\$285,130	100.1%
Loss of County Fire Revenues <sup>1</sup>	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	-0.1%
Total Recurring Revenues	\$16,301	\$16,301	\$16,301	\$16,301	\$16,301	\$284,880	100.0%
<b>General Fund Annual Recurring Costs</b>							
General Government	\$1,034	\$1,034	\$1,034	\$1,034	\$1,034	\$35,045	15.4%
Police Protection	1,553	1,553	1,553	1,553	1,553	53,787	23.6%
Senior Center	10	10	10	10	10	252	0.1%
Community Development	144	144	144	144	144	4,970	2.2%
Fire Protection	2,785	2,785	2,785	2,785	2,785	96,418	42.4%
Public Works: Street Maintenance	0	0	0	0	0	0	0.0%
Public Works: Refuse and Recycling	487	487	487	487	487	16,875	7.4%
Public Works: Park Maintenance	445	445	445	445	445	11,406	5.0%
Public Works: Other Costs	255	255	255	255	255	8,842	3.9%
Total Recurring Costs	\$6,713	\$6,713	\$6,713	\$6,713	\$6,713	\$227,595	100.0%
<b>General Fund Annual Recurring Surplus</b>	<b>\$9,588</b>	<b>\$9,588</b>	<b>\$9,588</b>	<b>\$9,588</b>	<b>\$9,588</b>	<b>\$57,285</b>	
<b>General Fund Revenue/Cost Ratio</b>	<b>1.70</b>	<b>2.43</b>	<b>2.43</b>	<b>2.43</b>	<b>2.43</b>	<b>1.25</b>	

Note: 1. The City Fire Department is currently paid by the County to provide fire protection to the proposed annexation area. Upon annexation, the City is responsible for fire protection to the annexed area. City staff estimates the revenue loss from the County at about \$500 annually for the total annexation area. The fiscal analysis allocates this loss at \$250 to the subdivision project site and \$250 to the other annexations areas.

Sources: Stanley R. Hoffman Associates, Inc.

### Projected Recurring Revenues –Annexed Areas Outside Subdivision

Projected property tax, VLF - property tax in lieu and sales and use tax account for about 75.0 percent of the total projected revenues after buildout of the other annexed areas.

### Projected Recurring Costs –Annexed Areas Outside Subdivision

After buildout of the other annexed areas, fire protection, police protection and general government account for about 81.4 percent of total projected recurring costs.

## CHAPTER 6 CITY OF LOMA LINDA FISCAL ASSUMPTIONS

This chapter presents the revenue and cost assumptions for the fiscal analysis of the Orchard Heights Development Annexation proposed annexation. The general demographic and economic assumptions used for calculating fiscal factors are first presented. The assumptions for projecting recurring revenues are then presented followed by the assumptions for projecting recurring costs. The City's revenues and costs as presented in the *City of Loma Linda, Fiscal Year 2015-2016 Adopted Budget* and discussions with key City staff are the sources for calculating fiscal factors.

### 6.1 City General Assumptions

Fiscal impacts that are not based on valuation and taxable sales are generally projected based on a per capita, per employee, or per service population basis. Some fiscal impacts are projected based on other factors, such as per road mile. General fund revenue and cost factors are estimated by dividing the Fiscal Year (FY) 2015-2016 budget categories by the City's resident population, employment or total service population. Table 6-1 provides the City's general assumptions for this fiscal analysis.

#### Population

Loma Linda's total population of 24,649 is based on the State Department of Finance (DOF) estimate as of January 1, 2016. The City population estimate is used for projecting certain revenues and costs on a per capita basis, such as State subvented gas taxes.

#### Estimated Senior Population

For purposes of projecting Senior Center costs, the fiscal analysis estimates the current Loma Linda population age 55 and over at 6,162. This estimate is based on the U.S. Census Bureau, 2010-2014 American Community Survey (ACS) estimate that people 55 years and over represent about 25 percent of the total City population, as shown in Appendix Table B-1.

#### Employment

For fiscal factors that are impacted by only employment, such as business license taxes, the City's total employment is used as the basis for calculating the factor. The total City employment of 17,242 for the year 2016 is based on an interpolation of the 2012 and 2040 City employment estimates from the Southern California Council of Governments' (SCAG) *2016-2040 RTP/SCS* June 2015 estimates.

**Table 6-1  
City Population, Housing and Employment Assumptions  
Orchard Heights Development Annexation Plan for Service and Fiscal Analysis  
City of Loma Linda**

Assumption	Description
	<b><u>Population and Housing</u><sup>1</sup></b>
23,923	Household Population
<u>726</u>	<u>Group Quarters Population</u>
24,649	Total Population
5,865	Single Family Units
<u>3,831</u>	<u>Multi-Family Units</u>
9,696	Total Housing Units
9,147	Occupied Housing Units
2.61	Average Citywide Household Size
	<b><u>Estimated Senior Population</u><sup>2</sup></b>
25%	Share of Population over 55
6,162	Estimated Population over 55
	<b><u>Employment</u></b>
17,242	Total Employment in the City <sup>3</sup>
<i>times</i>	
88%	Estimated Share of Total Employment Commuting into the City <sup>4</sup>
<i>equals</i>	
15,173	Estimated Employment Commuting into the City <sup>4</sup>
	<b><u>Daily Students and Visitors</u><sup>5</sup></b>
5,300	Daily University Students and Visitors
	<b><u>Estimated Service Population</u><sup>6</sup></b>
24,649	Total Population
7,587	Estimated Employment (at 50 percent of 15,173 workers commuting into the City)
<u>2,650</u>	<u>Daily University Students and Visitors (at 50 percent of 5,300 daily students and visitors)</u>
34,886	Estimated Daily Total Service Population

- Note: 1. Population and housing estimates are January 1, 2016 estimates from the California Department of Finance (DOF).  
2. For purposes of projecting Senior Center costs, the City's senior population is estimated at 5,916 based on the over 55 population representing about 24 percent of the total City population, as reported in the American Community Survey (ACS) cited below.  
3. The total City employment estimate is for 2016 based on an interpolation of the 2012 and 2040 estimates from the Southern California Association of Governments, (SCAG) 2016-2040 RTP/SCS June 2015 estimates.  
4. Residents that live and work in the City are removed from the total City employment estimate because the impacts from these workers are included in the impacts to residents. Based on the 2014 U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD) report for the City, about 88 percent of the total workers in the City come from outside the City, resulting in an estimate of 15,173 workers commuting into the City.  
5. The estimates of the average daily university students and visitors are provided by City Community Development staff.  
6. The fiscal analysis defines the service population as an estimate of resident population plus 50 percent of employment from outside the City and 50 percent of daily University students and visitors. Estimates of employment from outside the City and daily University students and visitors are weighted at 50 percent to account for the estimated less frequent use of City services by employment and University students and visitors versus resident population.

Sources: Stanley R. Hoffman Associates, Inc.  
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2016*, Sacramento, California, May 2016  
Southern California Association of Governments (SCAG), *2016-2040 RTP/SCS*, June 2015  
U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD), *OnTheMap for Loma Linda, California*, 2014  
U.S. Census Bureau, *2010-2014 American Community Survey (ACS) 5-Year Estimates, Demographic and Housing Estimates, DP04*  
Loma Linda Community Development Department

To account for the workers who live and work in the City, the estimated share of workers from outside the City is used as the employment estimate for the fiscal analysis. Based on the U.S. Census Bureau 2014 Longitudinal Employer-Household Dynamic (LEHD) report for the City, about 88 percent of the total workers in the City come from outside the City, as shown in Appendix Table B-2. When this share is applied to the total employment estimate of 17,242, workers that commute into the City are estimated at 17,173.

### **Daily University Students and Visitors**

To account for the impacts from the large number of daily University students and visitors to the City, they are included in the estimated service population for the fiscal analysis. The City Community Development staff provided an estimate of 5,300 daily University students and visitors.

### **Estimated Service Population**

Fiscal factors that are impacted by population, employment, students and visitors to the City are estimated by allocating total budgeted revenues or costs to the estimated service population. Service population includes the City's resident population plus 50 percent of the estimated City employment from outside the City and 50 percent of the estimated daily University students and daily visitors to the City. Employment from outside the City and daily University students and daily visitors are weighted at 50 percent to account for the estimated less frequent use of City services by employment and visitors versus population.

As shown in Table 6-1, the service population for the City is estimated at 34,886. The service population estimate includes the resident population of 24,649, the weighted employment from outside the City of 7,587 (50 percent of 17,173), and the weighted University students and visitors estimate of 2,650 (50 percent of 5,300). The self-employed are not included in the weighted employment estimate because they are assumed to be represented in the resident population estimate.

## **6.2 City General Fund Revenue Assumptions**

The revenue factors for the General Fund recurring revenues projected in the fiscal analysis are summarized in Table 6-2. These revenue factors are based on the City's Fiscal Year (FY) 2015-2016 revenues presented in Appendix Table B-3 and the City's population and service population estimates that are presented in Table 6-1. The remainder of this section describes the revenue factors.

**Table 6-2**  
**General Fund Recurring Revenue Factors**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Revenue Source	Adopted FY 2015-2016 Revenues	Projection Basis <sup>1</sup>	Annual Projection Factors or Amounts
<u>Property Taxes</u> <sup>2</sup>	\$1,390,700	Case Study: Project Valuation	13.57% City General Fund share of 1% levy
<u>VLF - Property Tax In Lieu</u> <sup>3</sup>	\$1,824,700	Case Study	\$920 per \$1,000,000 assessed valuation
<u>Property Transfer Tax</u>	\$40,000	Property Turnover and Valuation Assumptions	6.0% turnover rate \$0.55 per \$1,000 assessed valuation
<u>Sales and Use Tax</u> <sup>4</sup>	\$6,607,000	Taxable Sales	1% of taxable sales
<u>Use Tax</u>		Use Tax as Percent of Sales Tax	11.6% of sales tax
<u>Proposition 172 (Half Cent Sales Tax)</u>	\$65,000	Total City Sales and Use Tax = \$6,672,000	\$9.74 per \$1,000 of City sales and use tax
<u>Franchise Fees</u>	\$835,000	Service Population = 34,886	\$23.94 per service population
<u>Business Licenses</u>	\$398,200	Employment = 17,242	\$23.09 per employee
<u>Animal Licenses and Fines</u>	\$28,000	Population = 24,649	\$1.14 per capita
<u>Fire Permits</u>	\$43,000	Service Population = 34,886	\$1.23 per service population
<u>Recycling and Refuse</u>	\$1,087,200	Service Population = 34,886	\$31.16 per service population
<u>Other Charges for Services</u>	\$181,100	Population = 24,649	\$7.35 per capita
<u>Other Revenue</u>	\$1,848,200	Service Population = 34,886	\$52.98 per service population
<u>Transfers In:</u>			
<u>Gas Tax Fund</u>	\$505,700	Population = 24,649	\$20.52 per capita
<u>Transfers from Other Funds</u>	\$203,000	Service Population = 34,886	\$5.82 per service population
<u>Loss of Fire Revenues from County</u> <sup>5</sup>	Case Study	Annual Revenues from County for Current Service to Annexation Area = \$500	(\$500.00) estimated maximum annual fire revenue loss from County
<u>Interest Earnings</u>	\$23,000	Share of Non-Interest Recurring Revenues = \$15,079,800	0.15% not projected

- Note: 1. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the City's resident population, plus 50 percent of the estimated employment from outside the City and 50 percent of daily students and visitors to the City, as shown in Table B-1.
2. The fiscal analysis projects property tax at the average exchange of the basic one percent property tax allocations for tax rate areas (TRAs) in the project site upon annexation to the City, as shown in Appendix Table B-5.
3. The State has lowered the VLF rate, which reduces the amount of VLF received by cities and counties. However, the State is providing property taxes to offset the VLF reduction. VLF is estimated to change according to the City's increase in assessed valuation, as shown in Appendix Table B-6.
4. In July 1, 2004, the State reduced the local sales tax allocation by 25%, and replaced this 25% reduction of sales tax with a dollar-for-dollar allocation of local property tax from County ERAF funds. In 2016 this reduction of sales tax will end and the City will receive the entire one percent allocation of taxable sales.
5. Based on discussion with the City Fire Chief, the City currently receives reimbursement from the County for providing fire protection to the proposed annexation area. Upon annexation, the City is responsible for fire protection and the County will not pay for fire protection services to this area. The City Fire Chief estimates the loss of revenues from the County at a maximum of \$500 per year.

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, *Fiscal Year 2015-2016 Adopted Budget*  
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2016, Sacramento, California*, May 2016  
Southern California Association of Governments (SCAG), *2016-2040 RTP/SCS*, June 2015  
City of Loma Linda, Finance Department and Fire Department

As shown in Table 6-2, projected General Fund revenues include property tax; vehicle license fees (VLF) - property tax in lieu; property transfer tax; sales and use tax; Proposition 172 half-cent sales tax; franchise fees; animal licenses and fines; recycling and refuse; other charges for services; other revenue; transfers in to the General fund; and interest earned on recurring revenues.

### **Property Tax**

Property tax revenues are projected based on the City's share of the one percent property tax levy on the estimated assessed valuation for the proposed development in the Orchard Heights Development Annexation. The current allocation rates of the one percent property tax for the tax rate areas (TRAs) 104073 and 104100 in the annexation area are presented in Appendix Table B-4. The City's share of the 1.0 percent basic levy is estimated at about 13.57 percent upon annexation, as shown in Appendix Table B-5. The calculations are based on the formula and methodology provided by the San Bernardino County LAFCO staff.

### **VLF - Property Tax In Lieu**

Cities and counties began receiving additional property tax revenue to replace vehicle license fee (VLF) revenue that was lowered when the State reduced the vehicle license tax in 2004. This VLF - property tax in lieu is projected to grow with the change in the Citywide gross assessed valuation (AV) of taxable property from the prior year. VLF - Property tax in lieu revenue is allocated in addition to other property tax apportionments.

As shown in Appendix Table B-6, the VLF - property tax in lieu in the City is projected to increase at \$920 per million dollars of new assessed valuation (AV). This factor is based on the change in AV and the change in VLF - property tax in lieu in the City over the period from fiscal year 2004-2005 to fiscal year 2015-2016. The change over the period from fiscal year 2004-2005 to fiscal year 2015-2016 is used to represent an average of the economic upturns and downturns.

Per State law, when an annexation occurs the existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City. The City will receive property tax in-lieu of VLF based on the change in its gross assessed valuation of taxable property for new development in the annexed area.

### **Property Transfer Tax**

Sales of real property are taxed by San Bernardino County at a rate of \$1.10 per \$1,000 of property value. For property located in the City, property transfer tax is divided equally between the City and the County, with the City receiving \$0.55 per \$1,000 of transferred property value. Based on the U.S. Census Bureau, 2010-2014 American Community Survey, residential development in the City is assumed to change ownership at an average rate of about 6.0 percent per year (Appendix Table B-7). Non-residential turnover is assumed to be negligible.

### **Sales and Use Tax**

As part of the total sales tax levied by the State, all cities and counties in the State generally receive a basic one percent (1.0 percent) sales tax and have the option to levy additional sales taxes under certain circumstances. The fiscal analysis projects sales and use tax based on the estimated retail taxable sales made in the City by the future residents of the Orchard Heights Development Annexation.

The State has reduced the local sales tax allocation (1.0 percent) by 25.0 percent and replaced this with a dollar-for-dollar allocation of local property tax from the County Educational Revenue Augmentation Fund (ERAF). Beginning in 2016, this 25.0 percent reduction will end and the City will receive the full one percent of taxable sales.

### **Use Tax**

In addition to sales tax revenue, the City receives revenues from the use tax, which is levied on shipments into the state and on construction materials for new residential and non-residential development not allocated to a situs location. Use tax is allocated by the State Board of Equalization (BOE) to counties and cities based on each jurisdiction's proportion of countywide and statewide direct taxable sales.

Appendix Table B-8 presents the City sales and use tax for calendar year 2015 provided by Hinderliter de Llamas and Associates (HdL). HdL estimates that \$726,123 of total sales and use tax was made from levies designated as use tax and the remaining \$6,279,529 of the sales and use tax was point-of-sale sales tax. Therefore, use tax revenues to the City of Loma Linda are estimated at an additional 11.6 percent of point-of-sale sales tax.

### **Proposition 172 (Half Cent Sales Tax)**

As shown in Table 6-2, these revenues are projected at \$9.74 per \$1,000 of sales and use tax

based on City estimated FY 2015-2016 Proposition 172 revenues of \$65,000 and the City's total sales and use tax estimate of \$6,607,000.

### **Franchise Fees**

The City receives a franchise fee from telephone/mobile, natural gas, electricity, water, cable/satellite and refuse businesses within Loma Linda for use of public rights-of-way. Based on the City Fiscal Year (FY) 2015-2016 adopted budget revenues of \$835,000, franchise fees are projected at \$23.94 per service population, as shown in Table 6-2.

### **Business Licenses**

Business license revenues are project at \$23.09 per employee based on the 2016 City employment estimate of 17,242 and FY 2015-2016 adopted budget revenues of \$398,200.

### **Animal Licenses and Fines**

These fees are projected at \$1.14 per capita based on revenues of \$398,200 and the current city population estimate 24,649. Projected animal control fines are combined with animal licenses in the projected fiscal impacts for the annexation.

### **Fire Permits**

City fire permit revenues are projected at \$1.23 per service population based on the City Fiscal Year (FY) 2015-2016 adopted budget revenues of \$43,000 and the City's estimated service population of 34,886, as shown in Table 6-2.

### **Recycling and Refuse**

Refuse recycling service charges and collection revenues are projected at \$31.16 per service population based on FY 2015-2016 adopted budget revenues of \$1,087,200 and the City's estimated service population of 34,886.

### **Other Charges for Services**

These revenues are projected at \$7.35 per capita based on FY 2015-2016 adopted revenues of \$181,100 and the City's estimated population of 24,649. These other current service charges include sales of maps and publications, towing fees, household hazard waste, emergency medical service (EMS) membership, EMS response fees and miscellaneous services.

### **Other Revenue**

As shown in Table 6-2, these revenues are projected at \$52.98 per service population based on FY 2015-2016 adopted revenues of \$1,848,200 and the City service population estimate of

34,886. Revenues in this category include refunds/reimbursements, miscellaneous revenue, damage claim recovery revenues and overhead revenues for services provided to the Water Enterprise Fund and the Sewer Enterprise Fund.

### **Transfers In**

These revenues include transfers to the City General Fund from other City funds.

**State Gas Tax.** State gasoline taxes are projected at \$20.52 per capita based on the FY 2015-2016 adopted budget revenue amount of \$505,700 and the City population estimate of 24,649. State Gasoline tax accrues to the Gas Tax Fund, and these revenues contribute to Public Works Department expenditures for street maintenance, including sidewalks, curbs, gutters and other street related maintenance.

**Other City Funds.** Other transfers to the General Fund are projected at \$5.82 per service population based on adopted FY 2015-2016 budget revenues of \$203,000 and the City's estimated service population of 34,886.

### **Loss of Fire Revenues from County**

As shown in Table 6-2, the City projects a recurring revenue loss of about \$500.00 upon annexation of the Orchard Heights Development Annexation. The City Fire Department currently receives revenue from San Bernardino County for providing fire protection services to unincorporated areas adjacent to the City. Upon annexation, the City is responsible for fire protection to the Orchard Heights Development Annexation area. The City Fire Chief estimates the potential loss in revenues from the County for the proposed annexation area at a maximum of \$500 annually.

### **Interest Earnings**

These revenues represent about 0.15 percent of projected recurring General Fund revenues. However, because interest earned on investments are minimal, they are not projected in the fiscal analysis.

## **6.3 City Cost Assumptions**

The General Fund cost factors that are used in preparing the fiscal analysis for the Orchard Heights Development Annexation are presented in Table 6-3. These factors are based on the adopted expenditures in the City's FY 2015-2016 Budget shown in Table 6-4 and the City's population and service population estimates that are presented in Table 6-1.

**Table 6-3**  
**General Fund Recurring Cost Factors**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Cost Category	Adopted FY 2015-2016 Expenditures	Net Cost	Projection Basis <sup>1</sup>	Annual Projection Factors
<u>General Government</u> <sup>2</sup>	\$3,194,600	\$2,395,950	Case study	18.2% of direct line costs
<u>Police Protection</u>	\$3,387,200	\$3,387,200	Service population = 34,886	\$97.09 per service population
<u>Senior Center</u> <sup>3</sup>	\$60,200	\$60,200	Senior population = 6,162	\$9.77 per senior
<u>Community Development</u> <sup>4</sup>	\$777,200	\$312,900	Service population = 34,886	\$8.97 per service population
<u>Fire Department</u>	\$6,071,400	\$6,071,400	Service population = 34,886	\$174.04 per service population
<u>Public Works:</u>				
Street Maintenance <sup>5</sup>	\$537,700	n/a	Case Study	\$7,600 per lineal mile
Refuse and Recycling	\$1,062,600	\$1,062,600	Service population = 34,886	\$30.46 per service population
Parks Maintenance <sup>6</sup>	\$685,700	\$685,700	Population = 24,649	\$27.82 per capita
Other Public Works <sup>7</sup>	\$615,800	\$556,900	Service population = 34,886	\$15.96 per service population
Total Public Works	\$2,901,800			

- Note: 1. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the City's resident population, plus 50 percent of the estimated employment from outside the City and 50 percent of daily students and visitors to the City, as shown in Table 6-1.
2. The calculation of the general government overhead rate is presented in Table 6-4.
3. Senior Center costs are projected for the senior population (55 years and over), which is estimated at about 25 percent of the total City population, as shown in Appendix Table B-1.
4. Initial community development costs are reduced by projected one-time revenues. Net costs for community development are presented in Panel A of Appendix Table B-9.
5. The estimated street maintenance cost per mile is presented in Appendix Table B-10.
6. No parks are planned for the proposed project, however park costs are projected at the current average Citywide cost per capita.
7. Other public works costs include traffic safety, engineering and facilities maintenance. Net costs for other public works are presented in Panel B of Appendix Table B-9.

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, *Fiscal Year 2015-2016 Adopted Budget*  
City of Loma Linda, Finance Department and Public Works Department

**Table 6-4**  
**Calculation of City General Government Overhead Rate**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

General Fund Expenditures	Adopted FY 2015-2016 Expenditures	General Government	Non-General Government
<b><u>General Government</u></b>			
<u>Administration</u>			
City Council	\$109,300	\$109,300	
City Clerk	80,300	80,300	
City Manager	196,400	196,400	
Finance	420,900	420,900	
Information Services	73,400	73,400	
General Government	<u>2,314,300</u>	<u>2,314,300</u>	
Total Overhead Administration	\$3,194,600	\$3,194,600	
 <b><u>Non-General Government</u></b>			
<u>Administration</u>			
Police Services - Administration	\$3,387,200		\$3,387,200
Senior Center - Administration	<u>60,200</u>		<u>60,200</u>
Non-General Government Administration Total	\$3,447,400		\$3,447,400
<u>Community Development</u>			
Planning	\$313,700		\$313,700
Building & Safety	272,700		272,700
Code Enforcement	<u>190,800</u>		<u>190,800</u>
Community Development Total	\$777,200		\$777,200
<u>Fire Department</u>			
Parking Control	\$147,500		\$147,500
Fire Prevention	267,800		267,800
Fire & Rescue Services	5,402,900		5,402,900
Disaster Preparation	<u>253,200</u>		<u>253,200</u>
Fire Department Total	\$6,071,400		\$6,071,400
<u>Public Works</u>			
Traffic Safety	\$116,100		\$116,100
Engineering	192,700		192,700
Street Maintenance	537,700		537,700
Facilities Maintenance	307,000		307,000
Refuse	1,043,900		1,043,900
Recycling	18,700		18,700
Parks Maintenance	<u>685,700</u>		<u>685,700</u>
Public Works Total	\$2,901,800		\$2,901,800
<b>GRAND TOTAL GENERAL FUND</b>	<b>\$16,392,400</b>	<b>\$3,194,600</b>	<b>\$13,197,800</b>
 <b><u>Current General Government Overhead Rate</u></b>			
General Government Expenditures		<i>divided by</i>	\$3,194,600
Direct General Fund Expenditures		<i>equals</i>	\$13,197,800
Current General Government Overhead Rate			24.2%
<b>Marginal Increase in General Government Costs @ 75%<sup>1</sup></b>			<b>18.2%</b>

Note: 1. General government costs for the project are not assumed to increase on a one-to-one basis. Therefore, the fiscal analysis projects general government at a marginal rate of 75 percent or 18.2 percent of non-general recurring costs.

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, Fiscal Year 2015-2016 Adopted Budget

Projected General Fund expenditures include general government, or overhead functions, and the following non-general government services of police, senior center, community development services, fire protection and public works.

### **General Government**

General government costs such as City Council, City Clerk, City Manager, Finance, Information Services and Non-Departmental expenditures, provide overhead services that cannot be directly linked to a specific department. General government costs include administration and support of departmental line costs such as police, fire and public works. These costs are usually viewed as citywide overhead and are projected using an overhead rate applied to departmental line costs.

As shown in Panel B of Table 6-4, FY 2015-2016 adopted general government costs of \$3,194,600 represent about 24.2 percent of direct line costs of \$13,197,800. However, overhead costs are not assumed to increase on a one-to-one basis for new development. Based on discussion with City staff, general government costs are projected at a marginal rate of 75 percent, or at 18.2 percent of direct costs.

### **Police Protection**

Police costs are projected at \$97.09 per service population, as shown in Table 6-3, based on FY 2015-2016 adopted budget expenditures of \$3,387,200 and the City's service population estimate of 34,886.

### **Senior Center**

As shown in Table 6-3, Senior Center costs are projected at \$9.77 per senior based on FY 2015-2016 adopted expenditures of \$60,200 and the City's senior (age 55 and over) population estimate of 6,162. The U.S. Census Bureau, 2010-2014 American Community Survey (ACS) estimates that people 55 years and over represent about 25 percent of the total City population. The ACS estimated population by age groups is presented in Appendix Table B-1.

### **Community Development**

Based on FY 2015-2016 net community development costs of \$312,900 and the City service population estimate of 34,886, non-fee supported costs for community development are estimated at \$8.97 per service population. As shown in Table 6-3, the total General Fund community development costs of \$777,200 are offset by one-time processing permit and fee revenues of \$464,300, as shown in Panel A of Appendix Table B-9.

## **Fire Department**

As shown previously in Table 6-3, fire protection costs are projected at \$174.04 per service population based on FY 2015-2016 adopted expenditures of \$6,071,400 and the City's estimated 34,886 service population.

## **Public Works**

Public works costs include street maintenance; refuse and recycling; park maintenance and other public works costs.

**Street Maintenance.** Based on discussion with the City's Public Works staff, street maintenance costs are projected at \$7,600 per lineal mile. As shown Appendix Table B-10, based on discussion with City staff, street maintenance costs were estimated at an annualized cost of about \$7,000 per mile for slurry seal and overlay costs in 2011. City Public Works staff estimates that these costs have increased by about \$600 based on the increase in construction costs from Engineering News Record, or to \$7,600 per mile for slurry seal and overlay costs.

**Refuse and Recycling.** These costs are projected at \$30.46 per service population based on FY 2015-2016 adopted budget costs of \$1,062,600 for refuse and recycling services and the estimated current City service population of 34,886.

**Park Maintenance.** No parks are planned the Orchard Heights Development Annexation. However, park maintenance cost for project residents' use of City parks is projected at \$27.82 per capita. This cost factor is based on the FY 2015-2016 adopted budget costs of \$685,700 for park maintenance and the existing City population estimate of 24,649.

**Other Public Works.** Net recurring costs are projected for the other recurring public works costs of traffic safety, engineering and facilities maintenance. Based on FY 2015-2016 net costs of \$556,900 for these services and the City service population estimate of 34,886, non-fee supported costs for other public works are estimated at \$15.96 per service population. As shown in Table 6-3, the total General Fund other public works costs of \$615,800 are offset by one-time processing permit and fee revenues of \$58,900, as shown in Panel B of Appendix Table B-9.

## APPENDIX A DETAILED DEVELOPMENT IMPACT FEES

**Table A-1 (page 1 of 3)  
Development Impact Fees Schedule  
Orchard Heights Development Annexation Plan for Services, City of Loma Linda  
(In Constant 2016 Dollars)**

CITY OF LOMA LINDA  
DEVELOPMENT IMPACT FEES SHEET

FEES DUE? (Yes/No)		Bldg Permit #	
CASE NUMBER:		APN:	
PROJECT NAME:		SQ. FT.:	
PRJ. ADDRESS:		DATE:	
PLAN CHK. NO.:		Fees Updated:	
PLANNER:			

**COMMUNITY DEVELOPMENT**

1. GENERAL GOVERNMENT FACILITIES				Acct. No. 16-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$393.00		\$ -
Attached Dwelling Units	0	393.00		-
Mobile Home Units	0	393.00		-
Rural Dwelling Units	0	393.00		-
Senior Restricted Dwelling Units	0	393.00		-
	Sq. Ft.			
Assisted Care Living Units		\$0.095		-
	Rooms			
Commercial Lodging	0	\$58.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.095		-
Medical/Healthcare Office Uses	0.00	0.095		-
Hospital Uses	0.00	0.095		-
Industrial Uses	0.00	0.095		-
Institutional Uses	0.00	0.095		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

2. PARKLAND ACQUISITION AND DEVELOPMENT				Acct. No. 4-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$12,489.00		\$ -
Attached Dwelling Units	0	7,459.00		-
Mobile Home Units	0	7,636.00		-
Rural Dwelling Units	0	12,489.00		-
Senior Restricted Dwelling Units	0	5,515.00		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

3. OPEN SPACE ACQUISITION				Acct. No. 4-9411
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Commercial Lodging	0	\$667.00		\$ -
	Sq. Ft.	Fees/Sq.Ft.		
Assisted Care Living Units	0.00	0.32		-
Retail/Service/Office Uses	0.00	\$1,207		-
Medical/Healthcare Office Uses	0.00	1,226		-
Hospital Uses	0.00	0,500		-
Industrial Uses	0.00	1,226		-
Institutional Uses	0.00	1,226		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

4. PUBLIC MEETING FACILITIES				Acct. No. 18-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$1,575.00		\$ -
Attached Dwelling Units	0	941.00		-
Mobile Home Units	0	963.00		-
Rural Dwelling Units	0	1,575.00		-
Senior Restricted Dwelling Units	0	696.00		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

5. ART IN PUBLIC PLACES				Acct. No. 23-9409
DEVELOPMENT TYPE	Project \$ Value	% of Value	Credit	TOTAL
Residential Valuation	\$0.00	\$0.0025		\$ -
Commercial/Industrial Valuation		\$0.0050		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

(Continued...)

**Table A-1 (page 2 of 3)**  
**Development Impact Fees Schedule**  
**Orchard Heights Development Annexation Plan for Services, City of Loma Linda**  
**(In Constant 2016 Dollars)**

CITY OF LOMA LINDA  
DEVELOPMENT IMPACT FEES SHEET

<b>PUBLIC SAFETY</b>				Acct. No. 15-9409
<b>6. FIRE SUPPRESSION FACILITIES, ET. AL.</b>				TOTAL
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	
Detached Dwelling Units	0	\$1,120.00		\$ -
Attached Dwelling Units	0	142.00		-
Mobile Home Units	0	771.00		-
Rural Dwelling Units	0	1,109.00		-
Senior Restricted Dwelling Units	0	1,448.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1,663		-
	Rooms			
Commercial Lodging	0	77.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.056		-
Medical/Healthcare Office Uses	0.00	0.438		-
Hospital Uses	0.00	0.436		-
Industrial Uses	0.00	0.353		-
Institutional Uses	0.00	0.556		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

<b>ENGINEERING</b>				Acct. No. 12-9409
<b>7a. LOCAL CIRCULATION SYSTEMS (STREETS, SIGNALS AND BRIDGES)</b>				TOTAL
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	
Detached Dwelling Units	0	\$1,551.00		\$ -
Attached Dwelling Units	0	893.00		-
Mobile Home Units	0	779.00		-
Senior Restricted Dwelling Units	0	307.00		-
Rural Dwelling Units	0	1,551.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1,298		-
	Rooms	Fees/room		
Commercial Lodging Units	0	\$ 463.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	2.832		-
Medical/Healthcare Office Uses	0.00	2.443		-
Hospital Uses	0.00	1.283		-
Industrial Uses	0.00	0.524		-
Institutional Uses	0.00	0.915		-
Fair Share - PROW Improvements				
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

<b>7b. REGIONAL CIRCULATION SYSTEMS (STREETS, SIGNALS AND BRIDGES)</b>				Acct. No. 24-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$3,741.00		\$ -
Attached Dwelling Units	0	2,154.00		-
Mobile Home Units	0	1,879.00		-
Senior Restricted Dwelling Units	0	740.00		-
Rural Dwelling Units	0	3,741.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1,298		-
	Rooms	Fees/room		
Commercial Lodging Units	0	\$ 1,117.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$6.831		-
Medical/Healthcare Office Uses	0.00	\$5.893		-
Hospital Use	0.00	\$3.095		-
Industrial Uses	0.00	1.265		-
Institutional Uses	0.00	2.208		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

<b>8. STORM DRAINAGE FACILITIES</b>				Acct. No. 9-9481
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$1,331.00		\$ -
Attached Dwelling Units	0	311.00		-
Mobile Home Units	0	296.00		-
Rural Dwelling Units	0	4,024.00		-
Senior Restricted Dwelling Units	0	197.00		-
	Sq. Ft.			
Assisted Care Units	0.00	0.109		-
	Room			
Commercial Lodging	0	118.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.221		-
Medical/Healthcare Office Uses	0.00	0.237		-
Hospital Uses	0.00	0.089		-
Industrial Uses	0.00	0.214		-
Institutional Uses	0.00	0.207		-
<b>TOTAL</b>	<b>Note</b>			<b>\$ -</b>

(Continued...)



**APPENDIX B  
SUPPORTING FISCAL TABLES**

**Table B-1  
U. S. Census, American Community Survey: Population by Age  
City of Loma Linda**

Subject	Loma Linda City	
	Estimate	Percent
<b>SEX AND AGE</b>		
Total population	23,648	100%
Male	11,720	49.6%
Female	11,928	50.4%
Under 5 years	1,503	5.9%
5 to 9 years	1,435	5.8%
10 to 14 years	1,244	5.0%
15 to 19 years	1,098	4.8%
20 to 24 years	1,629	8.7%
25 to 34 years	4,997	21.0%
35 to 44 years	2,970	12.7%
45 to 54 years	2,797	12.4%
55 to 59 years	1,303	4.9%
60 to 64 years	1,350	5.7%
65 to 74 years	1,781	6.3%
75 to 84 years	979	4.1%
85 years and over	562	2.8%
<b>Total 55 and Over</b>	<b>5,975</b>	<b>25%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Census Bureau, 2010-2014 American Community Survey, Report DP05

**Table B-2**  
**U.S. Census 2014 Live/Work Data**  
**City of Loma Linda**

Category	2014	
	Count	Share
<b><u>Selection Area Labor Market Size (Primary Jobs)</u></b>		
Employed in the Selection Area	16,876	100.0%
Living in the Selection Area	7,989	47.3%
Net Job Inflow (+) or Outflow (-)	8,887	-
<b><u>In-Area Labor Force Efficiency (Primary Jobs)</u></b>		
Living in the Selection Area	7,989	100.0%
Living and Employed in the Selection Area	2,085	26.1%
Living in the Selection Area but Employed Outside	5,904	73.9%
<b><u>In-Area Employment Efficiency (Primary Jobs)</u></b>		
Employed in the Selection Area	16,876	100.0%
Employed and Living in the Selection Area	2,085	12.4%
Employed in the Selection Area but Living Outside	14,791	87.6%
<b><u>Outflow Job Characteristics (Primary Jobs)</u></b>		
External Jobs Filled by Residents	5,904	100.0%
Workers Aged 29 or younger	1,298	22.0%
Workers Aged 30 to 54	3,312	56.1%
Workers Aged 55 or older	1,294	21.9%
Workers Earning \$1,250 per month or less	1,214	20.6%
Workers Earning \$1,251 to \$3,333 per month	2,079	35.2%
Workers Earning More than \$3,333 per month	2,611	44.2%
Workers in the "Goods Producing" Industry Class	559	9.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	1,148	19.4%
Workers in the "All Other Services" Industry Class	4,197	71.1%
<b><u>Inflow Job Characteristics (Primary Jobs)</u></b>		
Internal Jobs Filled by Outside Workers	14,791	100.0%
Workers Aged 29 or younger	2,524	17.1%
Workers Aged 30 to 54	9,022	61.0%
Workers Aged 55 or older	3,245	21.9%
Workers Earning \$1,250 per month or less	1,120	7.6%
Workers Earning \$1,251 to \$3,333 per month	4,738	32.0%
Workers Earning More than \$3,333 per month	8,933	60.4%
Workers in the "Goods Producing" Industry Class	115	0.8%
Workers in the "Trade, Transportation, and Utilities" Industry Class	498	3.4%
Workers in the "All Other Services" Industry Class	14,178	95.9%
<b><u>Interior Flow Job Characteristics (Primary Jobs)</u></b>		
Internal Jobs Filled by Residents	2,085	100.0%
Workers Aged 29 or younger	388	18.6%
Workers Aged 30 to 54	1,139	54.6%
Workers Aged 55 or older	558	26.8%
Workers Earning \$1,250 per month or less	172	8.2%
Workers Earning \$1,251 to \$3,333 per month	446	21.4%
Workers Earning More than \$3,333 per month	1,467	70.4%
Workers in the "Goods Producing" Industry Class	11	0.5%
Workers in the "Trade, Transportation, and Utilities" Industry Class	17	0.8%
Workers in the "All Other Services" Industry Class	2,057	98.7%

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household  
Dynamics (LEHD) Origin-Destination Employment Statistics, Loma Linda, California, 2014

**Table B-3 (page 1 of 2)**  
**General Fund Recurring Revenues**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Revenue Category	Adopted FY 2015/2016 Revenue	Orchard Heights Development Annexation		
		Annual Processing Fees/Permits <sup>1</sup>	Not Projected <sup>2</sup>	Projected Recurring Revenue <sup>3</sup>
<b><u>Taxes and Assessments</u></b>				
<b><u>Property Taxes</u></b>				
Current Secured	\$960,000	\$0	\$0	\$960,000
Current Unsecured	40,700	0	0	40,700
Statutory Pass-Thru	50,000	0	0	50,000
Prior Taxes	50,000	0	0	50,000
Supplemental Current	10,000	0	0	10,000
Miscellaneous Taxes	15,000	0	0	15,000
Negotiated Pass-Thru	55,000	0	0	55,000
Residual Balance RPTTF	<u>210,000</u>	<u>0</u>	<u>0</u>	<u>210,000</u>
Property Taxes Total	\$1,390,700	\$0	\$0	\$1,390,700
<b><u>Franchises</u></b>				
Franchises	\$715,000	\$0	\$0	\$715,000
Pavement Improvement Fees	<u>120,000</u>	<u>0</u>	<u>0</u>	<u>120,000</u>
Franchises Total	\$835,000	\$0	\$0	\$835,000
<b><u>Sales and Use Tax</u></b>				
Sales Tax - SBE	\$5,440,500	\$0	\$0	\$5,440,500
Sales Tax - In Lieu	1,166,500	0	0	1,166,500
Sales Tax - Proposition 172	<u>65,000</u>	<u>0</u>	<u>0</u>	<u>65,000</u>
Sales and Use Tax Total	\$6,672,000	\$0	\$0	\$6,672,000
<b><u>Other Taxes</u></b>				
Transient Occupancy Tax	\$220,000	\$0	\$220,000	\$0
Property Transfer Tax	40,000	0	0	40,000
Business Licenses	<u>398,200</u>	<u>0</u>	<u>0</u>	<u>398,200</u>
Other Taxes Total	\$658,200	\$0	\$220,000	\$438,200
<b>Taxes and Assessments Total</b>	<b>\$9,555,900</b>	<b>\$0</b>	<b>\$220,000</b>	<b>\$9,335,900</b>
<b><u>Licenses and Permits</u></b>				
Animal Licenses	\$25,000	\$0	\$0	\$25,000
Public Works - Miscellaneous Permits	9,000	9,000	0	0
Building Permits	336,000	336,000	0	0
Fire Plan Check	34,600	34,600	0	0
Fire Permits - Annual	43,000	0	0	43,000
Miscellaneous Permits	<u>500</u>	<u>0</u>	<u>500</u>	<u>0</u>
Licenses and Permits Total	\$448,100	\$379,600	\$500	\$68,000
<b><u>Fines and Forfeits</u></b>				
State Mandate Fee	\$1,500	\$0	\$1,500	\$0
Code Violations	1,000	1,000	0	0
Animal Code Fines	<u>3,000</u>	<u>0</u>	<u>0</u>	<u>3,000</u>
Fines and Forfeits Total	\$5,500	\$1,000	\$1,500	\$3,000
<b><u>Use of Money and Property</u></b>				
Interest	\$23,000	\$0	\$0	\$23,000
Lease Income	199,000	0	199,000	0
Facilities Rental	<u>18,000</u>	<u>0</u>	<u>18,000</u>	<u>0</u>
Use of Money and Property Total	\$240,000	\$0	\$217,000	\$23,000
<b><u>Intergovernmental</u></b>				
Federal Grants	\$9,000	\$0	\$9,000	\$0
Vehicle License Fee - In Excess	9,700	0	9,700	0
VLF - Property Tax In-Lieu	1,824,700	0	0	1,824,700
Homeowners Property Tax Relief	<u>12,000</u>	<u>0</u>	<u>12,000</u>	<u>0</u>
Intergovernmental Total	\$1,855,400	\$0	\$30,700	\$1,824,700

**Table B-3 (page 2 of 2)**  
**General Fund Recurring Revenues**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Revenue Category	Adopted FY 2015/2016 Revenue	Orchard Heights Development Annexation		
		Annual Processing Fees/Permits <sup>1</sup>	Not Projected <sup>2</sup>	Projected Recurring Revenue <sup>3</sup>
<b>Charges for Services</b>				
General Plan Update	\$33,000	\$0	\$33,000	\$0
VA Fire Services	190,800	0	190,800	0
CSA 38 Fire Services	13,000	0	13,000	0
Planning Fees	87,200	87,200	0	0
Environmental Impact Fees	5,000	5,000	0	0
Sale of Maps & Publications	100	0	0	100
Project Plans/Specific Plans	500	500	0	0
Engineering Inspection	24,700	24,700	0	0
Engineering Plan Check	25,200	25,200	0	0
Towing Fees	3,000	0	0	3,000
Weed Abatement	25,000	0	0	25,000
Refuse Recycling Revenue	100	0	0	100
Household Hazard Waste	32,500	0	0	32,500
Recycling Service Charges	52,600	0	0	52,600
Refuse Collection	741,400	0	0	741,400
Refuse - Pass Through	159,300	0	0	159,300
LL Disposal Direct Collections	133,800	0	0	133,800
EMS - Membership	19,100	0	0	19,100
EMS Response Fee	97,400	0	0	97,400
Miscellaneous Services	4,000	0	0	4,000
Charges for Services Total	\$1,647,700	\$142,600	\$236,800	\$1,268,300
<b>Other Revenue</b>				
Refunds/Reimbursements	\$13,000	\$0	\$0	\$13,000
Miscellaneous Revenue	20,000	0	0	20,000
Donations	300	0	300	0
Cash Over or Short	100	0	100	0
Damage Claim Recovery	5,000	0	0	5,000
Overhead - M & O	1,810,200	0	0	1,810,200
Overhead - Capital	112,100	0	112,100	0
Other Revenue Total	\$1,960,700	\$0	\$112,500	\$1,848,200
<b>Transfers In</b>				
Traffic Safety Fund	\$120,000	\$0	\$0	\$120,000
Gas Tax Fund	505,700	0	0	505,700
Citizens' Option Public Safety (COPS)	83,000	0	0	83,000
Transfers In Total	\$708,700	\$0	\$0	\$708,700
<b>TOTAL GENERAL FUND OPERATING REVENUES</b>	<b>\$16,422,000</b>	<b>\$523,200</b>	<b>\$862,000</b>	<b>\$15,036,800</b>

Note: 1. Revenues that occur on a one-time basis and revenues that occur as a fixed amount payment from other agencies are not projected.  
2. Certain revenues, such as transient occupancy tax, are not projected because they are not impacted by the proposed annexation.  
3. These are the recurring revenue categories projected for the proposed annexation.

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, *Fiscal Year 2015-2016 Adopted Budget*  
City of Loma Linda, Finance Department

**Table B-4**  
**Current Tax Rate Area (TRA) Allocations**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**

Agency Code	Agency <sup>1</sup>	TRA 104073	TRA 104100	Weighted Average <sup>2</sup>
AB01 GA01	<b>San Bernardino County General Fund</b>	<b>0.15531525</b>	<b>0.15482052</b>	<b>0.15512231</b>
AB02 GA01	Educational Revenue Augmentation Fund (ERAF)	0.23519720	0.23444772	0.23490490
BF03 GA01	Flood Control Zone 3	0.02718768	0.02710240	0.02715442
BF08 GA01	Flood Control District, Administration, Zones 3-6	0.00093893	0.00093623	0.00093788
BL01 GA01	San Bernardino County Free Library	0.01504050	0.01499019	0.01502088
BS01 GA01	County Superintendent of Schools, Countywide	0.00532964	0.00531252	0.00532296
BS01 GA03	County Superintendent of Schools, Physically Handicapped	0.00209641	0.00209036	0.00209405
BS01 GA05	County Superintendent of Schools, Development Center	0.00054952	0.00054799	0.00054892
SC54 GA01	San Bernardino Community College	0.05458819	0.05441154	0.05451930
SU48 GA01	Redlands Unified School District	0.32087916	0.31987572	0.32048782
UF01 GA01	<b>San Bernardino County Fire Protect District - Valley Service Area</b>	<b>0.12624374</b>	<b>0.12584842</b>	<b>0.12608957</b>
UF01 GA05	<b>San Bernardino County Fire Protect District - SBCFPD-ADMIN</b>	<b>0.02788616</b>	<b>0.02779762</b>	<b>0.02785163</b>
WR04 GL01	Inland Empire Joint Resource Conservation District	0.00034872	0.00202692	0.00100322
WT01 GL01	San Bernardino Valley Water Conservation District	0.00030765	0.00178788	0.00088494
WU23 GA01	San Bernardino Valley Municipal Water	<u>0.02809125</u>	<u>0.02800397</u>	<u>0.02805721</u>
	Total	1.00000000	1.00000000	1.00000000
	Current Valuation	\$11,420,870	\$7,163,542	\$18,584,412
	<i>Share of Total Valuation</i>	61%	39%	100%

Note: 1. The property tax allocations affected by the annexation are shown in bold print.  
2. The weighted average is based on the TRA share of the total valuation of about \$18.6 million for both TRAs, or for each allocation 61 percent is for TRA 104073 and 39 percent is for TRA 104100.

Sources: Stanley R. Hoffman Associates, Inc.  
San Bernardino County Auditor-Controller, Property Tax Division, 11/06/15

**Table B-5**  
**Tax Rate Area (TRA) Allocations upon Annexation**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**

Property Tax Recipient <sup>1</sup>	Tax Rate Area Allocations <sup>2</sup>			
	Prior to Annexation		Upon Annexation <sup>3</sup>	
	San Bernardino County General Fund	San Bernardino County Funds/Districts	San Bernardino County General Fund	City of Loma Linda
General Fund	0.1551		0.1733	0.1357
San Bernardino County Fire Protect District - Valley Service Area		0.1260		
San Bernardino County Fire Protect District - SBCFPD-ADMIN		<u>0.0278</u>		
Total	0.1551	0.1538	0.1733	0.1357

Note: 1. Only the property tax allocations for the funds analyzed in this report are presented in this table, as shown in bold in Appendix Table B-4.  
2. Tax rate allocations are adjusted for the shift to the Education Realignment Augmentation Fund (ERAF).  
3. Although a Master Property Tax Exchange Agreement does not exist between the City of Loma Linda and the County of San Bernardino, the tax rate allocation for the City of Loma Linda is based on a formula provided by LAFCO. Upon annexation, the City will receive the allocations for the detaching districts, adjusted by 50 percent of the difference when the total of the average historic City allocation of 0.1175 is subtracted from the total of the detaching districts. The formula for the City upon annexation is:  $0.1540 - ((0.1540 - 0.1175)/2)$ . Therefore, 0.1358 of the one percent levy will be transferred to the City General Fund upon annexation. The formula for the County upon annexation is:  $0.1551 + ((0.1551 - 0.1175)/2)$ . Therefore, the County General Fund will receive 0.1734 of the basic one percent levy upon annexation.

Sources: Stanley R. Hoffman Associates, Inc.  
San Bernardino County Auditor-Controller, Property Tax Division, 11/06/15  
San Bernardino County Local Agency Formation Commission (LAFCO)

**Table B-6**  
**Estimated Vehicle License Fees (VLF) - Property Tax In Lieu Factor**  
**Orchard Heights Development Annexation Area Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Fiscal Year		Change
	2004-2005	2015-2016	
<b>A. Nominal Dollars</b>			
VLF - Property Tax In Lieu	\$1,191,535	\$1,824,700	\$633,165
Assessed Valuation (AV)	\$1,145,639,299	\$1,794,950,892	\$649,311,593
<b>B. Percent Change in Consumer Price Index</b> (January 2016 over January 2005)	195.40	247.16	1.26
<b>C. Constant 2014 Dollars</b>			
VLF - Property Tax In Lieu	\$1,501,334	\$1,824,700	\$323,366
Assessed Valuation (AV)	\$1,443,505,517	\$1,794,950,892	\$351,445,375
VLF Increase divided by AV			0.000920
<b>VLF Increase per \$1,000,000 increase in AV</b>			<b>\$920</b>

Sources: Stanley R. Hoffman Associates, Inc.  
State Controller's Office, Division of Accounting and Reporting, *Revenue and Taxation Code Section 97.70@1(B)(i) Vehicle License Fee Adjustment Amounts, 2004/2005*  
City of Loma Linda, *Fiscal Year 2015-2016 Adopted Budget*  
San Bernardino County, Office of Assessor, *2015 Assessment Roll*  
Bureau of Labor Statistics (BLS), *Consumer Price Index-All Urban Customers, Los Angeles-Riverside-Orange County, CA, Annual CPI, November 2015*

**Table B-7**  
**Estimated Annual Residential Turnover**  
**Orchard Heights Development Annexation Area**  
**Plan for Service and Fiscal Analysis, City of Loma Linda**

City of Loma Linda	Occupied Housing Units	Percent Turnover
<b>Total Owner Occupied Units</b>	<b>8,637</b>	
Moved in 2010 or later	3,288	
Moved in 2000 to 2009	<u>3,782</u>	
Total Moved 2000 to 2014	7,070	
<b>Annual Turnover Rate: 2000 to 2014 <sup>1</sup></b>	<b>505</b>	<b>6%</b>

Note: 1. The annual turnover rate is based on the assumption of fourteen years for the 2000 to 2014 period.

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Census Bureau, *2010-2014 American Community Survey (ACS) 5-Year Estimates, Tenure by Year Householder Moved Into Unit, Report DP04*

**Table B-8**  
**Calculation of Use Tax Factor**  
**Orchard Heights Development Annexation Area Plan for Service and Fiscal Analysis**  
**City of Loma Linda**

City of Loma Linda	Amount
<u>Use Tax</u>	
County Pool	\$721,612
State Pool	<u>4,511</u>
Total Use Tax	\$726,123
	<i>divided by</i>
<u>Point-of-Sale</u>	\$6,279,529
	<i>equals</i>
<b>Use Tax Rate</b>	<b>11.6%</b>

Note: 1. The use tax rate is the County Pool plus the State Pool divided by point-of-sale taxable sales tax.

Sources: Stanley R. Hoffman Associates, Inc.  
The HdL Companies, *Sales Tax Allocation Totals, Calendar Year 2015*

**Table B-9**  
**General Fund Net Community Development and Public Works Cost Factors**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Amount
<b>A. COMMUNITY DEVELOPMENT</b>	
<b><u>Community Development Costs</u></b>	\$777,200
	<i>minus</i>
<b><u>One-Time Processing Fees/Permits</u></b>	
Building Permits	\$336,000
Fire Plan Check	34,600
Code Violations	1,000
Planning Fees	87,200
Environmental Impact	5,000
Project Plans/Specific Plans	<u>500</u>
Total One-Time Revenues	\$464,300
	<i>equals</i>
<b><u>Recurring Net Community Development Costs</u></b>	\$312,900
	<i>divided by</i>
Service Population <sup>1</sup>	34,886
	<i>equals</i>
<b><u>Citywide Net Cost Factor per Service Population for Community Development</u></b>	<b>\$8.97</b>
<b>B. OTHER PUBLIC WORKS <sup>2</sup></b>	
<b><u>Other Public Works Costs</u></b>	
Traffic Safety	\$116,100
Engineering	\$192,700
Facilities Maintenance	<u>\$307,000</u>
Total Costs	\$615,800
	<i>minus</i>
<b><u>One-Time Processing Fees/Permits</u></b>	
Public Works - Miscellaneous Permits	\$9,000
Engineering Inspection	\$24,700
Engineering Plan Check	<u>25,200</u>
Total One-Time Revenues	\$58,900
	<i>equals</i>
<b><u>Recurring Net Other Public Works Costs</u></b>	\$556,900
	<i>divided by</i>
Service Population <sup>1</sup>	34,886
	<i>equals</i>
<b><u>Citywide Net Cost Factor per Service Population for Other Public Works</u></b>	<b>\$15.96</b>

Note: 1. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the City's resident population, plus 50 percent of the estimated employment from outside the City and 50 percent of daily students and visitors to the City, as shown in Table 6-1.  
2. Public works costs for street maintenance, refuse and recycling and park maintenance are projected separately, as shown in Table 6-3.

Sources: Stanley R. Hoffman Associates, Inc.  
City of Loma Linda, *Fiscal Year 2015-2016 Adopted Budget*

**Table B-10**  
**Estimated Annual Street Maintenance Cost Factor**  
**Orchard Heights Development Annexation Plan for Service and Fiscal Analysis**  
**City of Loma Linda**  
(In Constant 2016 Dollars)

Category	Amount
2011 Slurry Seal and Overlay Maintenance Cost per Mile <sup>1</sup>	\$70,000
<i>divided by</i>	
Frequency of Maintenance <sup>2</sup>	10
<i>equals</i>	
2011 Estimated Annualized Slurry Seal and Overlay Costs per Lineal Mile	\$7,000
<i>plus</i>	
Adjustment to Current Dollars by City Staff	\$600
<i>equals</i>	
<b>Estimated Annualized Slurry Seal and Overlay Costs per Lineal Mile</b>	<b>\$7,600</b>

Note: 1. Based on information from City public works' staff, in 2010-2011 the City spent about \$200,000 on overlay and slurry seal for about 3 miles of streets, which was about \$70,000 per mile.  
2. Based on discussion with City staff, a 10-year cycle was used to estimate annual overlay and slurry seal costs. Based on the maintenance costs of \$70,000, the 2010-2011 annual costs were projected at \$7,000 per mile, and are adjusted to current dollars of \$7,600 per lineal mile by City staff based on the increase in construction costs from Engineering News Record over the period.

Sources: Stanley R. Hoffman Associates, Inc.  
Loma Linda Public Works Department, Jeff Peterson, Associate Engineer

## APPENDIX C PROJECT REFERENCES

### CITY OF LOMA LINDA

25541 Barton Road  
Loma Linda, CA 92354

#### Administration

Jarb Thaipejr, City Manager, 909.799.2810

#### City Clerk

Pamela Byrnes-O'Camb, City Clerk, 909.799.2819  
Barbara Nicholson, HR Analyst/Deputy City Clerk, 909.799.2814

#### Community Development Department

Konrad Bolowich, Assistant City Manager, 909.799.2895  
Guillermo Arreola, former Senior Planner 909.799.2839

#### Finance Department

Diana DeAnda, Director/City Treasurer, 909.799.2840

#### Fire Department

Jeff Bender, Fire Chief, 909.799.2852

#### Public Works Department

Jeff Peterson, Associate Engineer, 909.799.4407

### COUNTY OF SAN BERNARDINO

#### Local Agency Formation Commission

215 North D Street  
San Bernardino, CA 92415-0490  
909.383.9900  
Kathleen Rollings-McDonald, Executive Director  
Samuel Martinez, Analyst

### CONSULTANT

#### Lilburn Corporation

1905 Business Center Drive  
San Bernardino, CA 92408  
909.890.1818

Cheryl Tubbs, Vice President, 909.890.1818, extension 232  
Natalie P. Patty, Senior Environmental Analyst, 909.890.1818, extension 238

**CONDITIONS OF APPROVAL  
GENERAL PLAN AMENDMENT 15-044, PRE-ZONE 15-045;  
ANNEXATION 15-043 AND TENTATIVE TRACT MAP 15-046**

**PROJECT DESCRIPTION**

1. General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for a 30-acre property;
2. Pre-Zone application to establish designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) Zone for 13 acres, and General Business (C-2) Zone for approximately 10 acres;
3. Annexation Application (to be submitted to LAFCO by Project Proponent; requiring City concurrence) to annex the entire 80-acre Project area into the City of Loma Linda for water and sewer service; and
4. Tentative Tract Map No. 15-046 (TTM 19963) to subdivide an approximate 30-acre property into 95 single-family residences and nine (9) common lettered lots.

**COMMUNITY DEVELOPMENT DEPARTMENT - (909) 799-2830**

**General**

1. Within two years of this approval, the Tentative Tract Map shall be exercised 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:**

**Tentative Tract Map 19963  
Project No. 15-046**

**EXPIRATION DATE:**

**September 13, 2017**

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, 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 of any costs and attorneys' fees, which the City 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 City Council. 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 refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

- a. On-site circulation and parking, and landscaping;
  - b. Placement and/or height of walls, fence and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a developmental 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. The proposed subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC).
  7. 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.
  8. 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.
  9. 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 the adjacent properties.
  10. 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 curst 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.
11. The applicant shall work with the City's franchised solid waste hauler to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
  12. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
  13. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
  14. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
  15. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
  16. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
  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.
  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.
  19. The applicant shall pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
  20. 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.

### **Landscaping**

21. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to the approval of the Community Development Department, and

Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.

22. 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.
23. 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.
24. 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.
25. Should future project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.

**Tribal**

26. Conduct Government to Government consultation in accordance with AB52 and SB18 including the transfer of information to the San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians regarding the progress of this project.
27. Continue tribal consultation with San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians for the entity of the project.
28. A Native American Monitor(s) from the San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians Cultural Resource Department shall be present during all ground disturbing proceedings including but not limited to, all construction and demolition based activities, as well as archaeological surveys, testing and data recovery.
  - a. Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact the San Manuel Band of Mission Indians and Soboba Band of Luiseño Indians to facilitate and coordinate communications with the applicant/developer to develop a mutually-acceptable Tribal Monitoring agreement. This agreement shall be approved and adopted by the City of Loma Linda Planning Department prior to the issuance of any ground disturbance-related permits and its implementation in the field enforced by the City thereafter.
29. If an archaeological deposit or tribal cultural resource is discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from both San Manuel and Soboba, the applicant/developer, and the City Planning Department shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. Then, should the resource be determined to be

significant under either federal- or state-level criteria, and should the resource not be a candidate for avoidance or preservation in place, a data recovery plan shall be developed, reviewed by all Parties, and implemented. The research design and/or data recovery plan shall list the sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices. Additionally, the data recovery plan will be designed to exhaust the research potential of the resource in accordance with current professional archaeology standards.

- a. The treatment plans and data recovery plans shall be developed in consultation with the San Manuel Band of Mission Indians and Soboba Band.
  - b. All fieldwork related to treatment plans and data recovery plans shall require monitoring by both a San Manuel Band of Mission Indians Tribal Monitor and Soboba Band Tribal Monitor.
  - c. All draft reports containing the significance and treatment findings and data recovery results shall be prepared by a SOI-qualified archaeologist hired by the applicant/developer and submitted to the City of Loma Linda Planning Department and the consulting Native American Tribes for their review and comment.
  - d. All final reports are to be submitted to the local CHRIS Information Center, the City of Loma Linda, and the consulting Native American Tribes.
30. The San Manuel Band of Mission Indians and Soboba Band request that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.
- a. Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.
  - b. San Manuel Band of Mission Indians requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on site, in a location that will be protected from future disturbance vis a vis project plans, conservation/ preservation easements, deed riders, etc.
  - c. Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, San Manuel requests that the applicant/developer/landowner relinquish all ownership and rights to this material and provide the artifacts to representatives of both San Manuel and Soboba for the Tribes to jointly and collaboratively conduct proper treatments and delineate long-term care protocols.
  - d. Where appropriate and agreed upon in advance by both San Manuel and Soboba, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, Section 106 of NHPA, the Project's mitigation measures, or conditions of approval for the Project. Furthermore, upon completion of authorized and mandatory archeological analysis, the applicant/developer shall provide said artifacts to San Manuel Band of Mission Indians and Soboba Band—jointly and simultaneously --within sixty (60)

days from the completion of analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.

31. The Soboba tribe requests that proper procedures shall be taken and tribal artifacts and remains shall be honored including cultural resources pertaining to the following:
  - a. Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer shall return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.
  - b. The Developer shall waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer shall return said artifacts to the Soboba Band within thirty (30) days from the initial recovery of the items.
32. The San Manuel Band and Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
33. The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, applicant/developer/landowner, and Lead Agency agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
34. The MLD shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98.
35. Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the applicant/developer/landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects.
36. All parties are aware that the MLD may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
37. The term "human remains" encompasses more than human bones because the San Manuel Band of Mission Indians' and Soboba Band's traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

38. The City of Loma Linda and the applicant/developer shall immediately contact the Coroner, the San Manuel Band of Mission Indians and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).
39. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

**Noise**

40. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code.

**FIRE DEPARTMENT - (909) 799-2852**

41. All construction and site development shall meet the requirements of the editions of the California Building Code (CBC)/Uniform Building Code (UBC) and the California Fire Code (CFC)/Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
42. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.
43. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

**PUBLIC WORKS DEPARTMENT - (909) 799-4400**

44. The applicant/developer shall record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of any permits.
45. The precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the City of Loma Linda prior to issuance of any building permits.
46. The applicant/developer shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
47. The applicant/developer shall install or bond for all off-site improvements prior to recording the final map.
48. Street light locations shall be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.

49. Any streets damaged as a result of new services shall be repaired as required by the Public Works Department prior to occupancy.
50. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
51. The applicant/developer shall 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.
52. The applicant shall dedicate the ultimate right-of-way street width to the City.
53. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
54. 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.
55. All lots shall drain to streets or other approved device. 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.
56. The applicant/developer shall provide adequate City of Loma Linda Drainage Easements (minimum fifteen [15] feet wide) over the natural drainage courses and/or drainage facilities. The applicant/developer shall design easements to contain the 100-year frequency storm flow plus bulking and freeboard per approved City criteria.
57. The applicant/developer shall provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.
58. Sewage system shall be provided by City of Loma Linda.
59. City of Loma Linda shall be the water purveyor.
60. The applicant/developer shall provide all utility services. All utilities are to be underground.
61. All fire hydrants and their distribution mains shall be made part of the Public System.
62. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
63. 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.

64. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.
65. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
66. No commencement of public street work shall be permitted, except rough grading, until dedication for that street has been recorded. The applicant/developer shall obtain a permit prior to any construction within the City's right-of-way.
67. 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.
68. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
69. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
70. The City C & D policy applies. The applicant/developer shall provide, to the maximum extent practicable, for the recycling and reuse of existing materials.

**BUILDING AND SAFETY DIVISION - (909) 799-2836**

71. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans based the most current California Building Codes to be submitted to the Division.

**COUNTY OF SAN BERNARDINO PUBLIC WORKS - (909) 387-8104**

72. A permit from the District shall be required prior to start of construction within the Morey Arroyo channel. The County shall review future plans for proposed development within the 100-year floodplain (Phase II).
73. The project shall include the most recent FEMA regulations for development in the Special Flood Hazard Area.
74. Due to the proximity of the Mission Channel, a Flood Hazard Review (ID#83559, File 19963) for the Tentative Tract shall be conducted.
75. The above Conditions of Approval (numbers 68-70) shall be included as requirements in the Tentative Tract Map.

## MITIGATION MEASURES

### **Mitigation Measure 1:**

Prior to issuance of grading permits, 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 all light fixtures to prevent glare onto existing and potential future development to the east, west, north and south of the Project Site.

### **Mitigation Measure 2:**

The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 27.5 acres of Prime Farmland. At the direction of the City of Loma Linda, the Project Proponent shall: 1) replace one-acre of Prime Farmland with 0.25 acres of conservation land for any conservation easements located in the City of Loma Linda, 2) replace one-acre of Prime Farmland with 0.5 acres of conservation land for any conservation easements located outside of Loma Linda, but within either San Bernardino or Riverside counties; or 3) replace one-acre of Prime Farmland with one-acre of conservation land for any conservation easements located elsewhere within the State of California. Based on the current availability of conservation programs, the Project Proponent will contribute monetarily at a 1:1 ratio to the Central Valley Farmland Trust, an established conservation program, located in Elk Grove, California. The trust would be responsible for maintaining conserved farmland in perpetuity.

### **Mitigation Measure 3:**

Conduct pre-construction nesting hawk surveys during the nesting bird season from February 1 through September 15 no more than 30 days prior to vegetation removal. If nests are found during surveys, they shall be flagged and a 500-foot buffer shall be fenced around the nests; and if a nesting hawk is found, an approved biologist shall monitor nesting activities and ensure construction activities do not result in abandonment of the nest. The monitor shall have the ability to stop construction activities until measures are implemented to protect the nesting hawks. The monitor shall observe nests until the young have fledged and have abandoned the nest.

### **Mitigation Measure 4:**

Conduct pre-construction nesting bird surveys during the nesting bird season from March 15 through September 15 no more than 30 days prior to vegetation removal. If nests are found during surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests; and if nesting birds are found, an approved biologist shall monitor nesting activities and ensure construction activities do not result in abandonment of nest. The monitor shall have the ability to stop construction activities until measures are implemented to protect the nesting birds. The monitor shall observe the nest until the young have fledged and have abandoned the nest.

### **Mitigation Measure 6:**

Initiate an archaeological monitoring program for the proposed 30-acre development area to oversee the removal of citrus trees and to document any additional resources that may be identified as a result of tree removal (e.g. prehistoric artifacts and/or evidence of a structure).

### **Mitigation Measure 7:**

Prepare a technical document that includes the findings of the monitoring program and includes some additional research to address the connections of the Furney/Yount orchard with other Yount holding in the immediate area.

**Mitigation Measure 8:**

If, at any time, evidence of Native American archaeological resources is identified, a Native American monitoring program shall be included in the overall monitoring program.

**Mitigation Measure 9:**

In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

**Mitigation Measure 10:**

If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

**Mitigation Measure 11:**

The Project Proponent shall ensure the education of property owners, tenants and occupants on storm water BMPs.

**Mitigation Measure 12:**

Activity restrictions shall be implemented and shall include: outdoor materials storage, outdoor work or processing areas, pesticide application by any other person other than an applicator certified by the California Department of Pesticide Regulation, and hazardous materials storage.

**Mitigation Measure 13:**

Rain triggered shutoff devices and shutoff devices designed to limit water supply in the event of a broken sprinkler shall be used in the common area landscape design. In addition, irrigation and landscaping shall be coordinated to avoid overspray.

**Mitigation Measure 14:**

Landscaping at the bio-retention areas is to be native and drought tolerant grasses and shrubs. All other landscaping will be with native and drought tolerant trees and groundcovers, citrus or turf. Wood fiber shall be used in the landscaping design. Plants shall be grouped with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping will correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.

**Mitigation Measure 15:**

Homeowners shall be responsible for litter control on private lots. HOA staff shall remove litter from common areas and dispose off-site. HOA staff or an outside landscape company shall provide litter control services.

**Mitigation Measure 16:**

The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.

**Mitigation Measure 17:**

The top of all catch basins shall be painted with the following: "No Dumping, Drains to River" sign or equivalent.

**Mitigation Measure 18:**

The catch basins are to be inspected after the first storm event of the rainy season and two times per month thereafter until the end of the rainy season, and shall be cleaned out as necessary or until filled to 25 percent capacity.

**Mitigation Measure 19:**

Bio-retention area maintenance shall begin within 30 days of project completion. The owner or their designated landscape maintenance company shall maintain bio-retention areas in private lots. A landscape maintenance company shall be retained by the HOA to maintain bio-retention areas in common lots. They shall ensure that bio-retention areas are inspected every six months and after major storm events for erosion of banks and bottom, standing water, slope stability, sediment accumulation, and vigor and density of the plants. Silt and debris accumulated with the rain gardens shall be removed every 60 days or sooner as required.

**Mitigation Measure 20:**

Notify the CDFW, USACE, and RWQCB prior to any the initiation of any construction activities within the jurisdictional drainages located on the 30-acre site.

**Mitigation Measure 21:**

The project Applicant will be required to mitigate for impacts to CDFW jurisdictional streambed and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank unless otherwise stipulated as a result of completing Mitigation Measure 20.

**Mitigation Measure 22:**

The Project Proponent shall contribute toward the cost of necessary study area improvements on a fair share basis either through an adopted traffic impact fee program, or through implementation of the recommended intersection improvements, or in dollar equivalent in lieu mitigation contributions. The Project's fair share of identified intersection improvement costs is \$57,808.

**Mitigation Measure 23:**

The Project Proponent shall construct Citrus Avenue from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.

**Mitigation Measure 24:**

The Project Proponent shall construct Orange Avenue from the west project boundary to New Jersey Street at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

**Mitigation Measure 25:**

The Project Proponent shall construct California Street and New Jersey Street from Citrus Avenue to the south project boundary at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development, as necessary.

**Mitigation Measure 26:**

The Project Proponent shall implement on-site traffic signing and striping in conjunction with detailed construction plans for the project.

**Mitigation Measure 27:**

Sight distance at project accesses shall comply with standard California Department of Transportation/City of Loma Linda sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issuance of grading permits.

**Mitigation Measure 28:**

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

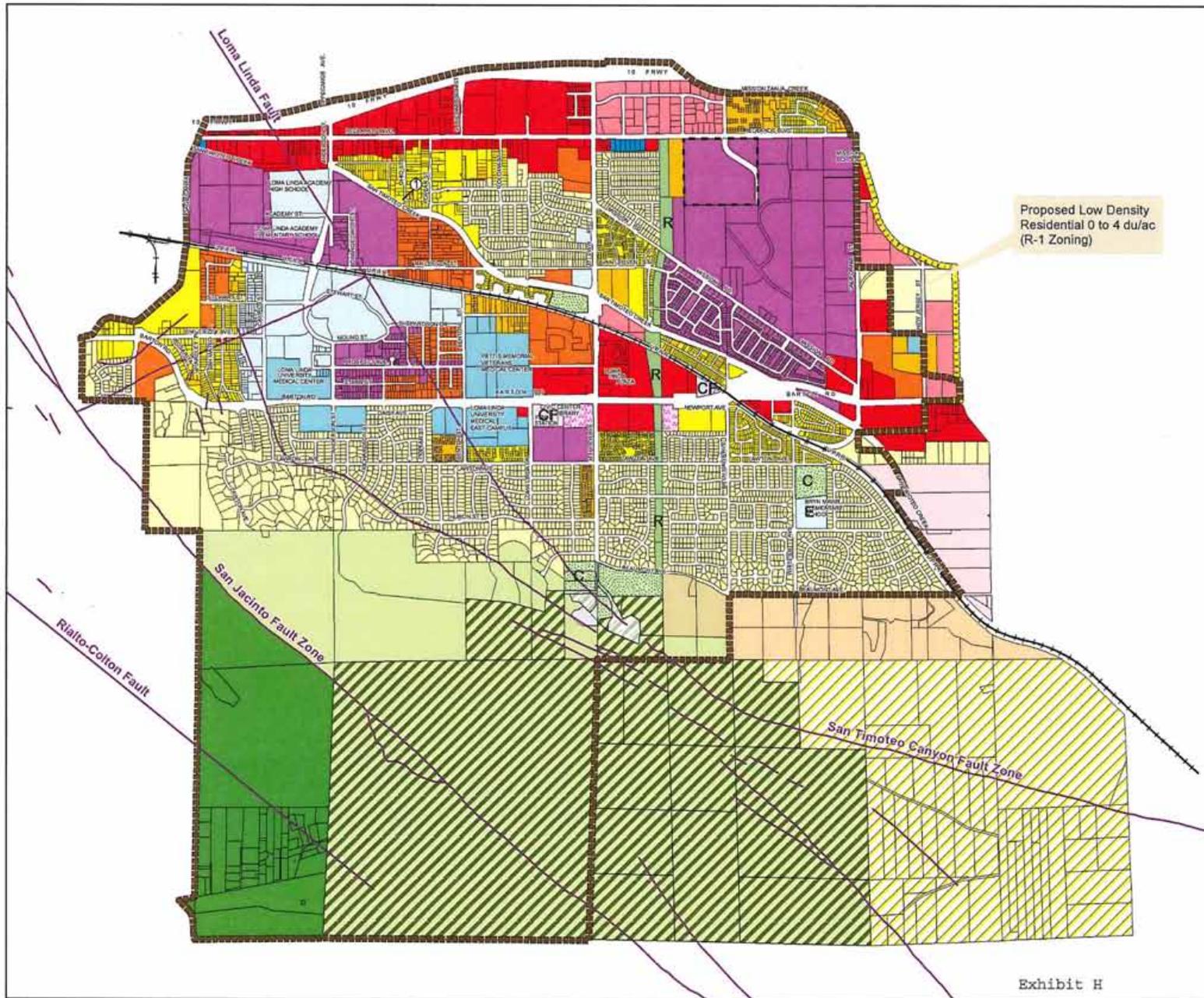
**END OF CONDITIONS**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date



Proposed Low Density Residential 0 to 4 du/ac (R-1 Zoning)

**Land Use**

- Rural Estate (0 to 1 du/ac)
- Very Low Density Residential (0 to 2 du/ac)\*\*\*
- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 25 du/ac)\*\*\*
- South Hills
- South Hills Preserve
- Expanded Hillside Area
- Hillside Conservation Area (0 to 1 du/10 ac)\*
- Low Density Hillside Preservation (0 to 1 du/10 ac)\*\*
- Medium Density Hillside Preservation (0 to 1 du/5 ac)\*\*
- San Timoteo Creek Area
- Commercial
- Business Park
- Office
- Special Planning Area
- Special Planning Area D Phase One Concept
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

**Public and Quasi Public**

- E Elementary School
- R Riding & Hiking Trails
- C Community Park
- CF Community Facilities

**Conditions Specified under Measure V**

\*Potential bonus of up to 1 du/5 acres when criteria of Hillside Conservation designation are met.

\*\*Potential bonus when specified criteria of Chapter 2A of the General Plan are met.

\*\*\*Future residential land uses not specified on the map.

Feet  
0, 250, 500, 1,000, 1,575, 2,100

**General Plan Amendment**

CITY LIMITS

EXISTING CITY LIMITS

FUTURE CITY LIMITS

GPA to change the existing 30 acres of Business Park designation to Low Density Residential

**City of Loma Linda**  
**PROPOSED**  
**General Plan**  
**Land Use**

Exhibit H

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 8  
PLANNING (MS 725)  
464 WEST 4th STREET, 6<sup>th</sup>FLOOR  
SAN BERNARDINO, CA 92401-1400  
PHONE (909) 388-7017  
FAX (909) 383-5936  
TTY 711  
www.dot.ca.gov/dist8

RECEIVED

JUL 27

City of Loma Linda  
Comm. Dev. Dept.

*Serious Drought.  
Help save water!*

July 25, 2016

File: 08-SBd-10-PM 28.57

Nataly Alvzar  
City of Loma Linda  
25541 Barton Road  
Loma Linda, CA 92354

**Orchard Heights – Traffic Impact Analysis**

Dear Ms. Alvzar:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Traffic Impact Analysis (TIA) for the City of Loma Linda Orchard Heights (Project), located at the southwest and the southeast corners of the New Jersey Street and Citrus Avenue intersection. The project proposes 95 single-family detached residential dwelling units on approximately 80 acres.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Loma Linda, due to the project's potential impact on the State facilities, including Interstate 10 (I-10), it is also subject to the policies and regulations that govern the SHS. We offer the following comments:

- Include I-10/California Street on and off-ramps for both directions in the TIA, if there is an additional 50 or more peak hour trips on these intersections.
- Verify the location of the proposed development on Figure 1, page 7 with the location on the Traffic Model Plots (Appendix D).

Ms. Alvzar  
July 25, 2016  
Page 2

These recommendations are preliminary and summarize our review of materials provided for our evaluation. Please continue to keep us informed of the project and other future updates, which could potentially impact the SHS and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Adrinch Melkonian at (909) 806-3928 or myself at (909) 383-4557.

Sincerely,

A handwritten signature in cursive script that reads "Mark Roberts". The signature is written in black ink and includes a long horizontal flourish extending to the right.

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



## Department of Public Works

Environmental & Construction • Flood Control  
Operations • Solid Waste Management  
Surveyor • Transportation

Gerry Newcombe  
Director

July 19, 2016

City of Loma Linda  
Nataly Alvzar  
Community Development Department  
25541 Barton Road  
Loma Linda, CA. 92354  
[nalvizar@lomalinda-ca.gov](mailto:nalvizar@lomalinda-ca.gov)

File: 10(ENV)-4.01

### RE: NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE ORCHARD HEIGHTS PROJECT FOR THE CITY OF LOMA LINDA

Dear Ms. Alvzar:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on June 20, 2016** and pursuant to our review, the following comments are provided:

#### **Flood Control Planning Division (David Lovell, PWE III, 909-387-7964):**

1. It appears that improvements made to the Morey Arroyo may impact San Bernardino County Flood Control District (District) facilities and/or right-of-way. Any encroachment on District right-of-way or impact to a District facility will require a permit from the District prior to start of construction.
2. The project proponent has stated that a portion of the proposed development is within the 100-year floodplain. Flood Control Planning looks forward to further review once plans are available.

#### **Environmental Management Division (Marc Rodabaugh, Stormwater Program Manager, 909-387-8112):**

1. On Page 40 (second paragraph) the MND references the San Bernardino County Stormwater Program Model Water Quality Management Plane Guidance (*as amended June 9, 2005*). This reference needs to be updated to "*as amended June 21, 2013*".

#### **Water Resources Division (Mary Lou Mermilliod, PWE III, 909-387-8213):**

1. We recommend that the project includes, and the City enforces, the most recent FEMA regulations for development in the Special Flood Hazard Area.

#### BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD  
Vice Chairman, First District

JANICE RUTHERFORD  
Second District

JAMES RAMOS  
Chairman, Third District

CURT HAGMAN  
Fourth District

JOSIE GONZALES  
Fifth District

GREGORY C. DEYOBRAUX  
Chief Executive Officer

2. Due to the proximity of the District's Mission Channel, the District recommends a Flood Hazard Review for this Tentative Tract. The County Code sets the fee for this review and analysis at \$1701. This fee is submitted directly to the District Office with an indication that it is for Flood Hazard Review of ID# 83559, File 19963. The fee should be mailed to:

San Bernardino County Flood Control District  
Water Resources Division  
825 E. Third Street, Room 142  
San Bernardino, CA. 92415

If you have any questions, please contact the individuals who provided the specific comment, as listed above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nidham Aram Alrayes', with a long horizontal stroke extending to the left.

**NIDHAM ARAM ALRAYES, MSCE, PE, QSD/P**  
Public Works Engineer III  
Environmental Management

NAA/PE/sr

**From:** Ed Bonadiman [<mailto:ed@bonadiman.com>]

**Sent:** Thursday, July 07, 2016 9:18 AM

**To:** Konrad Bolowich; Jarb Thaipejr; Nataly Alvizar; Lorena A. Matarrita

**Subject:** GPA 15-044, ZMA 15-045 and ANX 15-043

Dear Loma Linda Staff,

Thank you for taking the time to meet with Steve and me last week.

After reviewing the proposed pre zoning proposed for her property, Laura Ramirez would like her 4.48 acre parcel on the northeast corner of California and Citrus (APN: 0292-152-10) to be pre-zoned C-2 General Business.

This parcel is currently pre-zoned Business Park in the City General Plan.

They are agreeable to the rest of the proposed development.

Please consider this request and let me know if it is acceptable.

Thanks!

Ed

Edward J. Bonadiman, M.B.A., P.L.S.  
President  
Joseph E. Bonadiman & Associates, Inc.  
234 North Arrowhead Avenue  
San Bernardino, CA 92408  
ph (909) 885-3806 x132  
cell (909) 771-6430 fax (909) 381-1721





Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

July 20, 2016

Konrad Bolowich  
City of Loma Linda  
25541 Barton Road  
Loma Linda, CA 92354

Subject: Orchard Heights Annexation  
SCH#: 2016061040

Dear Konrad Bolowich:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 19, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2016061040  
**Project Title** Orchard Heights Annexation  
**Lead Agency** Loma Linda, City of

---

**Type** MND Mitigated Negative Declaration

**Description** The City of Loma Linda is initiating the annexation of an approximate 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road. The project also includes the request to approve a TTM 19963 to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and eight common lettered lots as a chased development.

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**Lead Agency Contact**

**Name** Konrad Bolowich  
**Agency** City of Loma Linda  
**Phone** (909) 799-2830 **Fax**  
**email**  
**Address** 25541 Barton Road  
**City** Loma Linda **State** CA **Zip** 92354

---

**Project Location**

**County** San Bernardino  
**City** Loma Linda  
**Region**  
**Lat./Long** 34° 3' 17.5" N / 117° 13' 15.7" W  
**Cross Streets** New Jersey Ave and Citrus Ave  
**Parcel No.** 0292-161-02, 03 & 0292-163-08  
**Township** 1S **Range** 3W **Section** 32 **Base** SBBM

---

**Proximity to:**

**Highways**  
**Airports** San Bernardino  
**Railways** UPRR  
**Waterways** Morey Arroyo  
**Schools** Arrowhead Christian  
**Land Use** Ag/County of San Bernardino Multiple Res and Community Industrial

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**Project Issues** Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Noise; Public Services; Traffic/Circulation; Water Quality; Wetland/Riparian; Landuse

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**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 6; Department of Parks and Recreation; Caltrans, District 8; Regional Water Quality Control Board, Region 7; Native American Heritage Commission; Public Utilities Commission

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**Date Received** 06/20/2016 **Start of Review** 06/20/2016 **End of Review** 07/19/2016

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## PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500  
LOS ANGELES, CA 90013Clear  
7/19/16  
E

June 21, 2016

Konrad Bolowich  
City of Loma Linda  
25541 Barton Road  
Loma Linda, California 92354

Governor's Office of Planning &amp; Research

JUN 21 2016

STATE CLEARINGHOUSE

Dear Konrad:

SUBJECT: SCH.2016061040 Loma Linda (SAN BERNARDINO) Orchard Heights Annexation -  
DMND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings and Engineering Branch (RCEB) has received the draft *Mitigated Negative Declaration (DMND)* for the proposed City of Loma Linda (City) Orchard Heights Annexation project.

The project area includes active railroad tracks. RCEB recommends that the City add language to the Orchard Heights Annexation so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, [ykc@cpuc.ca.gov](mailto:ykc@cpuc.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Chiang".

Ken Chiang, P.E.  
Utilities Engineer  
Rail Crossings and Engineering Branch  
Safety and Enforcement Division

C: State Clearinghouse

July 19, 2016

Attn: Nataly Alvizar  
City of Loma Linda  
Community Development Department, Planning Division  
25541 Barton Road  
Loma Linda, CA 92354



**RE: AB 52 Consultation; Orchard Heights Project – north of Orange Avenue, south of Citrus Lane and on the east and west sides of New Jersey Street (APNs 0292-161-02, 03 & 0292-163-08)**

The Soboba Band of Luiseño Indians is requesting to initiate formal consultation, pursuant under Assembly Bill 52, with the City of Loma Linda. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the City of Loma Linda. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

July 19, 2016

Attn: Nataly Alvizar  
City of Loma Linda  
Community Development Department, Planning Division  
25541 Barton Road  
Loma Linda, CA 92354



**RE: SB 18 Consultation; Orchard Heights Project – north of Orange Avenue, south of Citrus Lane and on the east and west sides of New Jersey Street (APNs 0292-161-02, 03 & 0292-163-08)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Loma Linda. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, AMENDING THE LAND USE ELEMENT OF THE ADOPTED GENERAL PLAN, EAST SIDE OF CALIFORNIA STREET SOUTH AND WEST OF MISSION ZANJA CREEK, WEST OF NEVADA STREET AND NORTH OF BARTON ROAD (GPA 15-044)

WHEREAS, the City of Loma Linda has adopted a Land Use Element of the General Plan (July 25, 2009) in accordance with State Planning and Zoning Law; and

WHEREAS, the Applicant has requested a General Plan Amendment to change the land use designation from Business Park to Low Density Residential for the property west and east of New Jersey Street portion of the subject site (APNs 0292-161-02, 03 & 0292-163-08) located at northwest corner of New Jersey Street and Orange Avenue (30 acre site); and

WHEREAS, the General Plan Amendment request is accompanied by a Pre Zone (ZMA No. 15-045), a Tentative Tract Map (TTM 15-046), and an Annexation Application (ANX 15-043) to subdivide the approximate 30-acre area into 95 single-family residential lots, and nine (9) common lettered lots; and

WHEREAS, on August 3, 2016, the Planning Commission held a duly noticed public hearing and forwarded the project to the City Council with recommendations to adopt the Mitigated Negative Declaration, adopt GPA No. 15-044, Pre-Zone No. 15-045, and Tentative Tract Map No. 15-046 to subdivide the site into 95 single-family residential lots; and

WHEREAS, the City Council finds that the General Plan Amendment would be consistent with the general goals and objectives of the Land Use Element policies and other policies of the General Plan, and would allow appropriate land uses for the subject site based on its location, topography and surrounding land uses and its compatibility with other portions of the Land Use Element in the vicinity; and

WHEREAS, the City Council of the City of Loma Linda has given due consideration to compatibility of the requested amendment with long range goals for the City and consistent with other elements of the General Plan; and

WHEREAS, the public hearings before the Planning Commission and City Council have been held as provided by law, and other formalities required by law for amending the General Plan have been met; and

WHEREAS, the City Council has reviewed all elements of the project at a duly noticed public hearing on September 13, 2016;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LOMA LINDA MAKES THE FOLLOWING FINDINGS:

- A. The proposed amendment is internally consistent with the General Plan goals and policies. Changing the land use designation from "Business Park" to "Low Density Residential" for the 30-acre property would allow for the proposed development of the project. With appropriate setbacks and developing the site in accordance with the City's Municipal Code, the proposed GPA would be compatible with existing and future development to the south and west.
- B. The proposed amendment and associated development project would not be detrimental to the public in that the proposed residential community would be compatible with proposed residential development to the south and west and potential future development to the north. With appropriate setbacks and developing the site in accordance with the City's Municipal Code, the proposed GPA would be compatible with existing and future development to the north and east. Therefore based on existing surrounding zoning, and the proposed GPA, implementation of the Proposed Project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- C. The proposed amendment would maintain the appropriate balance of land uses within the City. The balance of land uses in the City will not be adversely affected by the proposed amendment. The change of the land use designation of the site is the first step in the process of providing a variety of land use opportunities to the area.
- D. In the case of a General Plan Amendment, the subject parcel(s) is physically suitable (including, but limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development. The amendment site has frontage on New Jersey Street and Citrus Avenue and the surrounding area is largely undeveloped with a few residential structures and citrus groves. All public utilities are available to the site and can be provided for future site occupants. The residential use is compatible with the future residential neighborhood to the west and will be suitable for the area.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Loma Linda that the adopted Land Use Element of the General Plan is hereby amended in the

Resolution No.  
Page Two

following manner:

That area generally described as approximately 30 acres located on the east and west sides of New Jersey Street between Orange Avenue and Citrus Street (APN 0292-161-02, 03 & 0292-163-08) from Business Park to Low Density Residential (Exhibit A).

BE IT FUTHER RESOLVED that those exhibits comprising the General Plan shall be amended to show the change in Land Use as above mentioned, and that the City Clerk shall maintain three copies of the amended General Plan available for loan to the public.

ADOPTED, SIGNED AND APPROVED this 13<sup>th</sup> day of September 2016 by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

---

Rhodes Rigsby, Mayor

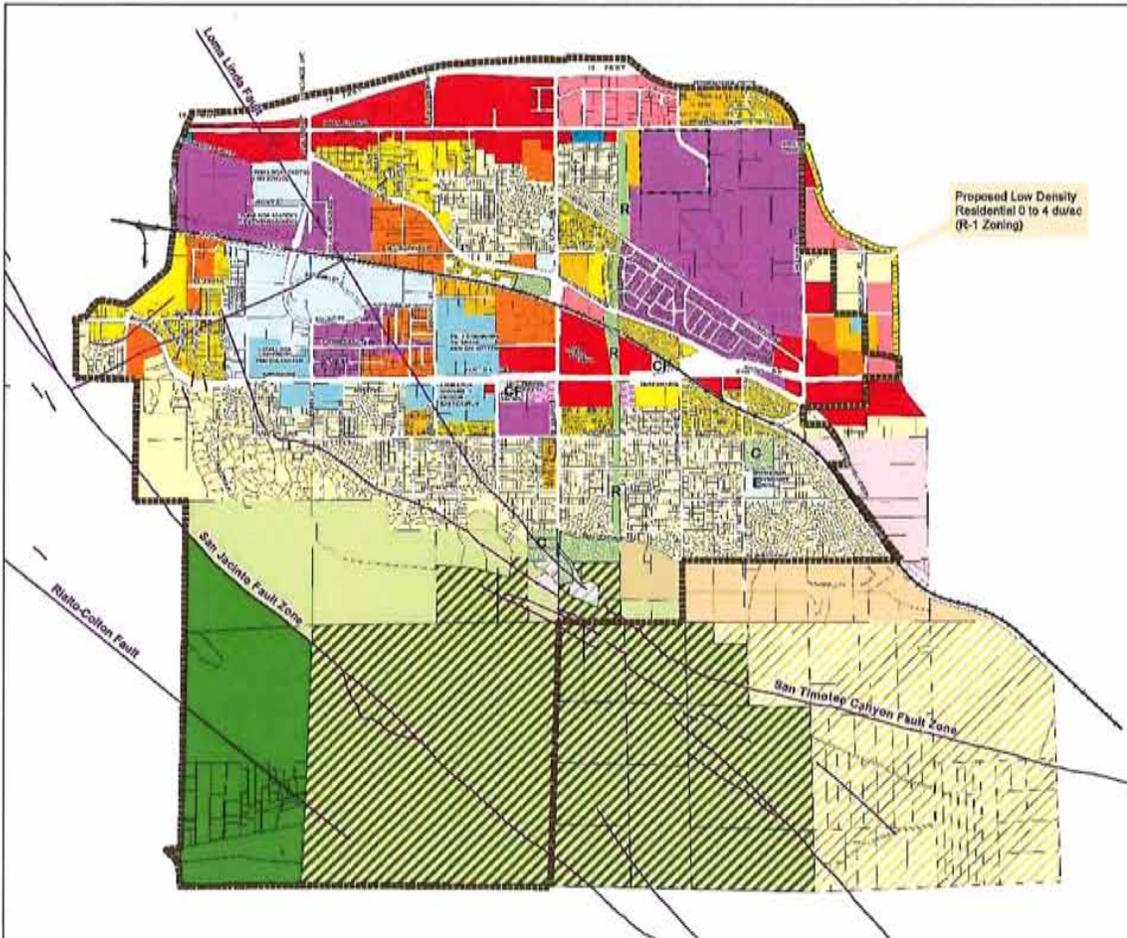
ATTEST:

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Pamela Byrnes-O'Camb, City Clerk

# EXHIBIT A

## Proposed General Plan Map Amendment



**Land Use**

- Rural Estate (0 to 1 du/ac)
- Very Low Density Residential (0 to 2 du/ac)\*\*
- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- High Density Residential (0 to 13 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 25 du/ac)\*\*\*
- South Hills
- South Hills Preserve
- Expanded Hillside Area
- Hillside Conservation Area (0 to 1 du/10 ac)\*
- Low Density Hillside Preservation (0 to 1 du/10 ac)\*\*
- Medium Density Hillside Preservation (0 to 1 du/5 ac)\*\*
- San Timoteo Creek Area
- Commercial
- Business Park
- Office
- Special Planning Area
- Special Planning Area D Phase One Concept
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

**Public and Quasi Public**

- E Elementary School
- RE Riding & Riding Trails
- C Community Park
- CF Community Facilities

**Conditions Specified under Measure V**

- \*Potential bonus of up to 1 du/5 acres when criteria of Hillside Conservation designation are met.
- \*\*Potential bonus when specified criteria of Chapter 2A of the General Plan are met.
- \*\*\*Future residential land uses not specified on the map.

**General Plan Amendment**

**CITY LIMITS**

**UNINCORPORATED AREAS**

**ACTIVE DEVELOPMENT**

GPA to change the existing 30 acres of Business Park designation to Low Density Residential

**City of Loma Linda**  
**PROPOSED**  
**General Plan**  
**Land Use**

## ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA MODIFYING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA TO PREZONE AN AREA GENERALLY LOCATED EAST OF CALIFORNIA STREET, SOUTH AND WEST OF THE MISSION ZANJA CREEK, WEST OF NEVADA STREET AND NORTH OF BARTON ROAD TO SINGLE FAMILY RESIDENCE (R-1) ZONE FOR 39 ACRES, MULTI FAMILY RESIDENCE (R-3) ZONE FOR 18 ACRES, INSTITUTIONAL (I) FOR 13 ACRES AND GENERAL BUSINESS (C-2) FOR 10 ACRES, FOR THE PURPOSE OF FUTURE ANNEXATION OF THE UNINCORPORATED AREA IN TO THE CITY OF LOMA LINDA CITY LIMITS.

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

**Section 2. Findings, Purpose, and Intent:**

A. This Ordinance is adopted by the City Council pursuant to the City's police powers to protect the health, safety, and welfare of the public.

B. The County zoning is Multiple Residential and Community Industrial. The Loma Linda General Plan (May 26, 2009) designates the subject area as Business Park and High Density Residential. Because it is in the Sphere of Influence and therefore, part of the City's planning area, the City proposes to pre-zone to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 18 acres, Institutional (I) for 13 acres and General Business (C-2) for approximately 10 acres for areas. The City's General Plan land use designation and proposed zoning are generally commensurate with those of the County.

C. The proposed pre-zone and any future development projects would not be detrimental to the public in that the proposed zoning is appropriate and compatible with the existing single-family, commercial and institutional uses in the neighborhood. Approximately 57 acres of either vacant or agricultural and is available for development within the area, and any other improvements to the existing area are to meet the City's minimum development standards. As such, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. Due to the size and nature of the of the approximately 80-acre project site, vacant parcels, and the limited development opportunities, the balance of land uses in the City will not be adversely affected by the proposed pre-zone and annexation into the City of Loma Linda and the residents of the area will benefit from additional and enhanced services.

**Section 3. Amendment of Zoning Designations:** The Official Zoning Map of the City of Loma Linda is hereby amended to change the following described property in the City's Sphere of Influence and also known as the San Bernardino County unincorporated area per Exhibit "A" (Site/Pre-Zoning Map) and Exhibit "B" (Legal Description) attached hereto and made a part hereof.

**Section 4. Validity.** If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction

under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

**Section 5. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

**Section 6. Posting.** Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 13th day of September 2016 and was adopted on the \_ \_\_\_\_\_ 2016 by the following vote to wit:

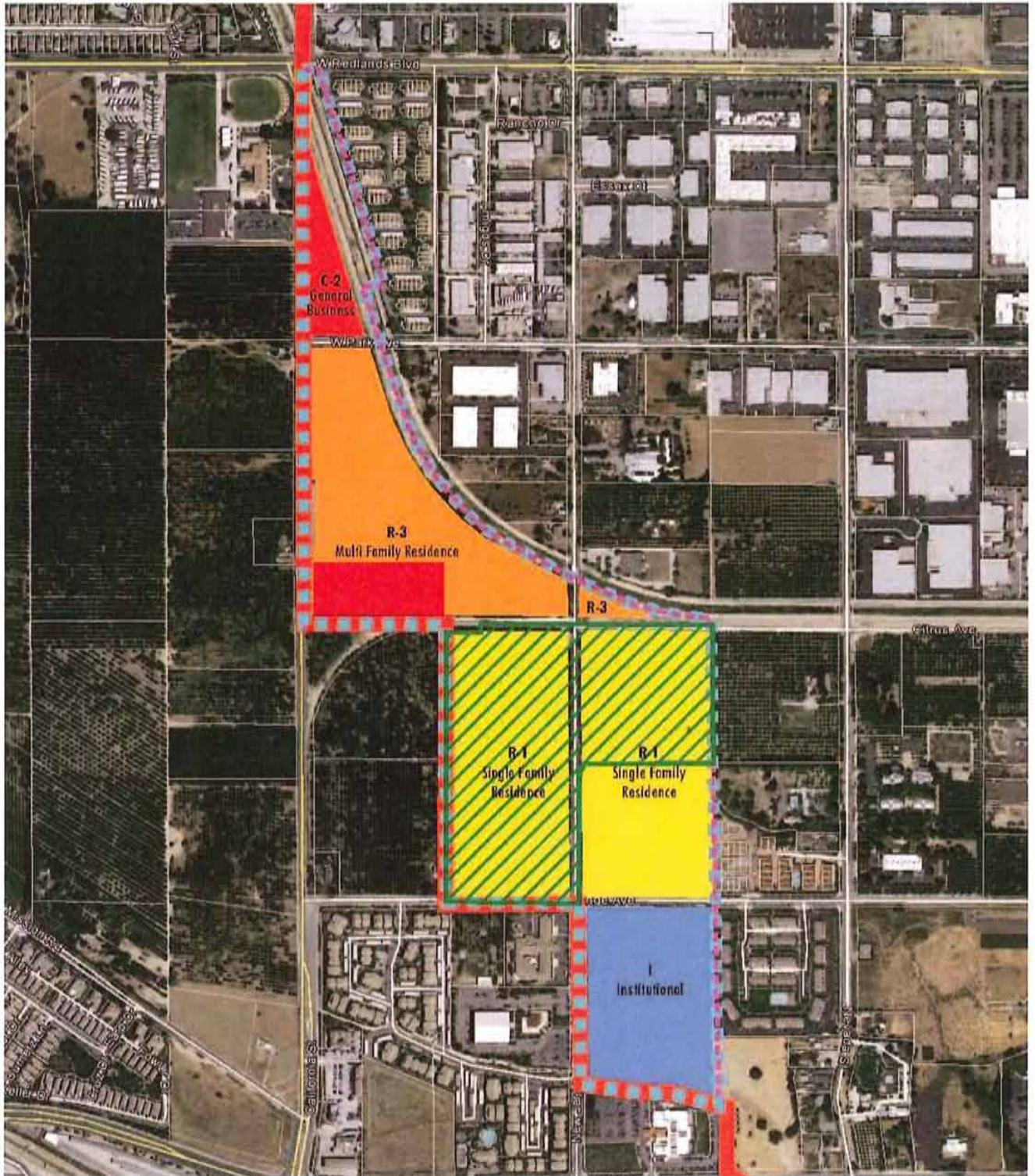
Ayes:  
Noes:  
Abstain:  
Absent:

\_\_\_\_\_  
Rhodes Rigsby, Mayor

Attest:

\_\_\_\_\_  
Pamela Byrnes-O'Camb, City Clerk

### EXHIBIT A – PROPOSED PRE-ZONE MAP



## EXHIBIT B -- LEGAL DESCRIPTION

### LAFCO \_\_\_\_\_

#### REORGANIZATION TO INCLUDE CITY OF LOMA LINDA ANNEXATION AND DETACHMENT FROM SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE ZONE, AND COUNTY SERVICE AREA 70

THAT CERTAIN REAL PROPERTY BEING A PORTION OF THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF LOT 5, BLOCK 76, RANCHO SAN BERNARDINO, STATE OF CALIFORNIA, PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY;

TOGETHER WITH THAT CERTAIN REAL PROPERTY LOCATED IN BLOCK 2, BLOCK 3, BLOCK 5, BLOCK 6, AND BLOCK 7, ALL OF BARTON RANCH, PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 19, RECORDS OF SAID COUNTY;

ALL PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTERLINE INTERSECTION OF CALIFORNIA STREET AND PARK AVENUE SHOWN ON SAID MAP OF BARTON RANCH;

COURSE 1. NORTH 00°21'39" WEST A DISTANCE OF 1063.40 FEET  
ALONG THE CENTERLINE OF SAID CALIFORNIA STREET TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PROPERTY DEEDED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED JUNE 27, 1961, BOOK 5468, PAGE 323, OFFICIAL RECORDS;

COURSE 2. SOUTH 17°35'19" EAST A DISTANCE OF 1402.13 FEET  
ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE SOUTHWESTERLY LINE OF PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED MARCH 8, 1962, BOOK 5658, PAGE 594, OFFICIAL RECORDS, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1255.00 FEET;

COURSE 3. SOUTHEASTERLY 527.11 FEET ALONG SAID CURVE AND  
ALONG SAID PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, AND ALONG THE SOUTHWESTERLY LINES OF PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED JANUARY 18, 1962, BOOK 5632, PAGE 535 OFFICIAL RECORDS AND DOCUMENT RECORDED FEBRUARY 27, 1962, BOOK 5652, PAGE 840 OFFICIAL RECORDS THROUGH A CENTRAL ANGLE OF 24°03'53" TO THE BEGINNING OF A TANGENT LINE;

COURSE 4. SOUTH 41°39'12" EAST A DISTANCE OF 830.34 FEET  
CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PROPERTY TO SAN  
BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE SOUTHERLY  
PROLONGATION THEREOF TO THE CENTERLINE OF CITRUS AVENUE;

COURSE 5. SOUTH 89°38'50" EAST A DISTANCE OF 71.30 FEET ALONG  
SAID CENTERLINE OF CITRUS AVENUE;

COURSE 6. NORTH 41°34'00" WEST A DISTANCE OF 225.74 FEET;

COURSE 7. NORTH 48°26'00" EAST A DISTANCE OF 15.00 FEET;

COURSE 8. NORTH 41°34'00" WEST A DISTANCE OF 236.51 FEET TO  
THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY  
AND HAVING A RADIUS OF 1350.00 FEET, A RADIAL LINE TO SAID CURVE  
BEARS NORTH 31°11'29" EAST;

COURSE 9. SOUTHEASTERLY 142.18 FEET ALONG SAID CURVE AND  
THROUGH A CENTRAL ANGLE OF 06°02'04" TO THE BEGINNING OF A  
TANGENT LINE;

COURSE 10. SOUTH 64°50'35" EAST A DISTANCE OF 318.67 FEET TO  
THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND  
HAVING A RADIUS OF 1450.00 FEET;

COURSE 11. SOUTHEASTERLY 386.98 FEET ALONG SAID CURVE AND  
THROUGH A CENTRAL ANGLE OF 15°17'29" TO A POINT IN THE NORTH LINE  
OF CITRUS AVENUE, SAID POINT BEING THE BEGINNING OF A NON-  
TANGENT LINE;

COURSE 12. SOUTH 00°20'11" WEST A DISTANCE OF 40.00 FEET TO  
THE CENTERLINE OF CITRUS AVENUE;

COURSE 13. SOUTH 89°39'49" EAST A DISTANCE OF 195.95 FEET TO  
THE EAST LINE OF THE WEST ONE-HALF (1/2) OF SAID BLOCK 6;

COURSE 14. SOUTH 00°26'50" EAST A DISTANCE OF 1334.42 FEET  
ALONG SAID EAST LINE TO THE CENTERLINE OF ORANGE AVENUE;

COURSE 15. SOUTH 00°24'04" EAST A DISTANCE OF 972.81 FEET  
ALONG THE EAST LINE OF WEST ONE-HALF (1/2) OF SAID BLOCK 7;

COURSE 16. NORTH 73°34'48" WEST A DISTANCE OF 119.96 FEET;

COURSE 17. NORTH 65°34'38" WEST A DISTANCE OF 91.99 FEET;

COURSE 18. NORTH 85°17'56" WEST A DISTANCE OF 201.25 FEET;

COURSE 19. NORTH 84°53'42" WEST A DISTANCE OF 128.06 FEET;

COURSE 20. NORTH 72°16'48" WEST A DISTANCE OF 140.67 FEET TO THE CENTERLINE OF NEW JERSEY STREET;

COURSE 21. NORTH 00°21'16" WEST A DISTANCE OF 832.00 FEET ALONG THE CENTERLINE OF SAID NEW JERSEY STREET TO THE CENTERLINE OF ORANGE AVENUE;

COURSE 22. NORTH 89°49'53" WEST A DISTANCE OF 657.56 FEET ALONG THE CENTERLINE OF SAID ORANGE AVENUE TO THE WEST LINE OF THE EAST ONE-HALF (1/2) OF SAID BLOCK 2;

COURSE 23. NORTH 00°22'17" WEST A DISTANCE OF 1338.54 FEET ALONG SAID WEST LINE TO THE CENTERLINE OF CITRUS AVENUE;

COURSE 24. NORTH 89°38'50" WEST A DISTANCE OF 657.16 FEET ALONG THE CENTERLINE OF SAID CITRUS AVENUE TO THE CENTERLINE OF CALIFORNIA STREET;

COURSE 25. NORTH 00°21'39" WEST A DISTANCE OF 1341.00 FEET ALONG THE CENTERLINE OF SAID CALIFORNIA STREET TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION CONTAINS 81.1 ACRES, MORE OR LESS.

**ON POINT LAND SURVEYING, INC.**

PREPARED BY:

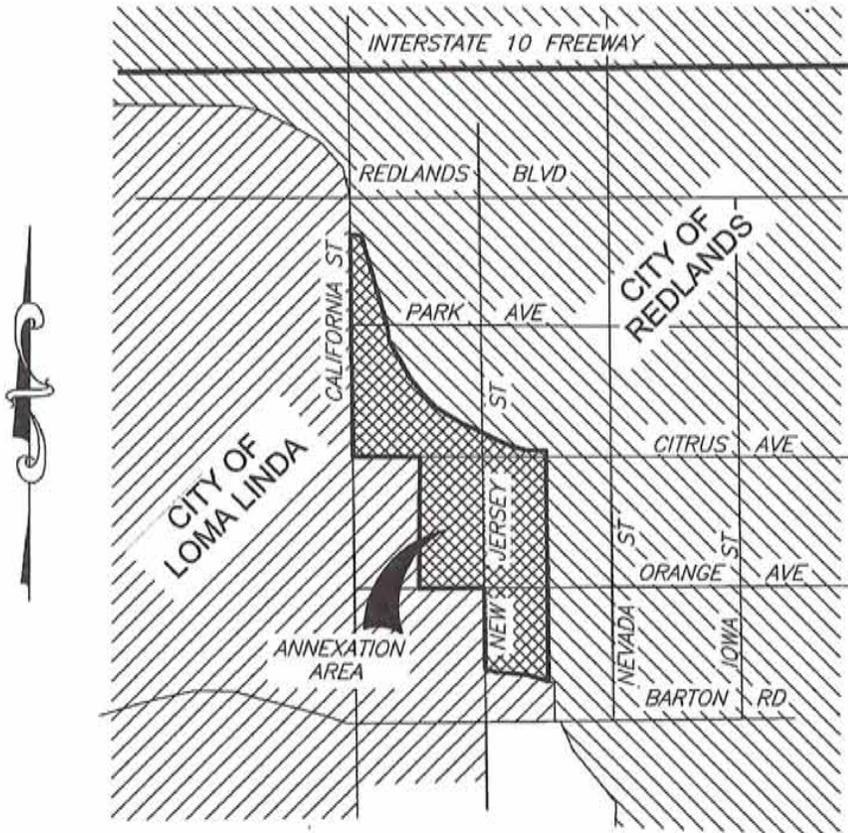


\_\_\_\_\_  
ANTHONY D. SMITH, PLS 8133

DATE: 8/17/15



### VICINITY MAP



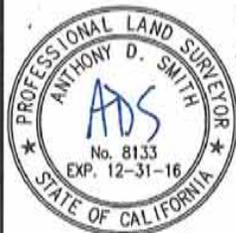
LAFCO \_\_\_\_\_

REORGANIZATION TO INCLUDE CITY OF LOMA LINDA ANNEXATION AND  
 DETACHMENT FROM SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT,  
 ITS VALLEY SERVICE ZONE, AND COUNTY SERVICE AREA 70

GENERAL DESCRIPTION: LOCATED EAST OF CALIFORNIA STREET, WEST OF  
 NEVADA ST, NORTH OF BARTON RD, & SOUTH OF REDLANDS BLVD

AFFECTED AGENCIES:

- 1) CITY OF LOMA LINDA
- 2) SBCFPD AND ITS VALLEY SERVICE ZONE
- 3) COUNTY SERVICE AREA 70



Prepared by ON POINT LAND SURVEYING, INC.:  
 370 Alabama St, Ste A Redlands, CA 92373 (909) 792-2221

SCALE: N.T.S.

FILE NO.: 019-068

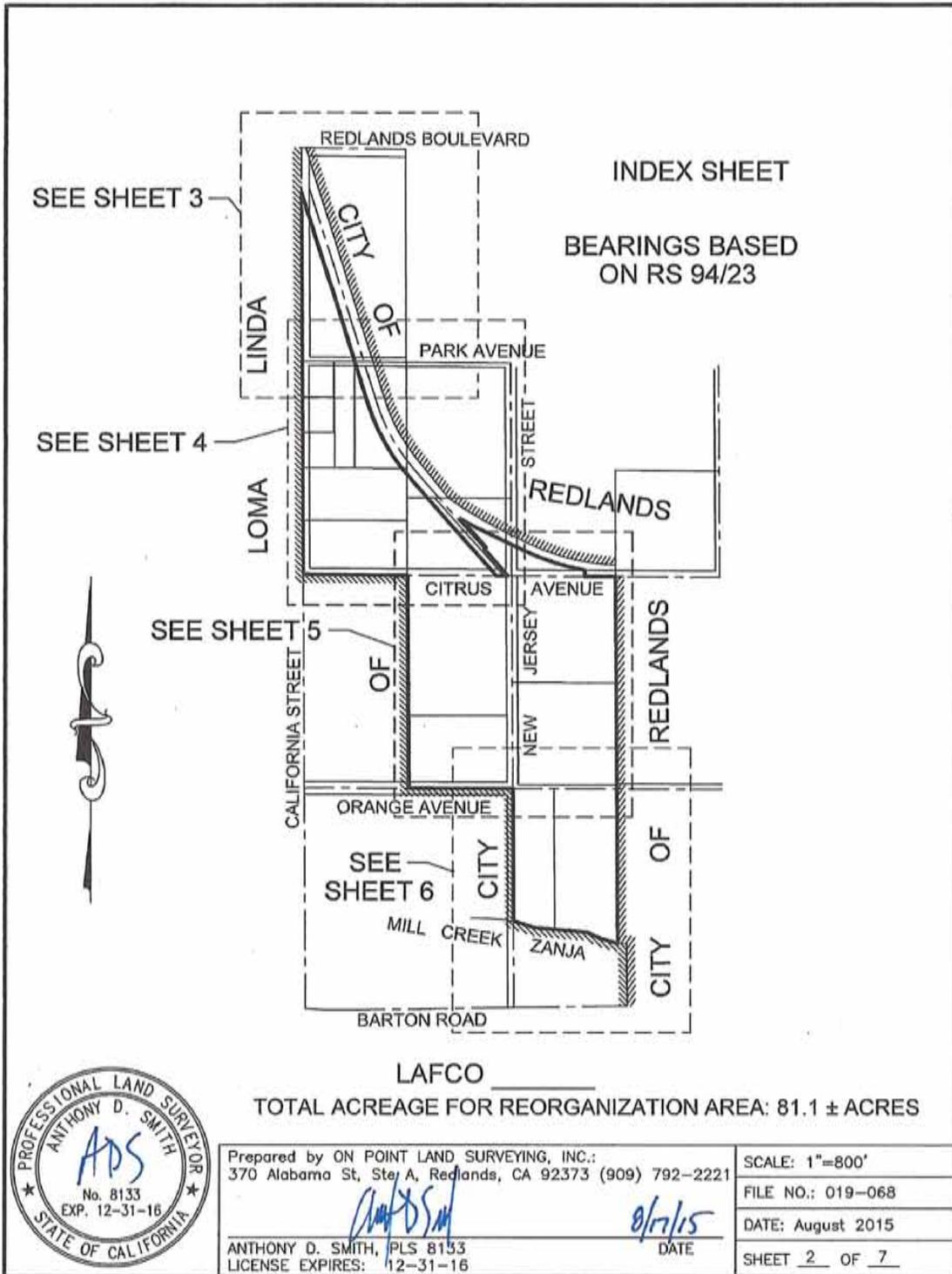
DATE: August 2015

SHEET 1 OF 7

ANTHONY D. SMITH, PL# 8133  
 LICENSE EXPIRES: 12-31-16

*Anthony D. Smith*

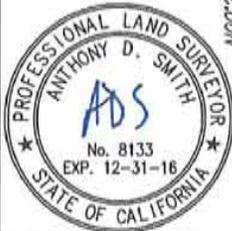
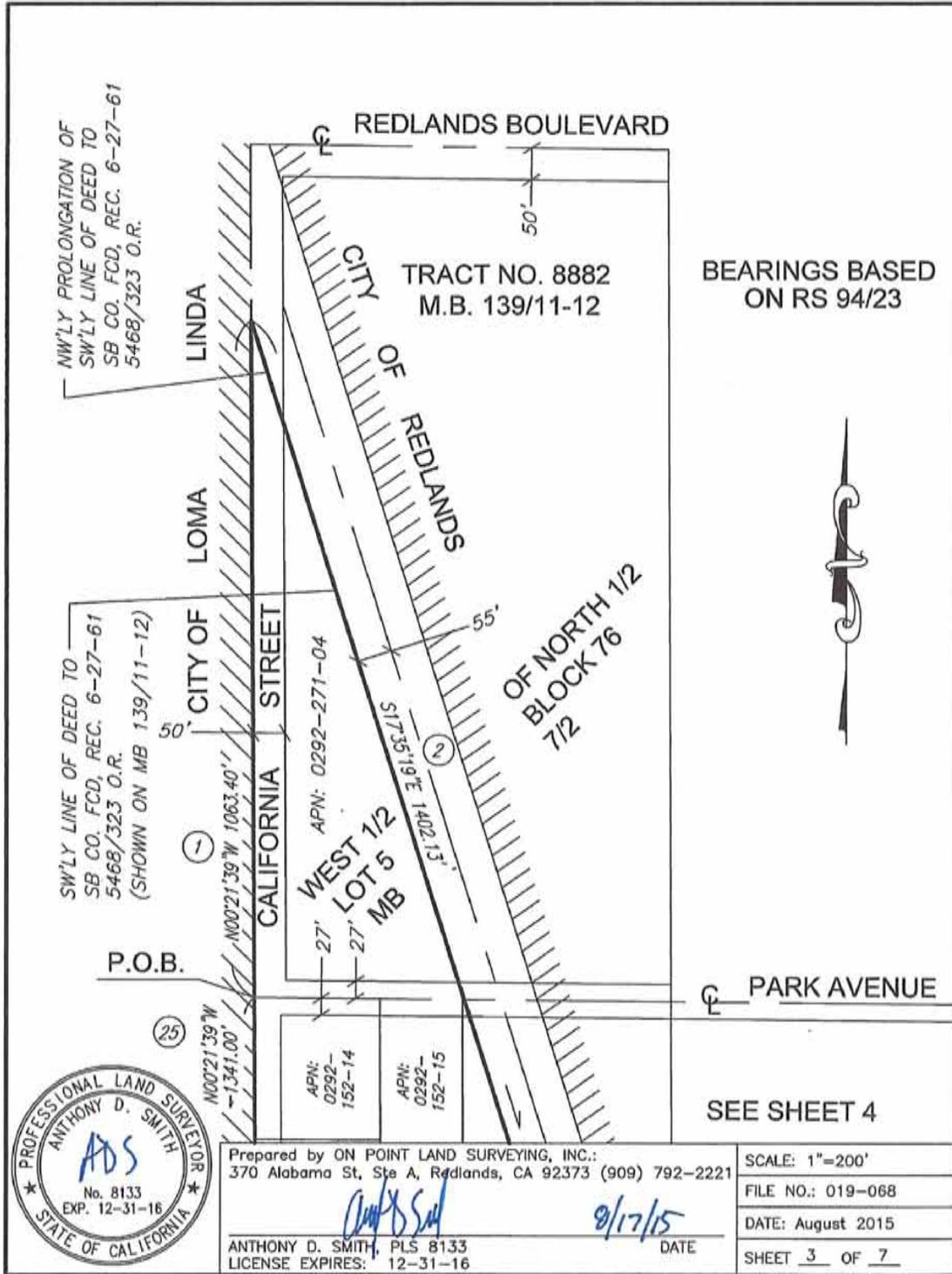
8/17/15  
 DATE



Prepared by ON POINT LAND SURVEYING, INC.:  
 370 Alabama St, Ste A, Redlands, CA 92373 (909) 792-2221

*Anthony D. Smith*  
 ANTHONY D. SMITH, PLS 8133  
 LICENSE EXPIRES: 12-31-16

SCALE: 1"=800'
FILE NO.: 019-068
DATE: August 2015
SHEET 2 OF 7

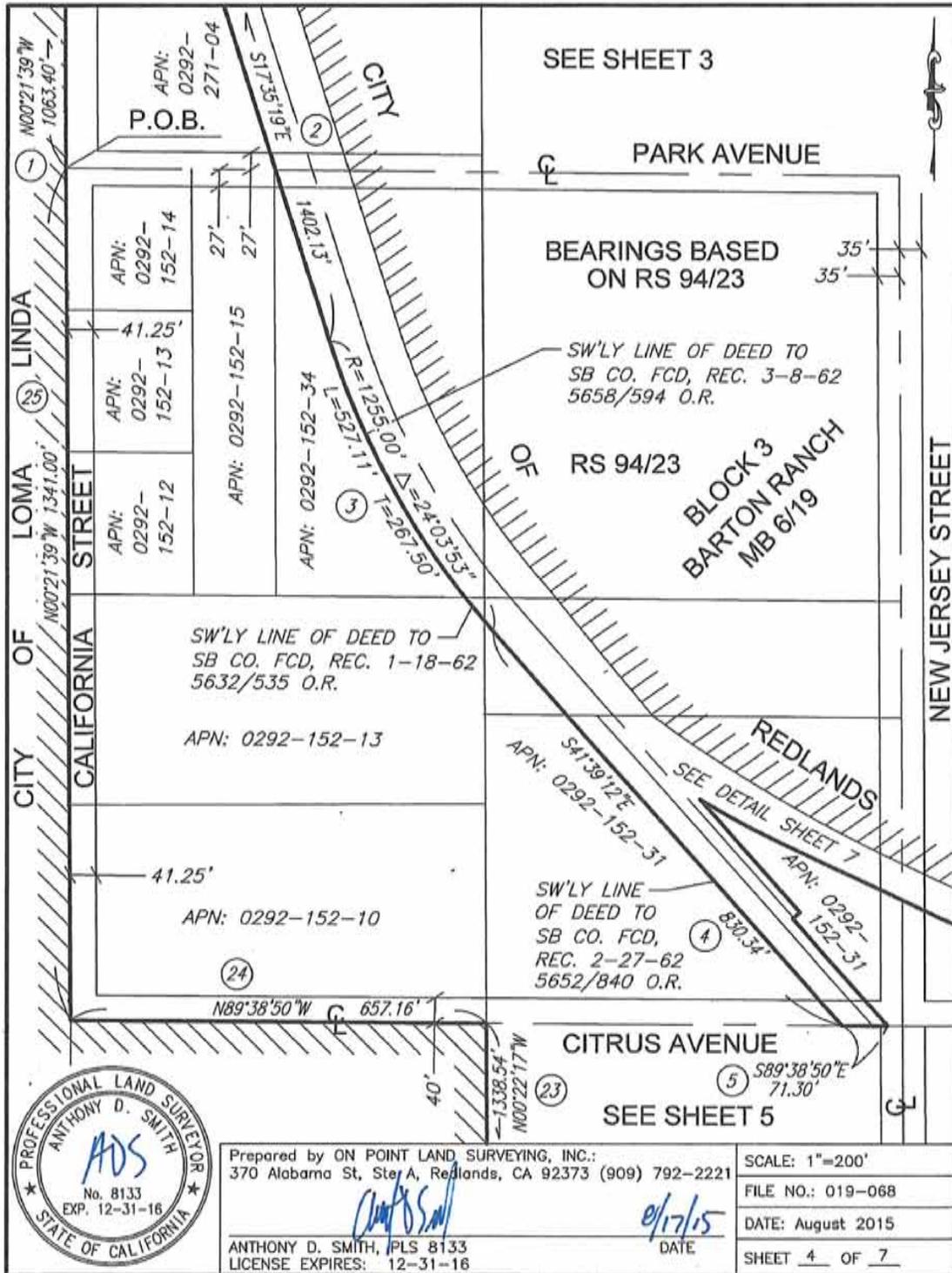


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ANTHONY D. SMITH, PLS 8133  
 LICENSE EXPIRES: 12-31-16

*Anthony D. Smith*  
 9/17/15

SCALE: 1"=200'
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SHEET 3 OF 7



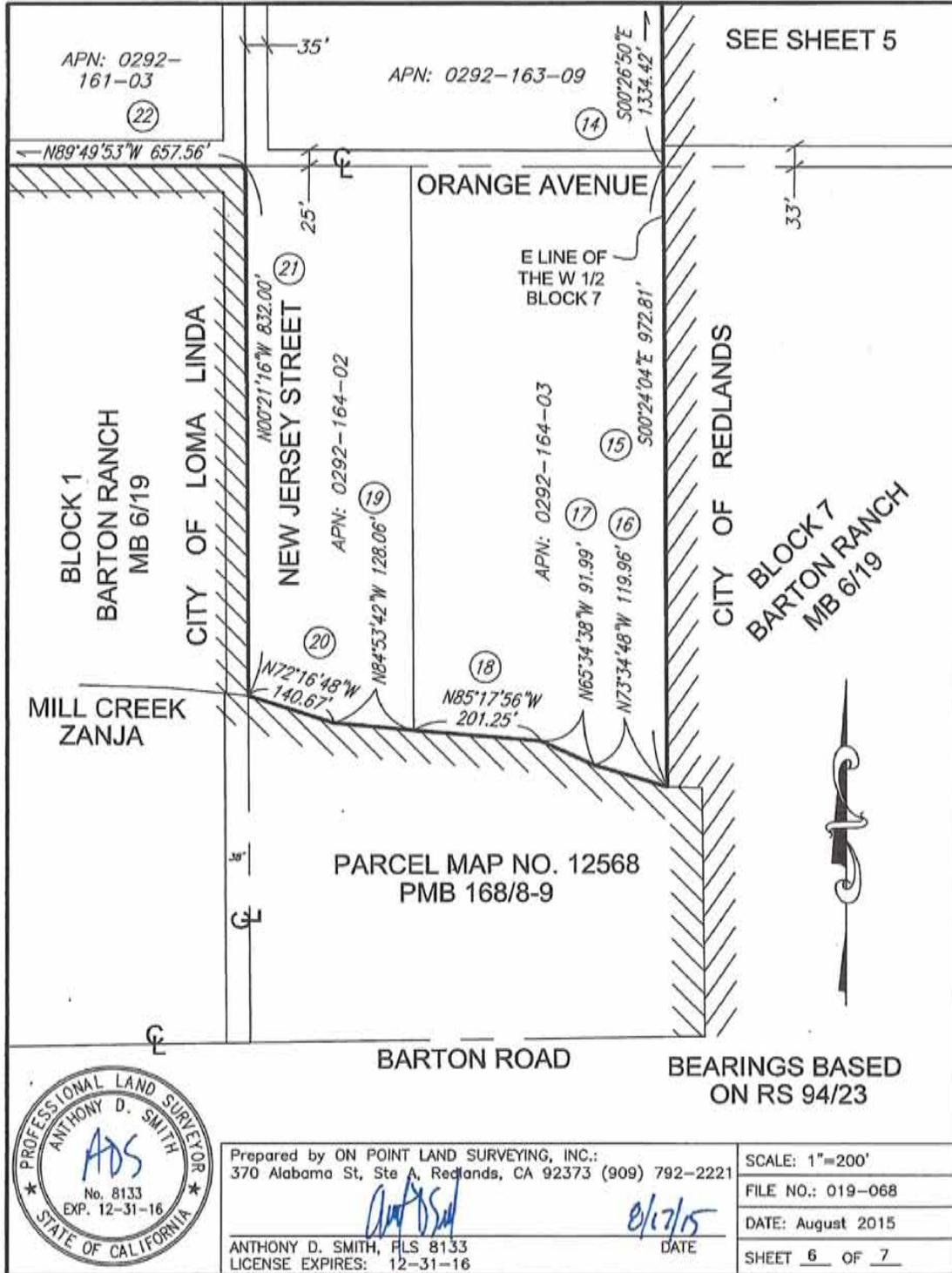
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SHEET 4 OF 7



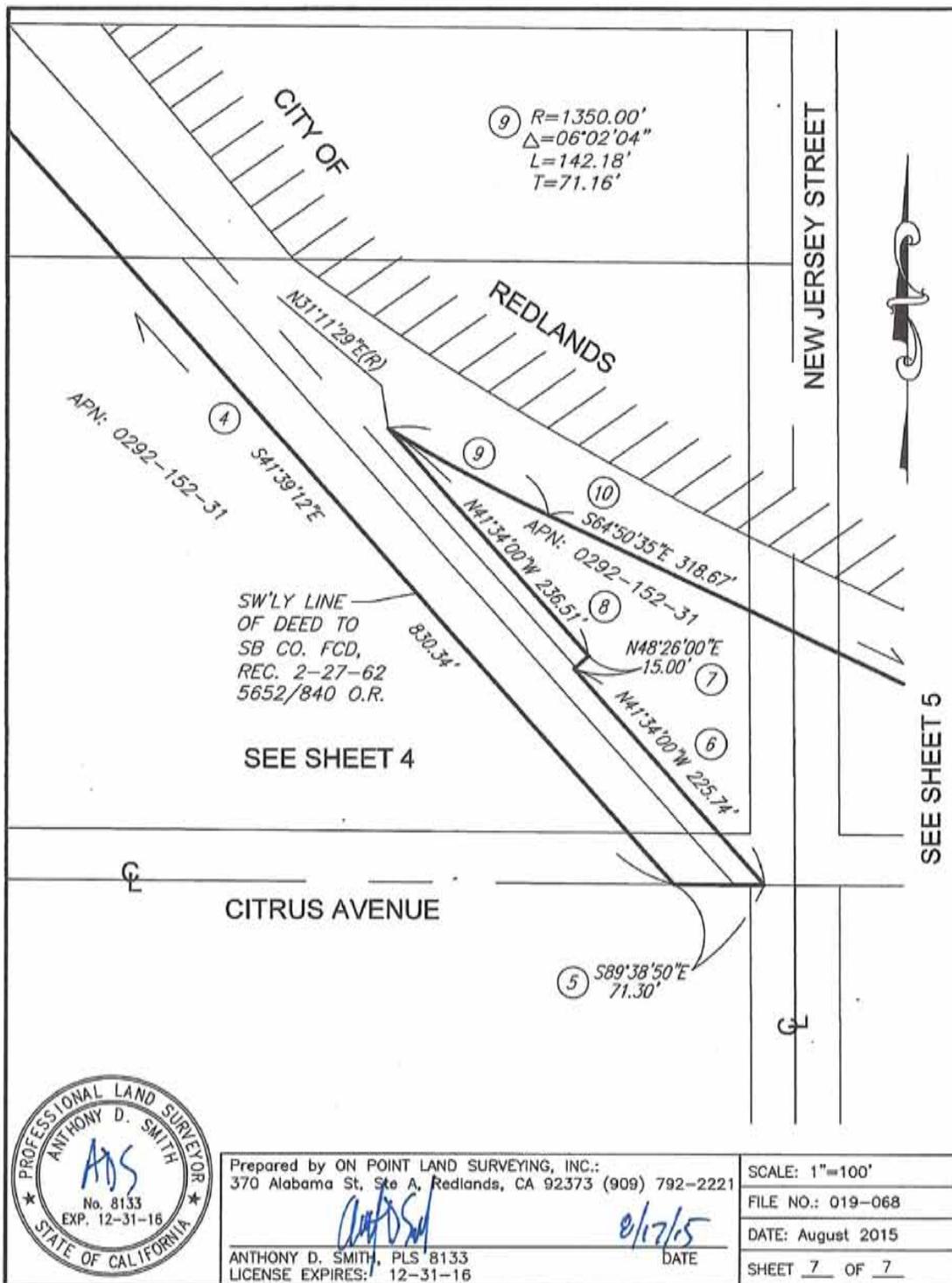


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*Anthony D. Smith*  
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 LICENSE EXPIRES: 12-31-16

8/17/15  
 DATE

SCALE: 1"=200'
FILE NO.: 019-068
DATE: August 2015
SHEET 6 OF 7



CLOSURE REPORT.txt

On Point Land Surveying, Inc.

Closure Report

Date: 08/17/2015 at 7:11 AM  
Created by: Tony

Traverse of: Lot 1 - LAFCO

Bearing	Distance	Starting at	Northing	Easting
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S 17 35 19 E	1402.13'	5464.3130	5464.3130	-3006.8370
N 72 24 41 E (R)	1255.00'	4127.7315	4127.7315	-2583.1408
		4506.9680	4506.9680	-1386.8111

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Chord = S 29 37 15 E 523.24' Tangent = 267.50'

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Chord = S 72 29 20 E 385.84' Tangent = 194.65'

S 09 51 56 W (R)	1450.00'	3089.1526	3089.1526	-1215.1592
S 00 20 11 W	40.00'	3049.1533	3049.1533	-1215.3941
S 89 39 49 E	195.95'	3048.0029	3048.0029	-1019.4475
S 00 26 50 E	1334.42'	1713.6235	1713.6235	-1009.0318
S 00 24 04 E	972.81'	740.8374	740.8374	-1002.2215
N 73 34 48 W	119.96'	774.7472	774.7472	-1117.2889
N 65 34 38 W	91.99'	812.7820	812.7820	-1201.0476
N 85 17 56 W	201.25'	829.2760	829.2760	-1401.6206
N 84 53 42 W	128.06'	840.6710	840.6710	-1529.1726
N 72 16 48 W	140.67'	883.4861	883.4861	-1663.1685
N 00 21 16 W	832.00'	1715.4701	1715.4701	-1668.3154
N 89 49 53 W	657.56'	1717.4052	1717.4052	-2325.8726
N 00 22 17 W	1338.54'	3055.9171	3055.9171	-2334.5489
N 89 38 50 W	657.16'	3059.9633	3059.9633	-2991.6964
N 00 21 39 W	1341.00'	4400.9367	4400.9367	-3000.1416

Error of closure North = 0.00260035 East = 0.00160327  
Bearing S 31 39 22 E Distance = 0.0031  
Area = 3,530,647.75 SF 81.053 Acres  
Perimeter = 13,270.73' Precision = 1 : 4344103

Total Area of the Lots: 3,530,647.75 SF 81.053 Acres

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF APPLICATION BY THE CITY OF LOMA LINDA, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE ANNEXATION OF APPROXIMATELY 80 ACRES (LAFCO \_\_\_\_\_)

RESOLVED by the City Council of the City of Loma Linda that:

WHEREAS, the City of Loma Linda desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 1985, Division 3, commencing with Section 556000 of the California Government Code, for the annexation of property on the east and west sides of New Jersey Street between Orange Avenue and Citrus Street, consisting of approximately 80 acres; and

WHEREAS, the territory proposed to be annexed is inhabited with six single-family residents, and a description of the boundaries of the territory is set forth in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the affected city; and

WHEREAS, the reasons for this proposed annexation are as follows: subject area is located within the Sphere of Influence of the City of Loma Linda, development is proposed for 30 acres of the 80-acre annexation area, and property owner desires full range of urban services from the City; and

WHEREAS, the City Council has reviewed and accepted a Plan For Services for subject property;

NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the City Council of the City of Loma Linda, and the Local Agency Formation Commission of San Bernardino County is hereby requested to take proceedings for the annexation of territory as described in Exhibit "A" in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985.

PASSED AND ADOPTED by the City Council of the City of Loma Linda at a regular meeting thereof held on the 13<sup>th</sup> day of September 2016 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Rhodes Rigsby, Mayor

ATTEST:

\_\_\_\_\_  
Pamela Byrnes-O'Camb, City Clerk

## EXHIBIT - A

**LAFCO \_\_\_\_\_**  
**REORGANIZATION TO INCLUDE CITY OF LOMA LINDA**  
**ANNEXATION AND DETACHMENT FROM SAN BERNARDINO**  
**COUNTY FIRE PROTECTION DISTRICT, ITS VALLEY SERVICE**  
**ZONE, AND COUNTY SERVICE AREA 70**

THAT CERTAIN REAL PROPERTY BEING A PORTION OF THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF LOT 5, BLOCK 76, RANCHO SAN BERNARDINO, STATE OF CALIFORNIA, PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY;

TOGETHER WITH THAT CERTAIN REAL PROPERTY LOCATED IN BLOCK 2, BLOCK 3, BLOCK 5, BLOCK 6, AND BLOCK 7, ALL OF BARTON RANCH, PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 19, RECORDS OF SAID COUNTY;

ALL PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTERLINE INTERSECTION OF CALIFORNIA STREET AND PARK AVENUE SHOWN ON SAID MAP OF BARTON RANCH;

COURSE 1. NORTH 00°21'39" WEST A DISTANCE OF 1063.40 FEET ALONG THE CENTERLINE OF SAID CALIFORNIA STREET TO THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PROPERTY DEEDED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED JUNE 27, 1961, BOOK 5468, PAGE 323, OFFICIAL RECORDS;

COURSE 2. SOUTH 17°35'19" EAST A DISTANCE OF 1402.13 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE SOUTHWESTERLY LINE OF PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED MARCH 8, 1962, BOOK 5658, PAGE 594, OFFICIAL RECORDS, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1255.00 FEET;

COURSE 3. SOUTHEASTERLY 527.11 FEET ALONG SAID CURVE AND ALONG SAID PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, AND ALONG THE SOUTHWESTERLY LINES OF PROPERTY TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED JANUARY 18, 1962, BOOK 5632, PAGE 535 OFFICIAL RECORDS AND DOCUMENT RECORDED FEBRUARY 27, 1962, BOOK 5652, PAGE 840 OFFICIAL RECORDS THROUGH A CENTRAL ANGLE OF 24°03'53" TO THE BEGINNING OF A TANGENT LINE;

**EXHIBIT – A (CONTINUED)**

COURSE 4. SOUTH 41°39'12" EAST A DISTANCE OF 830.34 FEET  
CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PROPERTY TO SAN  
BERNARDINO COUNTY FLOOD CONTROL DISTRICT AND THE SOUTHERLY  
PROLONGATION THEREOF TO THE CENTERLINE OF CITRUS AVENUE;

COURSE 5. SOUTH 89°38'50" EAST A DISTANCE OF 71.30 FEET ALONG  
SAID CENTERLINE OF CITRUS AVENUE;

COURSE 6. NORTH 41°34'00" WEST A DISTANCE OF 225.74 FEET;

COURSE 7. NORTH 48°26'00" EAST A DISTANCE OF 15.00 FEET;

COURSE 8. NORTH 41°34'00" WEST A DISTANCE OF 236.51 FEET TO  
THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY  
AND HAVING A RADIUS OF 1350.00 FEET, A RADIAL LINE TO SAID CURVE  
BEARS NORTH 31°11'29" EAST;

COURSE 9. SOUTHEASTERLY 142.18 FEET ALONG SAID CURVE AND  
THROUGH A CENTRAL ANGLE OF 06°02'04" TO THE BEGINNING OF A  
TANGENT LINE;

COURSE 10. SOUTH 64°50'35" EAST A DISTANCE OF 318.67 FEET TO  
THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND  
HAVING A RADIUS OF 1450.00 FEET;

COURSE 11. SOUTHEASTERLY 386.98 FEET ALONG SAID CURVE AND  
THROUGH A CENTRAL ANGLE OF 15°17'29" TO A POINT IN THE NORTH LINE  
OF CITRUS AVENUE, SAID POINT BEING THE BEGINNING OF A NON-  
TANGENT LINE;

COURSE 12. SOUTH 00°20'11" WEST A DISTANCE OF 40.00 FEET TO  
THE CENTERLINE OF CITRUS AVENUE;

COURSE 13. SOUTH 89°39'49" EAST A DISTANCE OF 195.95 FEET TO  
THE EAST LINE OF THE WEST ONE-HALF (1/2) OF SAID BLOCK 6;

COURSE 14. SOUTH 00°26'50" EAST A DISTANCE OF 1334.42 FEET  
ALONG SAID EAST LINE TO THE CENTERLINE OF ORANGE AVENUE;

COURSE 15. SOUTH 00°24'04" EAST A DISTANCE OF 972.81 FEET  
ALONG THE EAST LINE OF WEST ONE-HALF (1/2) OF SAID BLOCK 7;

COURSE 16. NORTH 73°34'48" WEST A DISTANCE OF 119.96 FEET;

COURSE 17. NORTH 65°34'38" WEST A DISTANCE OF 91.99 FEET;

**EXHIBIT – A (CONTINUED)**

COURSE 18. NORTH 85°17'56" WEST A DISTANCE OF 201.25 FEET;

COURSE 19. NORTH 84°53'42" WEST A DISTANCE OF 128.06 FEET;

COURSE 20. NORTH 72°16'48" WEST A DISTANCE OF 140.67 FEET TO  
THE CENTERLINE OF NEW JERSEY STREET;

COURSE 21. NORTH 00°21'16" WEST A DISTANCE OF 832.00 FEET  
ALONG THE CENTERLINE OF SAID NEW JERSEY STREET TO THE  
CENTERLINE OF ORANGE AVENUE;

COURSE 22. NORTH 89°49'53" WEST A DISTANCE OF 657.56 FEET  
ALONG THE CENTERLINE OF SAID ORANGE AVENUE TO THE WEST LINE OF  
THE EAST ONE-HALF (1/2) OF SAID BLOCK 2;

COURSE 23. NORTH 00°22'17" WEST A DISTANCE OF 1338.54 FEET  
ALONG SAID WEST LINE TO THE CENTERLINE OF CITRUS AVENUE;

COURSE 24. NORTH 89°38'50" WEST A DISTANCE OF 657.16 FEET  
ALONG THE CENTERLINE OF SAID CITRUS AVENUE TO THE CENTERLINE  
OF CALIFORNIA STREET;

COURSE 25. NORTH 00°21'39" WEST A DISTANCE OF 1341.00 FEET  
ALONG THE CENTERLINE OF SAID CALIFORNIA STREET TO THE POINT OF  
BEGINNING.

SAID LEGAL DESCRIPTION CONTAINS 81.1 ACRES, MORE OR LESS.

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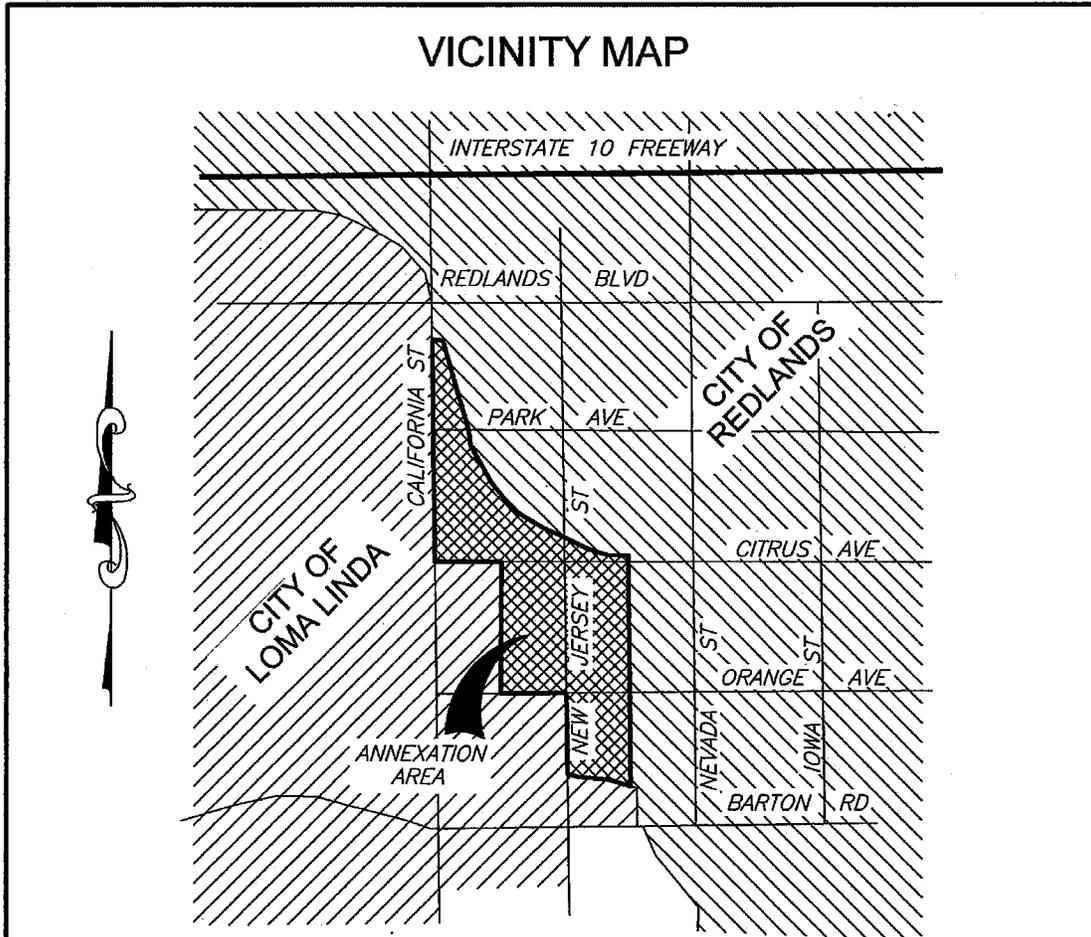
PREPARED BY:

  
\_\_\_\_\_  
ANTHONY D. SMITH, PLS 8133

DATE: 8/17/15



**EXHIBIT – A (CONTINUED)**



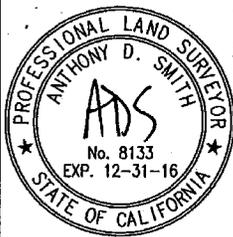
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SCALE: N.T.S.

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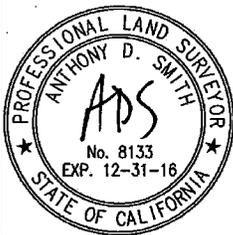
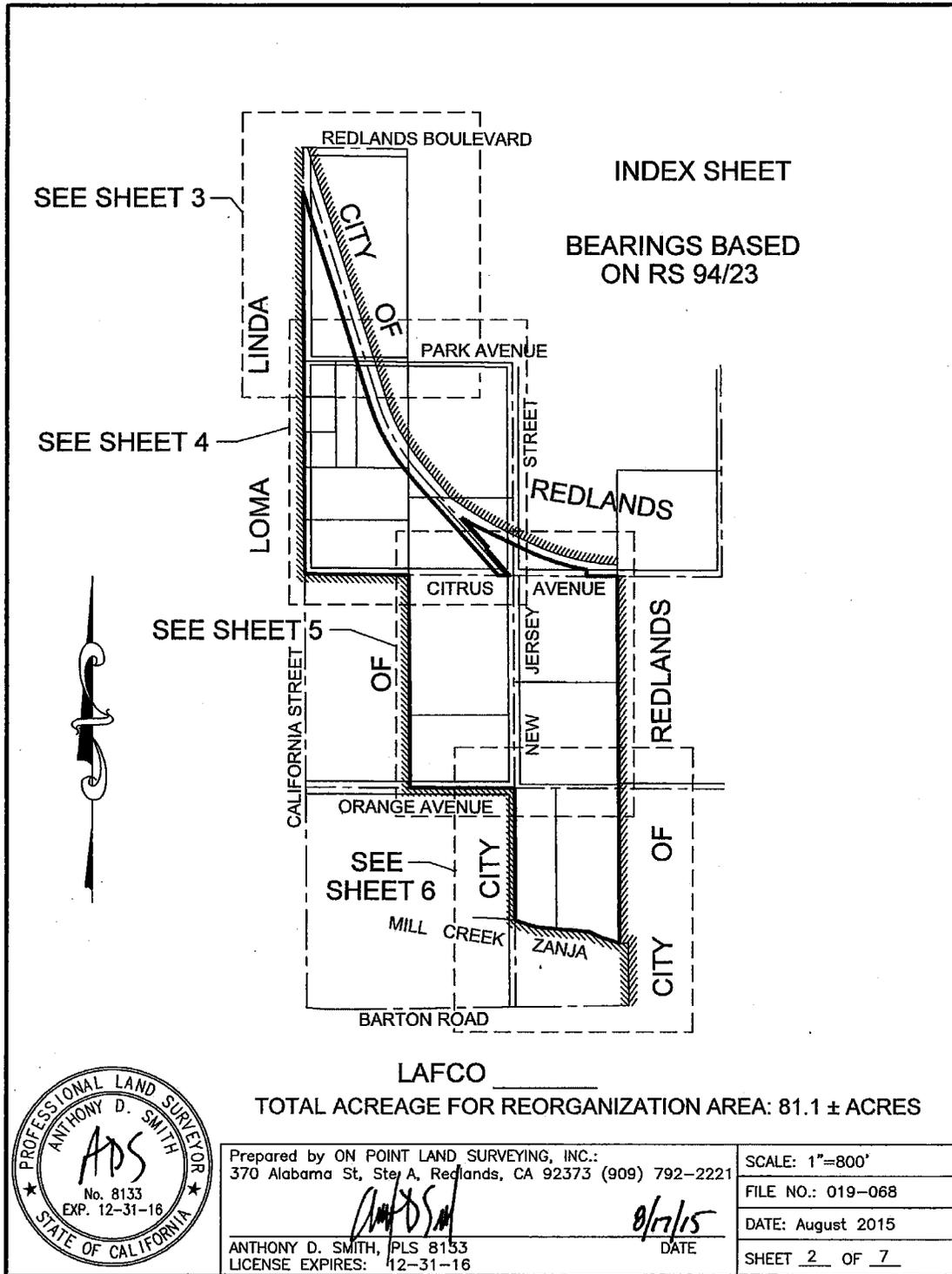
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ANTHONY D. SMITH, PL# 8133  
 LICENSE EXPIRES: 12-31-16

*Signature*  
 8/17/15  
 DATE

SHEET 1 OF 7

**EXHIBIT – A (CONTINUED)**



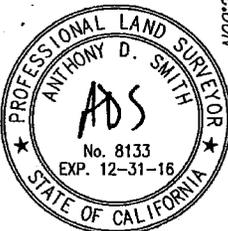
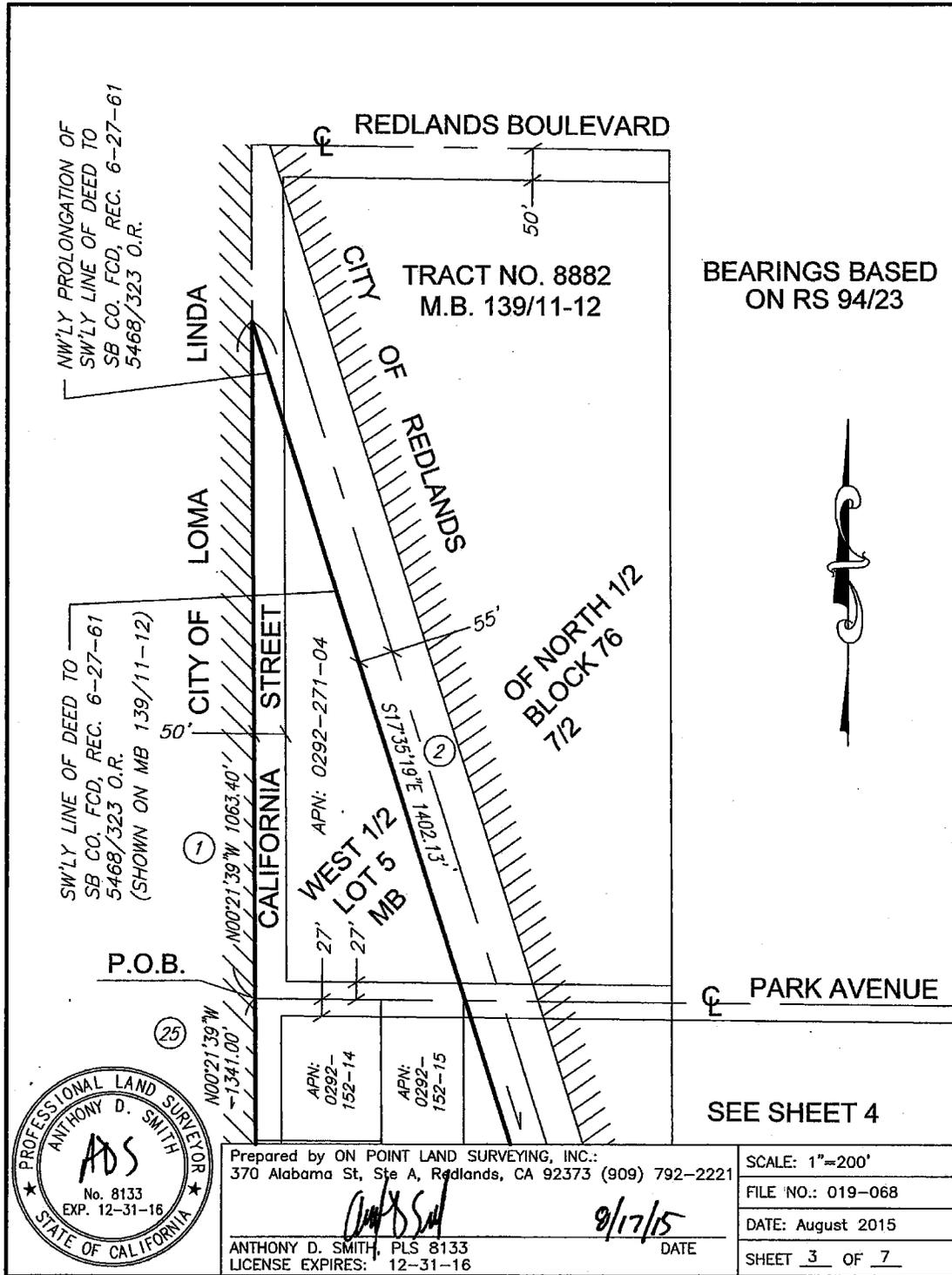
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SHEET <u>2</u> OF <u>7</u>

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 LICENSE EXPIRES: 12-31-16

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**EXHIBIT - A (CONTINUED)**



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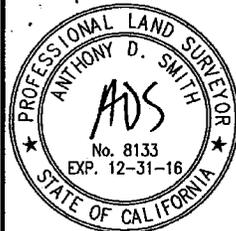
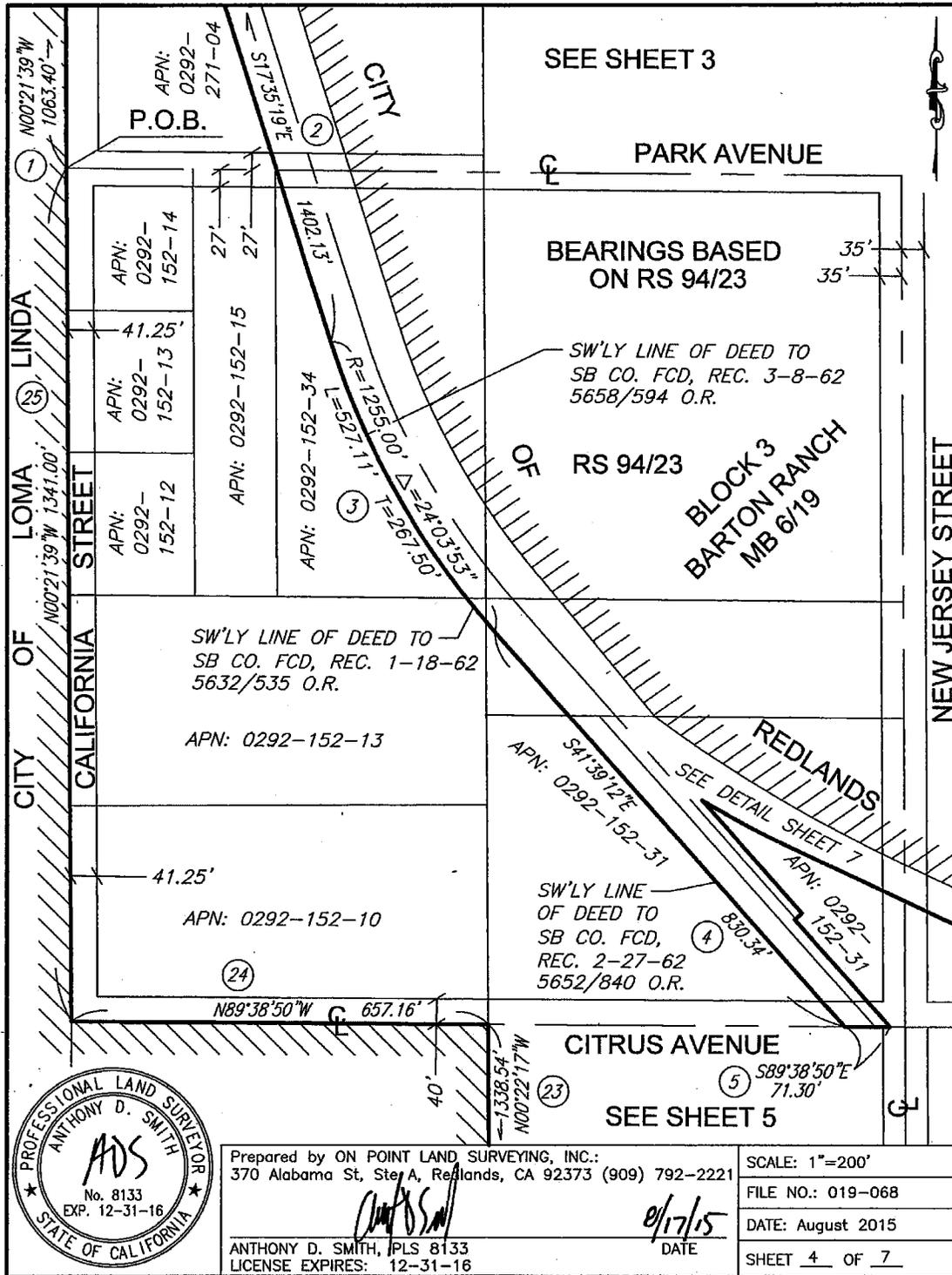
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*Anthony D. Smith*  
 DATE 9/17/15

SCALE: 1"=200'  
 FILE NO.: 019-068  
 DATE: August 2015  
 SHEET 3 OF 7

SEE SHEET 4

**EXHIBIT - A (CONTINUED)**

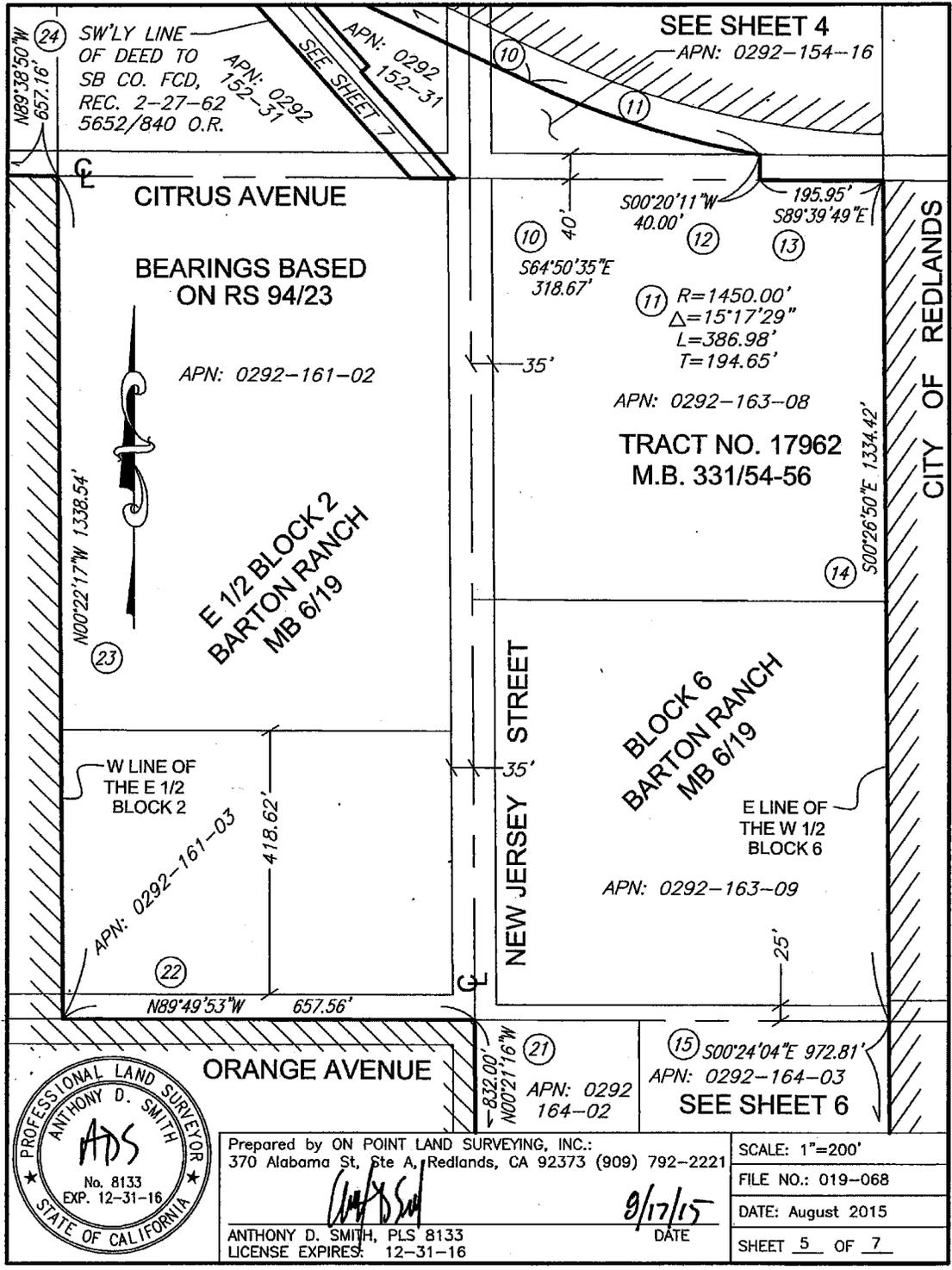


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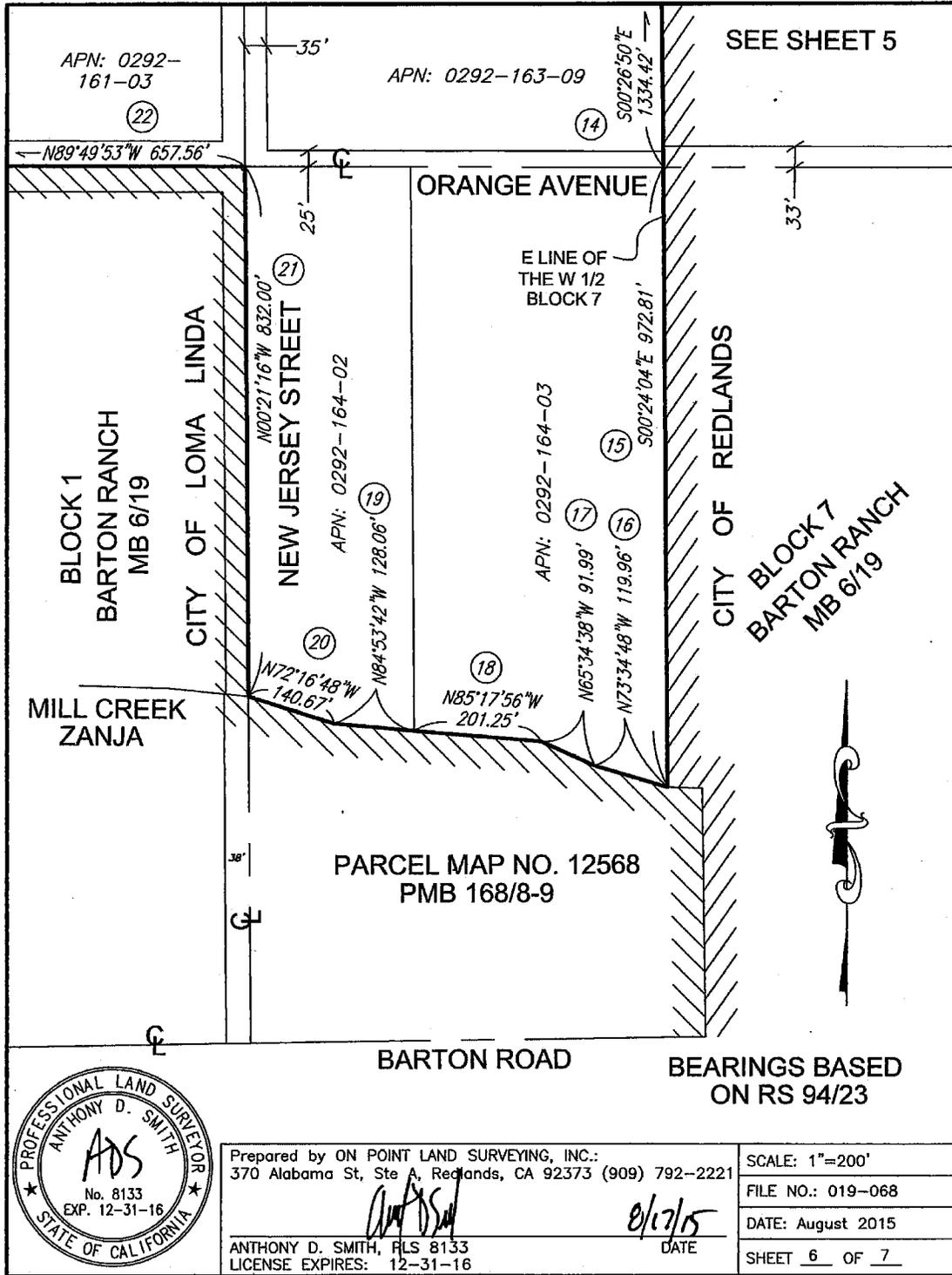
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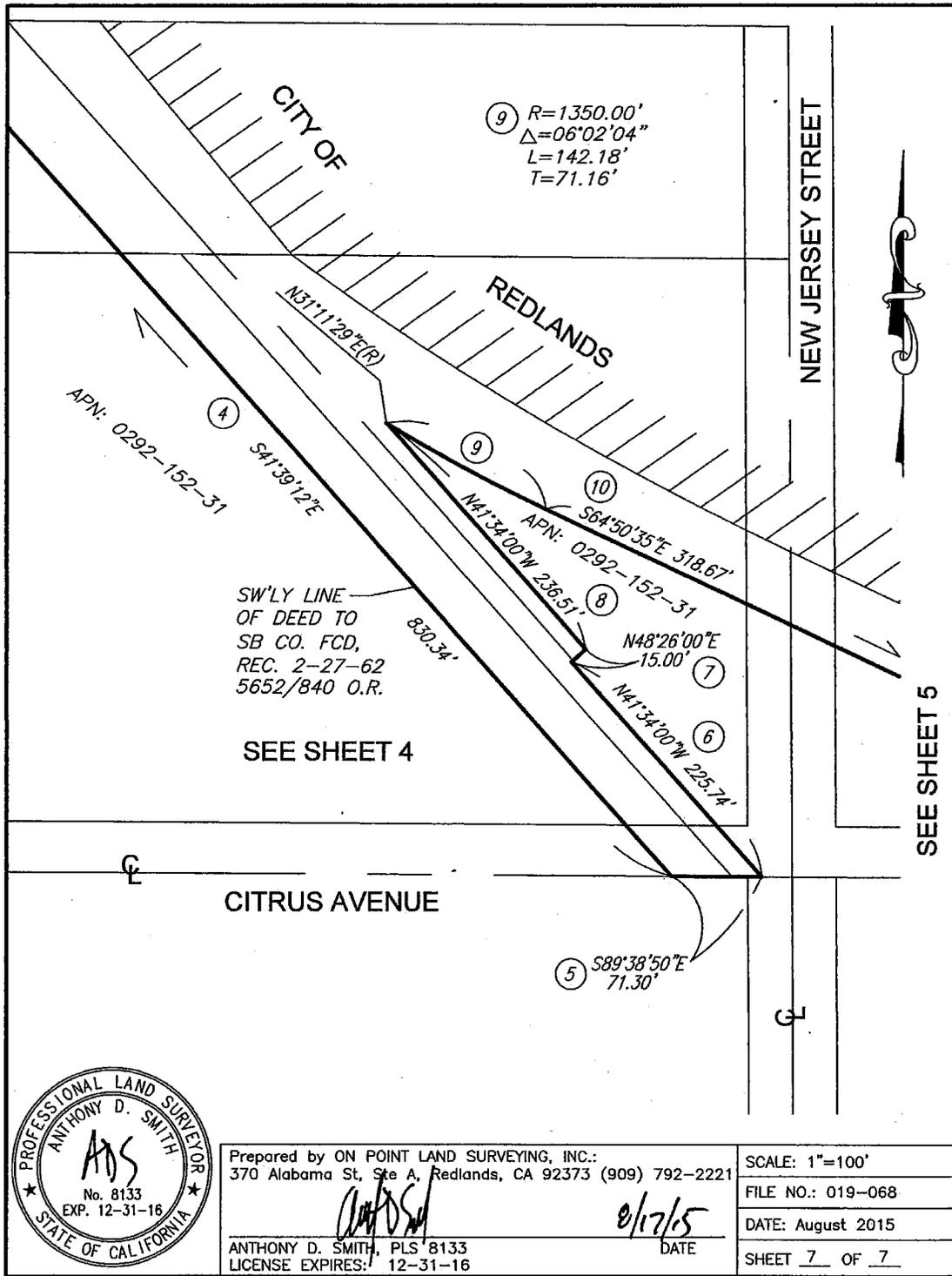
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 LICENSE EXPIRES: 12-31-16

SCALE: 1"=200'  
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 SHEET 6 OF 7

**EXHIBIT - A (CONTINUED)**



Prepared by ON POINT LAND SURVEYING, INC.:  
 370 Alabama St, Ste A, Redlands, CA 92373 (909) 792-2221

SCALE: 1"=100'  
 FILE NO.: 019-068  
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 SHEET 7 OF 7

ANTHONY D. SMITH, PLS 8133  
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*Anthony D. Smith*  
 8/17/15  
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Closure Report

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Traverse of: Lot 1 - LAFCO

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N 65 34 38 W	91.99'	to	812.7820	-1201.0476
N 85 17 56 W	201.25'	to	829.2760	-1401.6206
N 84 53 42 W	128.06'	to	840.6710	-1529.1726
N 72 16 48 W	140.67'	to	883.4861	-1663.1685
N 00 21 16 W	832.00'	to	1715.4701	-1668.3154
N 89 49 53 W	657.56'	to	1717.4052	-2325.8726
N 00 22 17 W	1338.54'	to	3055.9171	-2334.5489
N 89 38 50 W	657.16'	to	3059.9633	-2991.6964
N 00 21 39 W	1341.00'	to	4400.9367	-3000.1416

Error of closure North = 0.00260035 East = 0.00160327  
 Bearing S 31 39 22 E Distance = 0.0031  
 Area = 3,530,647.75 SF 81.053 Acres  
 Perimeter = 13,270.73' Precision = 1 : 4344103

Total Area of the Lots: 3,530,647.75 SF 81.053 Acres



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

Approved/Continued/Denied By City Council Date _____
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**COUNCIL AGENDA:**

**DATE:** September 13, 2016  
**TO:** City Council  
**VIA:** T. Jarb Thaipejr, City Manager  
**FROM:** Jeffrey Bender, Fire Chief *JB*  
**SUBJECT:** **Public Hearing** – Council Bill No. O-2016-05 (First Reading/Set Second Reading for October 11) – Amending Chapter 10.26 relating to effective period of the Parking Permit.

**RECOMMENDATION**

It is recommended that the City Council introduce Council Bill No. O-2016-05 (First Reading/Set Second Reading for October 11) – Amending Chapter 10.26 relating to effective period of the Parking Permit.

**BACKGROUND**

The cycle for Residential Parking Permits currently corresponds with the calendar year. Permits are issued in January and expire on December 31. Residents who live in Residential Parking Permit zones come to the counter in City Hall on an annual basis to renew their parking permits. This program facilitates available parking for residents in front of their homes that would otherwise be inundated by institutional employees.

**ANALYSIS**

The majority of residents who come in and request Residential Parking Permits are students. New students who live in Residential Parking Permit zones acquire permits when they arrive on campus in September but then face the inconvenience of coming back in December for renewal. Returning students happen to be on Christmas break and often out of the area right at the time their permit expires. Realignment the effective period of the Residential Parking Permits to correlate with the academic year would be more intuitive for the majority of the effected residents. In September these residents are handling most this type of logistical details for their upcoming year. The proposed effective period for parking permits would be October 1<sup>st</sup> through September 31<sup>st</sup>. This Council Bill would amend the Municipal Code to reflect this change the permit period only.

**FINANCIAL IMPACT**

None

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING CHAPTER 10.26 OF THE LOMA LINDA MUNICIPAL CODE RELATING TO THE EFFECTIVE PERIOD OF A PARKING PERMIT

THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES HEREBY ORDAIN

AS FOLLOWS:

**Section 1.** Section C of Chapter 10.26.010 of the Loma Linda Municipal Code is hereby amended to read as follows:

Duration of Permits. Permits issued pursuant to this chapter shall remain effective for a period of ~~one calendar year~~, *October 1 of one year through September 30 of the following year*, or fraction thereof, so long as the applicant continues to reside in a dwelling unit qualified for such permit, or until the permit parking zone for which such permit was issued is eliminated, whichever period of time is less.

**Section 2. Penalties.** If any person shall violate any of the provisions of this Ordinance, or fail to comply with any of the mandatory requirements of this Ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year and (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

**Section 3. Validity.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**Section 4. Posting.** Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the \_\_\_\_\_ day of \_\_\_\_\_ and was adopted on the \_\_\_\_\_ day of \_\_\_\_\_ by the following vote to wit:

Ayes: \_\_\_\_\_  
Noes: \_\_\_\_\_  
Abstain: \_\_\_\_\_  
Absent: \_\_\_\_\_

\_\_\_\_\_  
Rhodes Rigsby, Mayor

Attest:

\_\_\_\_\_  
Pamela Byrnes-O'Camb, City Clerk



# City of Loma Linda Official Report

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Rhodes Rigsby, Mayor  
Phill Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

COUNCIL AGENDA:      September 13, 2016  
TO:                              City Council  
SUBJECT:                      Demands Register

Approved/Continued/Denied By City Council Date _____
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## **RECOMMENDATION**

It is recommended that the City Council approve the attached list of demands for payment.

Voucher List  
CITY OF LOMA LINDA  
08-23-2016

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621057	8/4/2016	004787 SORIANO, SALVADOR M.	REQUEST		Donation for DJ Service-8/6/16 Dance	100.00
					<b>Total :</b>	<b>100.00</b>
621058	8/4/2016	005502 FRONTIER COMMUNICATIONS	STMTS-2		PHONE SERVICE	248.95
					<b>Total :</b>	<b>248.95</b>
621059	8/4/2016	000402 HACH COMPANY	HACH278817	P-0000013523	NITRATAX ANNUAL MAINTENANCE 201	2,386.00
					<b>Total :</b>	<b>2,386.00</b>
621060	8/4/2016	001154 VISION SERVICE PLAN - CA	12 121787 0001		Vision Insurance Premium-Aug 2016	982.18
					<b>Total :</b>	<b>982.18</b>
621061	8/4/2016	004197 C.A.P.F.	AUGUST 2016 BILLING		Long Term Disability-August 2016	539.00
					<b>Total :</b>	<b>539.00</b>
621062	8/4/2016	001730 AFLAC	145922		AFLAC Insurance Premium-Jul 2017	1,536.95
					<b>Total :</b>	<b>1,536.95</b>
621063	8/9/2016	001118 DELTA DENTAL OF CALIFORNIA, CLIENT SERV	BE001731205		Dental Insurance Premium-August 2016	2,054.73
					<b>Total :</b>	<b>2,054.73</b>
621064	8/9/2016	002888 DELTA DENTAL INSURANCE CO	BE001732728		Dental Insurance Premium-August 2016	1,422.87
					<b>Total :</b>	<b>1,422.87</b>
621065	8/9/2016	003063 ALLIED TELESIS, INC	4000015279	P-0000013180	FULLTIME ONSITE NETWORK SUPPOR	48,450.00
					<b>Total :</b>	<b>48,450.00</b>
621066	8/9/2016	000917 ZAHADA K SINGH	REQUEST		Flex Medical Reimbursement-2016	75.75
					<b>Total :</b>	<b>75.75</b>
621067	8/9/2016	001245 SO CALIF EDISON	STMTS-6		ELECTRICITY SERVICE	2,429.74
					<b>Total :</b>	<b>2,429.74</b>
621068	8/9/2016	001245 SO CALIF EDISON	STMT-1		ELECTRICITY SERVICE	24.30
					<b>Total :</b>	<b>24.30</b>
621069	8/9/2016	001245 SO CALIF EDISON	STMT-1		ELECTRICITY SERVICE	1,351.48

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621069	8/9/2016	001245	001245 SO CALIF EDISON		(Continued)	Total : 1,351.48
621070	8/9/2016	001245	SO CALIF EDISON		STMTS-6	ELECTRICITY SERVICE Total : 182.23 182.23
621071	8/11/2016	003855	LYNN A. HIRTZ, DANS LAWNMOWER CENTER	111524	P-0000013402	BLANKET PURCHASE ORDER Total : 133.02 133.02
621072	8/11/2016	001261	THE GAS COMPANY		STMT-4	GAS SERVICE Total : 151.02 151.02
621073	8/11/2016	001245	SO CALIF EDISON		STMTS-2	ELECTRICITY SERVICE Total : 256.64 256.64
621074	8/11/2016	001245	SO CALIF EDISON		STMTS-7	ELECTRICITY SERVICE Total : 549.07 549.07
621075	8/11/2016	001245	SO CALIF EDISON		STMTS-5	ELECTRICITY SERVICE Total : 793.79 793.79
621076	8/11/2016	001245	SO CALIF EDISON		STMTS-8	ELECTRICITY SERVICE Total : 397.97 397.97
621077	8/11/2016	001245	SO CALIF EDISON		STMT	ELECTRICITY SERVICE Total : 1,652.37 1,652.37
621078	8/11/2016	001245	SO CALIF EDISON		STMT-1	ELECTRICITY SERVICE Total : 54.59 54.59
621079	8/16/2016	005395	USBANK EQUIPMENT FINANCE	310088661	P-0000013487 P-0000013487 P-0000013487	EQUIPMENT LEASE NEW AGREEMENT Total : 2,936.39 2,936.39
621080	8/16/2016	001933	LILBURN CORPORATION	16-0721	P-0000012748	CONSULTANT SERVICES FOR ORCHAF Total : 2,375.00 2,375.00
621081	8/16/2016	005502	FRONTIER COMMUNICATIONS		STMT-1	PHONE SERVICE 38.86

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621081	8/16/2016	005502	005502 FRONTIER COMMUNICATIONS		(Continued)	Total : 38.86
621082	8/16/2016	005502	FRONTIER COMMUNICATIONS	STMTS-4	PHONE SERVICE	259.96
						Total : 259.96
621083	8/16/2016	000026	VERIZON WIRELESS	9769510299	WIRELESS PHONE SERVICE	38.01
						Total : 38.01
621084	8/16/2016	003628	U.S. BANK CORPORATE PYMNT SYS	4246 0445 5565 0021	Cal-Card Purchases	6,635.33
						Total : 6,635.33
621085	8/16/2016	001245	SO CALIF EDISON	STMT	ELECTRICITY SERVICE	6,542.09
						Total : 6,542.09
621086	8/16/2016	001245	SO CALIF EDISON	STMTS-4	ELECTRICITY SERVICE	752.93
						Total : 752.93
621087	8/16/2016	001245	SO CALIF EDISON	STMTS(8)	ELECTRICITY SERVICE	6,638.88
						Total : 6,638.88
621088	8/16/2016	001245	SO CALIF EDISON	STMTS-7	ELECTRICITY SERVICE	388.26
						Total : 388.26
621089	8/16/2016	001245	SO CALIF EDISON	STMTS-9	ELECTRICITY SERVICE	565.36
						Total : 565.36
621090	8/16/2016	001245	SO CALIF EDISON	STMTS(6)	ELECTRICITY SERVICE	77,588.58
						Total : 77,588.58
621091	8/16/2016	001245	SO CALIF EDISON	STMT-2	ELECTRICITY SERVICE	5,757.77
						Total : 5,757.77
621092	8/16/2016	001245	SO CALIF EDISON	STMT-1	ELECTRICITY SERVICE	28.39
						Total : 28.39
621093	8/16/2016	000840	CITY OF SAN BERNARDINO	92661-90878	WATER SERVICE	24.60
						Total : 24.60
621094	8/16/2016	000840	CITY OF SAN BERNARDINO	92661-76164	P-0000013354 BLANKET PURCHASE ORDER	583.55

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621094	8/16/2016	000840 000840 CITY OF SAN BERNARDINO	(Continued)			<b>Total : 583.55</b>
621095	8/16/2016	005256 FLYERS ENERGY, LLC	16-304168	P-0000013469	BLANKET PURCHASE ORDER	1,973.06
						<b>Total : 1,973.06</b>
621096	8/16/2016	005284 CITY EMPLOYEES ASSOCIATES	STMT		Dues Collected for August 2016	480.00
						<b>Total : 480.00</b>
621097	8/23/2016	004229 A & I REPROGRAPHICS	CN00022888	P-0000013339	BLANKET PURCHASE ORDER	563.17
						<b>Total : 563.17</b>
621098	8/23/2016	000029 AGUA MANSA PROPERTIES, INC	39088	P-0000013341	BLANKET PURCHASE ORDER	80.00
			39154	P-0000013341	BLANKET PURCHASE ORDER	80.00
						<b>Total : 160.00</b>
621099	8/23/2016	005553 ALICE PHELPS	993762621		ACCOUNT CLOSED. REFUND PREPAY	20.31
						<b>Total : 20.31</b>
621100	8/23/2016	001984 ALLSTAR FIRE EQUIP. CO. INC.	191652	P-0000013342	BLANKET PURCHASE ORDER	206.53
			191804	P-0000013537	PHOS-CHEK CLASS A FOAM	2,417.04
						<b>Total : 2,623.57</b>
621101	8/23/2016	004554 ALTERNATIVE HOSE, INC	5618824	P-0000013343	BLANKET PURCHASE ORDER	51.76
			5618853	P-0000013343	BLANKET PURCHASE ORDER	73.21
						<b>Total : 124.97</b>
621102	8/23/2016	005174 AWT AUTOMATED WATER TREATMENT	272	P-0000013541	3" CALCIUM HYPOCHLORITE TABLETS	3,362.21
						<b>Total : 3,362.21</b>
621103	8/23/2016	001400 BOOT BARN 4 SAN BERNARDINO	IVC0083853	P-0000013603	UNIFORM PURCHASES	733.85
						<b>Total : 733.85</b>
621104	8/23/2016	000134 CA FIRE CHIEFS ASSOCIATION	2017 MEMBERSHIP		2017 MEMBERSHIP BENDER	400.00
						<b>Total : 400.00</b>
621105	8/23/2016	000161 CA TOOL & WELDING SUPPLY	145449	P-0000013349	BLANKET PURCHASE ORDER	14.63
						<b>Total : 14.63</b>
621106	8/23/2016	005390 CALIFORNIA HIGHWAY ADOPTION CO	716132	P-0000013604	ANNUAL MAINT OF HARDSCAPE AT I10	325.00

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621106	8/23/2016	005390	005390 CALIFORNIA HIGHWAY ADOPTION CO	(Continued)		<b>Total : 325.00</b>
621107	8/23/2016	004301	CAR DOCTORS OF LOMA LINDA, INC	446140	P-0000013484	BLANKET PURCHASE ORDER 35.78
				446180	P-0000013484	BLANKET PURCHASE ORDER 563.91
				446235	P-0000013484	BLANKET PURCHASE ORDER 468.51
				446329	P-0000013484	BLANKET PURCHASE ORDER 30.39
						<b>Total : 1,098.59</b>
621108	8/23/2016	005009	COUNTY OF SAN BERNARDINO, INFORMATI	19710	MHZ RADIO LABOR	41.32
						<b>Total : 41.32</b>
621109	8/23/2016	001279	DAILY JOURNAL CORPORATION	B2909066	P-0000013364	BLANKET PURCHASE ORDER 319.00
				B2910383	P-0000013364	BLANKET PURCHASE ORDER 349.80
						<b>Total : 668.80</b>
621110	8/23/2016	005088	DENNIS GRUBB & ASSOCIATES, LLC	1501	P-0000013551	FIRE PREVENTION PLAN CHECKS & IN 200.00
				1502	P-0000012740	FIRE PLAN CHK & INSPECTION- LLUMC 220.00
						<b>Total : 420.00</b>
621111	8/23/2016	000270	DEPT OF CONSERVATION	APRIL-JUNE2016		2ND QUARTER MAPPING FEES 2016 4,941.19
				JAN-MARCH2016MAPPING		1ST QTR 2016 MAPPING FEE 64.46
				Jul-Sept 15 Fee Repo		Seismic Hazard Mapping Fee-3rd Qtr 201 285.36
				OCT-DEC2015 MAPPING		4TH QTR MAPPING FEE 2015 31.82
						<b>Total : 5,322.83</b>
621112	8/23/2016	005309	DIRECTV	29085086825	P-0000013618	SATELLITE TV SVC FOR EOC 39.56
						<b>Total : 39.56</b>
621113	8/23/2016	005554	DRC INDUSTRIAL CBC 1, LP	993762312		ACCOUNT CLOSED. REFUND PREPAY 11.13
				993762437		ACCOUNT CLOSED. REFUND PREPAY 6.70
						<b>Total : 17.83</b>
621114	8/23/2016	005555	DUKE PARTNERS LLC	993762388		ACCOUNT CLOSED. REFUND PREPAY 3.91
						<b>Total : 3.91</b>
621115	8/23/2016	005565	ESHBAN LEE	993762007		ACCOUNT CLOSED. PREPAY REFUNDE 39.59
						<b>Total : 39.59</b>

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621116	8/23/2016	000331 FAIRVIEW FORD SALES, INC	310998 313638		AUTO PARTS AUTO PARTS	18.62 62.21 <b>Total : 80.83</b>
621117	8/23/2016	005162 FILARSKY & WATT LLP	1	P-0000011724	PERSONNEL LEGAL SERVICES	667.00 <b>Total : 667.00</b>
621118	8/23/2016	003197 FIRE APPARATUS SOLUTIONS	10484	P-0000013619	REPAIRS TO AERIAL TRUCK	13,982.59 <b>Total : 13,982.59</b>
621119	8/23/2016	005256 FLYERS ENERGY, LLC	16-299691 16-309328	P-0000013469 P-0000013469	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	2,202.57 1,084.68 <b>Total : 3,287.25</b>
621120	8/23/2016	005216 GENUINE AUTO PARTS	156361	P-0000013481	BLANKET PURCHASE ORDER	111.15 <b>Total : 111.15</b>
621121	8/23/2016	002636 GOLDEN BELL PRODUCTS, INC	15654	P-0000013609	LIFT STATION DEGREASER	572.40 <b>Total : 572.40</b>
621122	8/23/2016	005255 GOPHER PATROL	185975 186269 186270 186481 186483 186485	P-0000013587 P-0000013587 P-0000013587 P-0000013587 P-0000013587 P-0000013587	Gopher Control Services performed Gopher Control Services performed	290.00 135.00 295.00 245.00 120.00 275.00 <b>Total : 1,360.00</b>
621123	8/23/2016	002484 HAAKER EQUIPMENT CO	C23398	P-0000013610 P-0000013610	SEWER SUPPLY ITEMS	1,193.55 <b>Total : 1,193.55</b>
621124	8/23/2016	005458 HIRSCH PIPE & SUPPLY	4895601 4932357	P-0000013470 P-0000013470	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	37.70 16.51 <b>Total : 54.21</b>
621125	8/23/2016	000440 HOSPITALITY CAR WASH	CLLPS-2008 cllpw-2008	P-0000013379 P-0000013379	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	45.00 336.99

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621125	8/23/2016	000440 000440 HOSPITALITY CAR WASH	(Continued)			Total : 381.99
621126	8/23/2016	000454 ICMA RETIREMENT CORP	2016081600302338		ICMA Contributions-7/24-08/06/2016	20,247.88 Total : 20,247.88
621127	8/23/2016	000480 INLAND WATER WORKS SUPPLY	286002	P-0000013383	BLANKET PURCHASE ORDER	542.33 Total : 542.33
621128	8/23/2016	002472 INTERNATIONAL CODE COUNCIL	1000715194	P-0000013620	ICC '16 CALIFORNIA BUILDING CODES	1,073.55 Total : 1,073.55
621129	8/23/2016	005564 IVAN HERRERA	993762064		ACCOUNT CLOSED PREPAY REFUND	47.41 Total : 47.41
621130	8/23/2016	005558 JERROD WALTERS	993757819		ACCOUNT CLOSED. REFUND PREPAY	17.97 Total : 17.97
621131	8/23/2016	000084 JEY E YOUNGER, III, BENEFIEL APPRAISAL S\ 271		P-0000013388	BLANKET PURCHASE ORDER	350.00 Total : 350.00
621132	8/23/2016	005024 JULIE KONING	993762666		ACCOUNT CLOSED. REFUND PREPAY	22.33 Total : 22.33
621133	8/23/2016	005037 KBM FACILITY SOLUTIONS	67520	P-0000013553	JANITORIAL CONTRACT FOR ALL CITY	6,112.00 Total : 6,112.00
621134	8/23/2016	005567 KRISTINA NELSON	993761802		ACCOUNT CLOSED. PREPAY REFUNDE	78.78 Total : 78.78
621135	8/23/2016	000250 L.N. CURTIS & SONS	39141	P-0000013393	BLANKET PURCHASE ORDER	122.50 Total : 122.50
621136	8/23/2016	005453 LARRY AGRE, MATCO TOOLS	335081	P-0000013395	BLANKET PURCHASE ORDER	97.74 Total : 97.74
621137	8/23/2016	005569 LEONIL DEBULGADO	10010674		REFUND OVERPAYMENT OF CITE#100	3.95 Total : 3.95
621138	8/23/2016	005375 LEVEL 3 COMMUNICATIONS, LLC	45127822	P-0000013556	LLCCP CITY PHONE SERVICE	300.06

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621138	8/23/2016	005375 LEVEL 3 COMMUNICATIONS, LLC	(Continued)			
			45428264	P-0000013555	LEVEL 3 - CITY INTERNET	4,757.23
			45785298	P-0000013556	LLCCP CITY PHONE SERVICE	300.27
					<b>Total :</b>	<b>5,357.56</b>
621139	8/23/2016	000557 LIFE ASSIST, INC.	762319	P-0000013399	BLANKET PURCHASE ORDER	685.50
					<b>Total :</b>	<b>685.50</b>
621140	8/23/2016	005560 LINDA SAH	993759397		ACCOUNT CLOSED. REFUND PREPAY	15.97
					<b>Total :</b>	<b>15.97</b>
621141	8/23/2016	005478 LLU POSSABILITIES	15735		REIMBURSEMENT OF OVER PAYMENT	620.32
					<b>Total :</b>	<b>620.32</b>
621142	8/23/2016	000566 LOMA LINDA ANIMAL HOSPITAL	1	P-0000013400	BLANKET PURCHASE ORDER	64.00
			2	P-0000013400	BLANKET PURCHASE ORDER	36.00
					<b>Total :</b>	<b>100.00</b>
621143	8/23/2016	002045 LOMA LINDA HEATING & AIR, CONDITIONING,	20371	P-0000013401	BLANKET PURCHASE ORDER	163.75
			20388	P-0000013401	BLANKET PURCHASE ORDER	190.00
					<b>Total :</b>	<b>353.75</b>
621144	8/23/2016	005549 LOMA LINDA UNIVERSITY CHURCH, OF SEVE	15735		REIMBURSEMENT OF OVER PAYMENT	2,027.64
					<b>Total :</b>	<b>2,027.64</b>
621145	8/23/2016	001733 LOWE'S COMPANIES, INC.	27092	P-0000013477	BLANKET PURCHASE ORDER	4.04
			27119	P-0000013477	BLANKET PURCHASE ORDER	139.42
			27121	P-0000013477	BLANKET PURCHASE ORDER	56.22
			27189	P-0000013477	BLANKET PURCHASE ORDER	24.56
			27364	P-0000013477	BLANKET PURCHASE ORDER	36.53
			27406	P-0000013477	BLANKET PURCHASE ORDER	57.26
			27411	P-0000013477	BLANKET PURCHASE ORDER	5.42
			27444	P-0000013477	BLANKET PURCHASE ORDER	69.31
			27950	P-0000013477	BLANKET PURCHASE ORDER	56.33
			27976	P-0000013477	BLANKET PURCHASE ORDER	59.73
					<b>Total :</b>	<b>508.82</b>
621146	8/23/2016	005557 MARGIE PAREL	993761938		ACCOUNT CLOSED. REFUND PREPAY	52.06

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621146	8/23/2016	005557 005557 MARGIE PAREL			(Continued)	Total : 52.06
621147	8/23/2016	000606 MCCALL'S METER SALES & SVC	28428	P-0000013612	REPLACE FLOWCOM REGISTER	869.50
						Total : 869.50
621148	8/23/2016	004919 MELANIE DORAN TRAXIER, PLANNING PLUS/ 13		P-0000011929	PLANNING SUPPORT SERVICES AND T	865.00
						Total : 865.00
621149	8/23/2016	005563 MIKE ROQUET	0710-16	P-0000013613	EMERGENC STREET WATER REPAIR R	2,670.00
						Total : 2,670.00
621150	8/23/2016	001935 NARCISCO VALDOVINOS, GOLDEN WEST LA	432	P-0000013559	2016-17 CONTRACTUAL MAINT OF BAI	2,646.07
			433	P-0000013558	ANNUAL LMD LANDSCAPE MAINT CON	200.85
			434	P-0000013558	ANNUAL LMD LANDSCAPE MAINT CON	7,895.98
			435	P-0000013558	ANNUAL LMD LANDSCAPE MAINT CON	733.36
			436	P-0000013560	BARTON MEDIAN - MISC IRRIGATION/L	559.92
			437	P-0000013561	LMD SITES - MISC IRRIGATION/LANDS	3,330.43
						Total : 15,366.61
621151	8/23/2016	005552 NATALIE GOH	993762679		ACCOUNT CLOSED. REFUND PREPAY	27.33
						Total : 27.33
621152	8/23/2016	002917 NEW IMAGE COMMERCIAL FLOORING	14386	P-0000013614	MATERIALS & INSTALLATION OF TILE E	1,459.02
			14387	P-0000013614	MATERIALS & INSTALLATION OF TILE E	974.38
						Total : 2,433.40
621153	8/23/2016	005562 OFFICE DEPOT	853380550001	P-0000013615	CHAIRS FOR CORP YARD	971.90
						Total : 971.90
621154	8/23/2016	001613 OFFICE DEPOT, INC	1958183670	P-0000013407	BLANKET PURCHASE ORDER	39.42
			850297746001	P-0000013407	BLANKET PURCHASE ORDER	-16.19
			851948732001	P-0000013407	BLANKET PURCHASE ORDER	110.29
			853611220001	P-0000013407	BLANKET PURCHASE ORDER	457.90
			853713343001	P-0000013407	BLANKET PURCHASE ORDER	99.62
			853798119001	P-0000013407	BLANKET PURCHASE ORDER	440.50
			853850943001	P-0000013407	BLANKET PURCHASE ORDER	20.51
			853851051001	P-0000013407	BLANKET PURCHASE ORDER	13.38
			854619087001	P-0000013407	BLANKET PURCHASE ORDER	-20.51

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621154	8/23/2016	001613 001613 OFFICE DEPOT, INC			(Continued)	<b>Total : 1,144.92</b>
621155	8/23/2016	005232 P & P UNIFORMS	405188/4	P-0000013482	BLANKET PURCHASE ORDER	336.92
			405189/4	P-0000013482	BLANKET PURCHASE ORDER	129.59
					<b>Total :</b>	<b>466.51</b>
621156	8/23/2016	000726 PARKHOUSE TIRE INC	2010477310	P-0000013410	BLANKET PURCHASE ORDER	1,210.64
					<b>Total :</b>	<b>1,210.64</b>
621157	8/23/2016	005511 PARTS AUTHORITY	013667	P-0000013411	BLANKET PURCHASE ORDER	111.61
					<b>Total :</b>	<b>111.61</b>
621158	8/23/2016	002958 PRESS-ENTERPRISE	180806088		NEWSPAPER SERVICE	54.33
					<b>Total :</b>	<b>54.33</b>
621159	8/23/2016	005556 RAED MANASRAH	993762056		ACCOUNT CLOSED. REFUND PREPAY	4.60
					<b>Total :</b>	<b>4.60</b>
621160	8/23/2016	001701 ROBERT L. SMITH, BYRD INDUSTRIAL ELECT 704-16		P-0000013420	BLANKET PURCHASE ORDER	969.88
					<b>Total :</b>	<b>969.88</b>
621161	8/23/2016	005566 SAMYRA BRYANT	993760285		ACCOUNT CLOSED. PREPAY REFUND	209.50
					<b>Total :</b>	<b>209.50</b>
621162	8/23/2016	005570 SAMYRA FRIEDMAN	993760285		CLOSED ACCOUNT. PREPAY REFUND	209.50
					<b>Total :</b>	<b>209.50</b>
621163	8/23/2016	000356 SAN BERNARDINO & RIVERSIDE CO, FIRE EC 86073		P-0000013422	BLANKET PURCHASE ORDER	227.02
					<b>Total :</b>	<b>227.02</b>
621164	8/23/2016	001969 SAN BERNARDINO CO FIRE DEPT, HHW DIVIS COCLL0804			SHARP CONTAINERS 1 GALLON	141.68
					<b>Total :</b>	<b>141.68</b>
621165	8/23/2016	001379 SAN BERNARDINO COUNTY, DENNIS DRAEGI 107269		P-0000013423	BLANKET PURCHASE ORDER	2.00
					<b>Total :</b>	<b>2.00</b>
621166	8/23/2016	004543 SHULL PIANO INC	7577		PIANO TUNING SENIOR CENTER	205.00
			7578		PIANO TUNING COMMUNITY CENTER	205.00

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621166	8/23/2016	004543 004543 SHULL PIANO INC	(Continued)			<b>Total : 410.00</b>
621167	8/23/2016	000451 SITEONE LANDSCAPE SUPPLY	76893483 76994652 77035133	P-0000013425 P-0000013425 P-0000013425	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	2.23 122.78 184.82 <b>Total : 309.83</b>
621168	8/23/2016	001799 STRADLING,YOCCA, CARLSON, & RAUTH	022017		LEGAL SERVICES	87.90 <b>Total : 87.90</b>
621169	8/23/2016	005270 SUPERIOR AUTOMOTIVE WAREHOUSE	544977-1 563607-1 563608-1 563690-1 563692-1 563813-1 564239-1 564241-1 564243-1 564533-1 564938-1	P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432 P-0000013432	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	-68.04 231.55 231.55 115.78 -64.80 115.78 6.94 29.88 26.50 119.66 3.02 <b>Total : 747.82</b>
621170	8/23/2016	000213 TIME WARNER	8448400530020150 8448400530030597 8448400530212906	P-0000013527 P-0000013528 P-0000013527	LLFD TV CABLE SERVICE CITY HALL TV SERVICE LLFD TV CABLE SERVICE	78.10 29.72 12.63 <b>Total : 120.45</b>
621171	8/23/2016	001854 UNDERGROUND SERVICE ALERT OF	720160142	P-0000013439	BLANKET PURCHASE ORDER	91.50 <b>Total : 91.50</b>
621172	8/23/2016	004030 US TRONICS	M-12267JL16	P-0000013547	EOC SATELLITE SERVICE FOR 3 PHON	149.85 <b>Total : 149.85</b>
621173	8/23/2016	001885 VISTA PAINT CORPORATION	2016-913980-00 2016-916652-00	P-0000013474 P-0000013474	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	218.22 112.59 <b>Total : 330.81</b>

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
621174	8/23/2016	005568 VIVINT.SOLAR	145879		REFUND OF PERMIT FEE. RESIDENT C	301.25	
					<b>Total :</b>	<b>301.25</b>	
621175	8/23/2016	001977 VULCAN MATERIALS	71197610 71197611	P-0000013440 P-0000013440	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	178.22 493.78	
					<b>Total :</b>	<b>672.00</b>	
621176	8/23/2016	001901 WEST PAYMENT CENTER, THOMSON REUTEI	834534743	P-0000013442	BLANKET PURCHASE ORDER	313.25	
					<b>Total :</b>	<b>313.25</b>	
621177	8/23/2016	001919 WILLDAN	002-17005	P-0000013444	BLANKET PURCHASE ORDER	15,269.38	
					<b>Total :</b>	<b>15,269.38</b>	
621178	8/23/2016	004538 WORK BOOT WAREHOUSE	5-29108		EASY ESCAPE BLK ST	200.26	
					<b>Total :</b>	<b>200.26</b>	
621179	8/23/2016	004736 YEN MA	993762636		ACCOUNT CLOSED. REFUND PREPAY	73.38	
					<b>Total :</b>	<b>73.38</b>	
621180	8/23/2016	005559 YVONNE PHAM	993761194		ACCOUNT CLOSED. REFUND PREPAY	15.97	
					<b>Total :</b>	<b>15.97</b>	
1000732138	8/9/2016	000771 P.E.R.S.	1000732138/39/40/41		Retirement Contributions-06/26-07/09/16	42,882.47	
					<b>Total :</b>	<b>42,882.47</b>	
1000737870	8/9/2016	000771 P.E.R.S.	1000737970		Rice-PERS Finding Adjustment to	13,721.23	
					<b>Total :</b>	<b>13,721.23</b>	
1000741617	8/18/2016	000771 P.E.R.S.	1000741617		Retirement	847.00	
					<b>Total :</b>	<b>847.00</b>	
127 Vouchers for bank code : bofa						<b>Bank total :</b>	<b>359,989.12</b>
127 Vouchers in this report						<b>Total vouchers :</b>	<b>359,989.12</b>

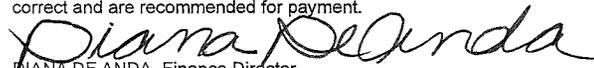
PAYROLL: \$263,352.33 08/11/2016

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.  
621057 through 621180; 1000732138; 1000737870 & 1000741617 for a total  
disbursement of \$ 359,989.12, and to the best of  
my knowledge, based on the information provided, they are  
correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on  
09-13-2016 and the City Treasurer is hereby directed  
to pay except as noted.

Rhodes Rigsby, Mayor

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Voucher List  
CITY OF LOMA LINDA  
08-31-2016 Month-end

Page: 1

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
302338	8/16/2016	000454 ICMA RETIREMENT CORP	2016081600302338		ICMA Contributions-7/24-08/06/2016	20,247.88
					<b>Total :</b>	<b>20,247.88</b>
330988	8/29/2016	000454 ICMA RETIREMENT CORP	2016082900330988		ICMA CONTRIBUTIONS-8/7/2016-08/20/	15,356.35
					<b>Total :</b>	<b>15,356.35</b>
621181	8/18/2016	005571 HDL COREN & CONE	0022997-IN		2015-16 CAFR Statistical Report Package	645.00
					<b>Total :</b>	<b>645.00</b>
621182	8/18/2016	000917 ZAHADA K SINGH	REQUEST		Flex Medical Reimbursement-2016	40.04
					<b>Total :</b>	<b>40.04</b>
621183	8/23/2016	000865 SN BERNARDINO CO SHERIFF DEPT	15882	P-0000013483	SAN BERNARDINO SHERIFF SERVICE	48,614.00
					<b>Total :</b>	<b>48,614.00</b>
621184	8/25/2016	005548 JTS MOTORCARS INC., DBA SPREEN MAZDA	TAX RETURN		2016 1ST QUARTER SALES TAX INCEN	9,522.68
					<b>Total :</b>	<b>9,522.68</b>
621185	8/25/2016	001631 JEFF BENDER	REQUEST		FLEX MEDICAL REIMBURSEMENT-2016	171.96
					<b>Total :</b>	<b>171.96</b>
621186	8/25/2016	005573 INTEGRITY LEGAL SERVICES	REQUEST		REFUND OF EXCESS DEPOSITION DEI	45.23
					<b>Total :</b>	<b>45.23</b>
621187	8/25/2016	000857 S.B. CO OFC AUDITOR/CONTROLLER	JUL-2016		PARKING CITATION COLLECTED FOR	1,887.50
					<b>Total :</b>	<b>1,887.50</b>
621188	8/25/2016	004008 REPUBLIC SERVICES	STMT		REFUSE SERVICES COLLECTED IN JU	64,098.70
					<b>Total :</b>	<b>64,098.70</b>
621189	8/25/2016	000876 SAN BERNARDINO MUNICIPAL WATER	STMT		SEWER SVC COLLECTIONS IN JULY FC	236,841.80
					<b>Total :</b>	<b>236,841.80</b>
621190	8/25/2016	005502 FRONTIER COMMUNICATIONS	STMT		PHONE SERVICE	38.86
					<b>Total :</b>	<b>38.86</b>
621191	8/25/2016	005500 WEST COAST ARBORISTS INC	116135-R		TREE PLANTING-RETENTION ~	339.25

Page: 1

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621191	8/25/2016	005500 005500 WEST COAST ARBORISTS INC	(Continued)			<b>Total : 339.25</b>
621192	8/25/2016	004197 C.A.P.F.	SEPTEMBER 2016 BILL		LONG TERM DISABILITY-SEPTEMBER :	539.00
						<b>Total : 539.00</b>
621193	8/25/2016	001730 AFLAC	576256		AFLAC INSURANCE PREMIUM-AUGUS	1,536.95
						<b>Total : 1,536.95</b>
621194	8/25/2016	001851 UNUM INSURANCE	0091890-001-0		LIFE INSURANCE PREMIUM-SEPTEMBI	561.16
						<b>Total : 561.16</b>
621195	8/25/2016	001851 UNUM INSURANCE	0091889-001 4		LIFE & DISABILITY INSUR PREMIUM-SE	4,147.22
						<b>Total : 4,147.22</b>
621196	8/25/2016	001733 LOWE'S COMPANIES, INC.	927464	P-0000013477	BLANKET PURCHASE ORDER	101.57
						<b>Total : 101.57</b>
621197	8/25/2016	001733 LOWE'S COMPANIES, INC.	927654	P-0000013477	BLANKET PURCHASE ORDER	25.15
						<b>Total : 25.15</b>
621198	8/25/2016	001733 LOWE'S COMPANIES, INC.	927470	P-0000013477	BLANKET PURCHASE ORDER	109.73
						<b>Total : 109.73</b>
621199	8/25/2016	001733 LOWE'S COMPANIES, INC.	927531	P-0000013477	BLANKET PURCHASE ORDER	17.11
						<b>Total : 17.11</b>
621200	8/25/2016	001733 LOWE'S COMPANIES, INC.	927474	P-0000013477	BLANKET PURCHASE ORDER	24.28
						<b>Total : 24.28</b>
621201	8/25/2016	001733 LOWE'S COMPANIES, INC.	927081	P-0000013477	BLANKET PURCHASE ORDER	132.25
						<b>Total : 132.25</b>
621202	8/25/2016	004579 LCA BANK CORPORATION	3756264	P-0000013524	LEASE FOR PW ENG PRINTER/SCANNI	618.84
						<b>Total : 618.84</b>
621203	8/26/2016	000865 SN BERNARDINO CO SHERIFF DEPT	15882 A	P-0000013483	SAN BERNARDINO SHERIFF SERVICE	437,530.00
						<b>Total : 437,530.00</b>

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621204	8/30/2016	003294 US POSTAL SERVICE, NEOPOST POSTAGE-O	REQUEST		POSTAGE FOR MTR ACCT #47718562	1,000.00
					<b>Total :</b>	<b>1,000.00</b>
621205	8/30/2016	000917 ZAHADA K SINGH	REQUEST		FLEX MEDICAL REIMBURSEMENT-2016	68.67
					<b>Total :</b>	<b>68.67</b>
621206	8/30/2016	000570 LOMA LINDA FIREFIGHTERS ASSN	STMTS-2		DUES & T-DONATION COLLECTED FOR	554.00
					<b>Total :</b>	<b>554.00</b>
621207	8/30/2016	003881 SB CO PROFESSIONAL FIREFIGHTER	STMT		DUES COLLECTED FOR JULY 2016	2,831.40
					<b>Total :</b>	<b>2,831.40</b>
621208	8/30/2016	000570 LOMA LINDA FIREFIGHTERS ASSN	STMTS-2		DUES & T-DONATION COLLECTED- AUG	554.00
					<b>Total :</b>	<b>554.00</b>
621209	8/30/2016	003881 SB CO PROFESSIONAL FIREFIGHTER	STMT		DUES COLLECTED FOR AUGUST 2016	2,831.40
					<b>Total :</b>	<b>2,831.40</b>
621210	8/30/2016	005502 FRONTIER COMMUNICATIONS	STMTS-2		PHONE SERVICE	258.78
					<b>Total :</b>	<b>258.78</b>
621211	8/30/2016	001245 SO CALIF EDISON	STMT		ELECTRICITY SERVICE	1,415.75
					<b>Total :</b>	<b>1,415.75</b>
621212	8/30/2016	001245 SO CALIF EDISON	STMT-1		ELECTRICITY SERVICE	12,371.45
					<b>Total :</b>	<b>12,371.45</b>
621213	8/30/2016	001245 SO CALIF EDISON	STMTS-2		ELECTRICITY SERVICE	1,990.62
					<b>Total :</b>	<b>1,990.62</b>
621214	8/30/2016	001261 THE GAS COMPANY	STMT-1		GAS SERVICE	37.24
					<b>Total :</b>	<b>37.24</b>
621215	8/31/2016	005206 SWRCB-DWOCF	REQUEST		WATER DISTRIBUTION GRADE 2 CERT	130.00
					<b>Total :</b>	<b>130.00</b>
621216	8/31/2016	005551 LLU	15735		OVERPAYMENT OF SHERIFF FEE FOR	2,027.64

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621216	8/31/2016	005551 005551 LLU	(Continued)			<b>Total : 2,027.64</b>
1000737800	8/9/2016	000773 P.E.R.S.	1000737800		HEALTH INSURANCE PREMIUM-AUGU	54,377.10
						<b>Total : 54,377.10</b>
1000742769	8/19/2016	000771 P.E.R.S.	1000742769/70/71/72		RETIREMENT CONTRIBUTIONS-07/10-C	43,090.59
						<b>Total : 43,090.59</b>
1000747144	8/30/2016	000772 CALPERS	1000747144		GASB 68 REPORTING SERVICE FEE-20	2,600.00
						<b>Total : 2,600.00</b>
1000747447	8/30/2016	000771 P.E.R.S.	1000747447/48/49/50		RETIREMENT CONTRIBUTIONS-07/24-C	43,110.49
						<b>Total : 43,110.49</b>
<b>42 Vouchers for bank code : bofa</b>						<b>Bank total : 1,012,441.64</b>
<b>42 Vouchers in this report</b>						<b>Total vouchers : 1,012,441.64</b>

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Voucher List  
CITY OF LOMA LINDA

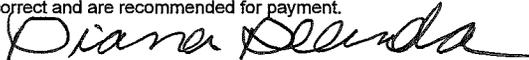
Page: 5

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.  
302338; 330988; 621181 through 621216; 1000737800, 1000742769, 1000747144 & 1000747447 for a total  
disbursement of \$ 1,012,441.64, and to the best of  
my knowledge, based on the information provided, they are  
correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on  
09-13-2016 and the City Treasurer is hereby directed  
to pay except as noted.

Rhodes Rigsby, Mayor

Page: 5

Voucher List  
CITY OF LOMA LINDA  
09-13-2016

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
300207	9/2/2016	002280 THE BANK OF NEW YORK MELLON	2016090200300207		1995 WTR. REV. BONDS-INTEREST PAY	2,478.29
					<b>Total :</b>	<b>2,478.29</b>
621217	9/1/2016	001245 SO CALIF EDISON	STMT-1		ELECTRICITY SERVICE	17.95
					<b>Total :</b>	<b>17.95</b>
621218	9/1/2016	001245 SO CALIF EDISON	STMT (1)		ELECTRICITY SERVICE	1,333.09
					<b>Total :</b>	<b>1,333.09</b>
621219	9/1/2016	001154 VISION SERVICE PLAN - CA	12 121787 0001		VISION INSURANCE PREMIUM-SEPT 20	982.18
					<b>Total :</b>	<b>982.18</b>
621220	9/1/2016	002888 DELTA DENTAL INSURANCE CO	BE001788171		DENTAL INSURANCE PREMIUM-SEPT 2	1,422.87
					<b>Total :</b>	<b>1,422.87</b>
621221	9/1/2016	001118 DELTA DENTAL OF CALIFORNIA, CLIENT SERV	BE001786872		DENTAL INSURANCE PREMIUM-SEPT 2	2,054.73
					<b>Total :</b>	<b>2,054.73</b>
621222	9/1/2016	000690 NEW YORK LIFE INSURANCE CO	006924297		LIFE INSURANCE PREMIUM	56.34
					<b>Total :</b>	<b>56.34</b>
621223	9/6/2016	004459 THE TOLL ROADS VIOLATIONS DEPT	369106671		NOTICE OF TOLL EVASION	122.47
					<b>Total :</b>	<b>122.47</b>
621224	9/6/2016	005395 USBANK EQUIPMENT FINANCE	312211451	P-0000013487	EQUIPMENT LEASE NEW AGREEMENT	2,904.44
					<b>Total :</b>	<b>2,904.44</b>
621225	9/6/2016	000026 VERIZON WIRELESS	9769510297		WIRELESS PHONE SERVICE	3,567.27
					<b>Total :</b>	<b>3,567.27</b>
621226	9/8/2016	004826 SAMILEY, RAMON	REQUEST		DONATION FOR THE DJ SERVICE-9/10/	100.00
					<b>Total :</b>	<b>100.00</b>
621227	9/8/2016	000840 CITY OF SAN BERNARDINO	133-132	P-0000013354	BLANKET PURCHASE ORDER	783.05
					<b>Total :</b>	<b>783.05</b>
621228	9/13/2016	001161 ALBERT GROVER & ASSOCIATES	16371-IN	P-0000013489	Traffic signals interconnecting	450.00

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621228	9/13/2016	001161 001161 ALBERT GROVER & ASSOCIATES	(Continued)			<b>Total : 450.00</b>
621229	9/13/2016	003063 ALLIED TELESIS, INC	4000015704 4000015747	P-0000013590 P-0000013180	DESKTOP & ENGINEERING SUPPORT ; FULLTIME ONSITE NETWORK SUPPOR	14,600.00 32,800.00 <b>Total : 47,400.00</b>
621230	9/13/2016	001984 ALLSTAR FIRE EQUIP. CO. INC.	192252 192384 192451	P-0000013342 P-0000013641 P-0000013342	BLANKET PURCHASE ORDER STRUCTURE HELMETS BLANKET PURCHASE ORDER	324.46 1,417.50 228.49 <b>Total : 1,970.45</b>
621231	9/13/2016	004554 ALTERNATIVE HOSE, INC	5623047	P-0000013343	BLANKET PURCHASE ORDER	12.86 <b>Total : 12.86</b>
621232	9/13/2016	003833 ATKINSON, ANDESLON, LOYA, RUUD, & ROMC	503521	P-0000011822	PERSONNEL LEGAL SERVICES FY 14/1	1,560.00 <b>Total : 1,560.00</b>
621233	9/13/2016	004982 CALOLYMPIC SAFETY	353479 353485		GLOVES AND EARPLUGS HAND SANITIZER W/ALOE	141.77 135.12 <b>Total : 276.89</b>
621234	9/13/2016	004301 CAR DOCTORS OF LOMA LINDA, INC	446549 446559	P-0000013484 P-0000013484	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	69.98 30.41 <b>Total : 100.39</b>
621235	9/13/2016	002679 CCH, INC	4802672847		GOVERNMENTAL GAAP GUIDE-2017	388.82 <b>Total : 388.82</b>
621236	9/13/2016	004397 CHEMPAK	96631	P-0000013351	BLANKET PURCHASE ORDER	366.44 <b>Total : 366.44</b>
621237	9/13/2016	000025 CINTAS CORPORATION NO 2	5005739374	P-0000013352	BLANKET PURCHASE ORDER	240.20 <b>Total : 240.20</b>
621238	9/13/2016	000203 CLINICAL LABORATORY OF	951584	P-0000013357	BLANKET PURCHASE ORDER	7,470.00 <b>Total : 7,470.00</b>
621239	9/13/2016	002118 CONFIRE JPA	2017008	P-0000013550	CONFIRE SERVICES FOR FY 2017	20,733.35

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621239	9/13/2016	002118 CONFIRE JPA	(Continued) 2017018	P-0000013550	CONFIRE SERVICES FOR FY 2017	17,267.30
<b>Total :</b>						<b>38,000.65</b>
621240	9/13/2016	002309 CONSOLIDATED ELECTRIC DIST-SB	6903-760416 6903-760531 6903-760557 6903-760593	P-0000013359 P-0000013359 P-0000013359 P-0000013359	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	62.43 781.22 60.17 15.26
<b>Total :</b>						<b>919.08</b>
621241	9/13/2016	000236 COSTCO WHOLESALE	109 302304117020	P-0000013475 P-0000013475	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	75.36 196.83
<b>Total :</b>						<b>272.19</b>
621242	9/13/2016	005088 DENNIS GRUBB & ASSOCIATES, LLC	1505 1506	P-0000012740 P-0000013551	FIRE PLAN CHK & INSPECTION- LLUMC FIRE PREVENTION PLAN CHECKS & IN	3,070.00 1,490.00
<b>Total :</b>						<b>4,560.00</b>
621243	9/13/2016	001361 DEPT OF MOTOR VEHICLES	4LX2160		VEHICLE REGISTRATION	10.00
<b>Total :</b>						<b>10.00</b>
621244	9/13/2016	005309 DIRECTV	293236635555	P-0000013618	SATELLITE TV SVC FOR EOC	41.54
<b>Total :</b>						<b>41.54</b>
621245	9/13/2016	000325 EWING IRRIGATION PRODUCTS	1988465	P-0000013371	BLANKET PURCHASE ORDER	106.25
<b>Total :</b>						<b>106.25</b>
621246	9/13/2016	000331 FAIRVIEW FORD SALES, INC	319381		CAR PARTS	290.68
<b>Total :</b>						<b>290.68</b>
621247	9/13/2016	000336 FEDEX	5-525-71923		COURIER SERVICE	125.53
<b>Total :</b>						<b>125.53</b>
621248	9/13/2016	005162 FILARSKY & WATT LLP	INVOICE	P-0000011724	PERSONNEL LEGAL SERVICES	522.00
<b>Total :</b>						<b>522.00</b>
621249	9/13/2016	003197 FIRE APPARATUS SOLUTIONS	10526 10527	P-0000013372 P-0000013372	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	606.12 769.64

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621249	9/13/2016	003197 FIRE APPARATUS SOLUTIONS	(Continued)			
			10528	P-0000013372	BLANKET PURCHASE ORDER	5,436.25
			10529	P-0000013372	BLANKET PURCHASE ORDER	2,630.82
					<b>Total :</b>	<b>9,442.83</b>
621250	9/13/2016	005256 FLYERS ENERGY, LLC	16-319608	P-0000013469	BLANKET PURCHASE ORDER	2,150.24
					<b>Total :</b>	<b>2,150.24</b>
621251	9/13/2016	005502 FRONTIER COMMUNICATIONS	STMT		PHONE SERVICE	112.89
					<b>Total :</b>	<b>112.89</b>
621252	9/13/2016	005547 GEOTECHNICAL SERVICES	22620	P-0000013522	WATER LEVEL METER	692.54
					<b>Total :</b>	<b>692.54</b>
621253	9/13/2016	005255 GOPHER PATROL	190096	P-0000013587	Gopher Control Services performed	290.00
			190383	P-0000013587	Gopher Control Services performed	135.00
			190384	P-0000013587	Gopher Control Services performed	295.00
			190587	P-0000013587	Gopher Control Services performed	245.00
			190589	P-0000013587	Gopher Control Services performed	120.00
			190591	P-0000013587	Gopher Control Services performed	275.00
					<b>Total :</b>	<b>1,360.00</b>
621254	9/13/2016	000389 GRAINGER, INC	9203928586	P-0000013374	BLANKET PURCHASE ORDERS	9.78
					<b>Total :</b>	<b>9.78</b>
621255	9/13/2016	001741 GREG DESMET	5		REIMBURSEMENT FOR PARTS FOR WC	147.71
					<b>Total :</b>	<b>147.71</b>
621256	9/13/2016	000402 HACH COMPANY	10037472	P-0000013375	BLANKET PURCHASE ORDER	497.18
			10072528	P-0000013460	SEWER FLOW METER MONITORING SI	1,000.00
					<b>Total :</b>	<b>1,497.18</b>
621257	9/13/2016	003433 HD SUPPLY WATERWORKS, LTD	E414818	P-0000013378	BLANKET PURCHASE ORDER	1,601.20
					<b>Total :</b>	<b>1,601.20</b>
621258	9/13/2016	002204 HINDERLITER, DE LLAMAS & ASSOC	0025996-IN	P-0000013622	SALES TAX MONITORING & AUDITING	3,254.94
					<b>Total :</b>	<b>3,254.94</b>

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621259	9/13/2016	005458 HIRSCH PIPE & SUPPLY	4935888		FAUCET & ADAPTER TUBE	10.97
					<b>Total :</b>	<b>10.97</b>
621260	9/13/2016	005578 HOFFMAN CONCRETE CO INC.	2646		FIRE HYDRANT METER RENTAL PREP/	439.22
					<b>Total :</b>	<b>439.22</b>
621261	9/13/2016	000480 INLAND WATER WORKS SUPPLY	285275	P-0000013383	BLANKET PURCHASE ORDER	75.78
			286374	P-0000013383	BLANKET PURCHASE ORDER	358.32
					<b>Total :</b>	<b>434.10</b>
621262	9/13/2016	004896 INTERFACE SECURITY SYSTEMS LLC, (FORM	18449255	P-0000013384	BLANKET PURCHASE ORDER	82.68
			18464556	P-0000013384	BLANKET PURCHASE ORDER	150.00
					<b>Total :</b>	<b>232.68</b>
621263	9/13/2016	001631 JEFF BENDER	2		REIMBURSEMENT FOR COUNTY CHIEF	40.00
					<b>Total :</b>	<b>40.00</b>
621264	9/13/2016	002008 JEFFREY G. GILLETTE	4		REIMBURSEMENT FOR REGISTRATION	145.00
					<b>Total :</b>	<b>145.00</b>
621265	9/13/2016	002023 JOSEPH E BONADIMAN & ASSOCIATE	4316	P-0000013596	LAND SURVEYING & CIVIC ENG FOR T	9,650.00
					<b>Total :</b>	<b>9,650.00</b>
621266	9/13/2016	005037 KBM FACILITY SOLUTIONS	68710	P-0000013554	COMMUNITY ROOM - ROOM RENTAL C	900.00
					<b>Total :</b>	<b>900.00</b>
621267	9/13/2016	000250 L.N. CURTIS & SONS	INV47299	P-0000013393	BLANKET PURCHASE ORDER	456.79
					<b>Total :</b>	<b>456.79</b>
621268	9/13/2016	005375 LEVEL 3 COMMUNICATIONS, LLC	46084629	P-0000013555	LEVEL 3 - CITY INTERNET	4,757.23
					<b>Total :</b>	<b>4,757.23</b>
621269	9/13/2016	000557 LIFE ASSIST, INC.	763173	P-0000013399	BLANKET PURCHASE ORDER	238.79
			763187	P-0000013399	BLANKET PURCHASE ORDER	10.95
					<b>Total :</b>	<b>249.74</b>
621270	9/13/2016	001933 LILBURN CORPORATION	16-0658	P-0000012748	CONSULTANT SERVICES FOR ORCHAF	2,996.50
			16-0821	P-0000012748	CONSULTANT SERVICES FOR ORCHAF	5,398.75

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621270	9/13/2016	001933 001933 LILBURN CORPORATION	(Continued)			<b>Total : 8,395.25</b>
621271	9/13/2016	000590 LLU REAL ESTATE DEPT	993762601		ACCOUNT CLOSED. PREPAY REIMBUR	40.00
						<b>Total : 40.00</b>
621272	9/13/2016	000566 LOMA LINDA ANIMAL HOSPITAL	10	P-0000013400	BLANKET PURCHASE ORDER	126.00
						<b>Total : 126.00</b>
621273	9/13/2016	002045 LOMA LINDA HEATING & AIR, CONDITIONING,	20393	P-0000013401	BLANKET PURCHASE ORDER	875.00
			20448	P-0000013401	BLANKET PURCHASE ORDER	683.75
						<b>Total : 1,558.75</b>
621274	9/13/2016	001733 LOWE'S COMPANIES, INC.	16888	P-0000013477	BLANKET PURCHASE ORDER	7.16
			25604	P-0000013477	BLANKET PURCHASE ORDER	33.58
			25759	P-0000013477	BLANKET PURCHASE ORDER	190.35
			27059	P-0000013477	BLANKET PURCHASE ORDER	33.98
			27099	P-0000013477	BLANKET PURCHASE ORDER	25.59
			27404	P-0000013477	BLANKET PURCHASE ORDER	45.23
			27602	P-0000013477	BLANKET PURCHASE ORDER	17.54
			27627	P-0000013477	BLANKET PURCHASE ORDER	168.74
			27628	P-0000013477	BLANKET PURCHASE ORDER	13.10
			67066	P-0000013477	BLANKET PURCHASE ORDER	43.63
						<b>Total : 578.90</b>
621275	9/13/2016	003855 LYNN A. HIRTZ, DANS LAWNMOWER CENTER	113909	P-0000013402	BLANKET PURCHASE ORDER	207.86
						<b>Total : 207.86</b>
621276	9/13/2016	004872 MAIL FINANCE INC, A NEOPOST USA COMPANY #N6052616		P-0000013611	FY 16-17 Lease IS440 Mail System w/	349.58
						<b>Total : 349.58</b>
621277	9/13/2016	001566 MALLORY SAFETY & SUPPLY LLC	4112824		SAFETY GLASSES	110.49
						<b>Total : 110.49</b>
621278	9/13/2016	005373 MARISA FRAKES, 3RING CREATIVE	1233		UNIFORM HATS FOR INVENTORY	162.00
			2505	P-0000013606	UNIFORM ORDER	1,462.32
						<b>Total : 1,624.32</b>
621279	9/13/2016	003470 MISSION LANE MAINTENCE - 618, C/O UNION	00027526	P-0000013461	City's share of the annual maintenance	831.00

Voucher List  
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621279	9/13/2016	003470	003470 MISSION LANE MAINTENCE - 618, C/O UI (Continued)			<b>Total : 831.00</b>
621280	9/13/2016	001935	NARCISCO VALDOVINOS, GOLDEN WEST LA 000438	P-0000013636	CLEANED PERC POND AT MV WELL #6	685.00
						<b>Total : 685.00</b>
621281	9/13/2016	004172	NICHOLAS GRAY	3	REIMBURSEMENT FOR COUNTY AND S	270.00
						<b>Total : 270.00</b>
621282	9/13/2016	001613	OFFICE DEPOT, INC	856119157001	P-0000013407	BLANKET PURCHASE ORDER 150.49
				856749157001	P-0000013407	BLANKET PURCHASE ORDER 61.59
				856749411001	P-0000013407	BLANKET PURCHASE ORDER 8.60
				856905482001	P-0000013407	BLANKET PURCHASE ORDER 141.65
				859425466001	P-0000013407	BLANKET PURCHASE ORDER 57.41
						<b>Total : 419.74</b>
621283	9/13/2016	004401	ORKIN PEST CONTROL	27014528	P-0000013642	PEST CONTROL SRVS - CIVIC CTR & LI 1,410.39
				27028200	P-0000013644	PEST CONTROL SRVS FOR CORP YAR 722.53
				27041598	P-0000013643	PEST CONTROL SERVICES FOR SENIC 537.29
						<b>Total : 2,670.21</b>
621284	9/13/2016	000726	PARKHOUSE TIRE INC	2010478808	P-0000013637	TIRES FOR WATER DEPT VEHICLE-CA 2,136.21
				2010478809	P-0000013410	BLANKET PURCHASE ORDER 861.26
				2010479349	P-0000013410	BLANKET PURCHASE ORDER 125.73
				2010479677	P-0000013410	BLANKET PURCHASE ORDER 256.33
						<b>Total : 3,379.53</b>
621285	9/13/2016	004094	PAUL LEMAY, LEMAY CONSTRUCTION	2294	P-0000013638	INSTALL WINDOWS AT CURTIS FISK HC 3,940.00
				2295	P-0000013638	INSTALL WINDOWS AT CURTIS FISK HC 820.00
				2298	P-0000013634	INSTALL DRYWALL AT CURTIS FISK HC 11,440.00
						<b>Total : 16,200.00</b>
621286	9/13/2016	001592	PHOENIX GROUP INFORMATION SYST	072016143	P-0000013413	BLANKET PURCHASE ORDER 554.62
						<b>Total : 554.62</b>
621287	9/13/2016	002958	PRESS-ENTERPRISE	180804877		NEWSPAPER SERVICE 27.62
						<b>Total : 27.62</b>
621288	9/13/2016	004458	PRINTING & PROMOTION PLUS	61082	P-0000013415	BLANKET PURCHASE ORDER 87.65

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621288	9/13/2016	004458 004458 PRINTING & PROMOTION PLUS	(Continued)			<b>Total : 87.65</b>
621289	9/13/2016	001379 SAN BERNARDINO COUNTY, DENNIS DRAEGI	107286	P-0000013423	BLANKET PURCHASE ORDER	356.01
						<b>Total : 356.01</b>
621290	9/13/2016	003698 SCOTT ZEHRM, 2 KOI GUYS	1	P-0000013497	CITY FOUNTAIN MAINTENANCE	125.00
						<b>Total : 125.00</b>
621291	9/13/2016	005579 SHRED-IT USA	9412081321	P-0000013645	Shredding 139 Boxes	766.75
						<b>Total : 766.75</b>
621292	9/13/2016	004455 SIEMENS INDUSTRY, INC	5610022925 5620012945	P-0000013565 P-0000013646	Contractual services for Fiscal Year MISC REPAIRS TO TRAFFIC SIGNALS F	2,184.00 585.52
						<b>Total : 2,769.52</b>
621293	9/13/2016	000451 SITEONE LANDSCAPE SUPPLY	76680542 76731537 76745092 77118090 77129670 77189765 77305051 77317369 77324462 77347575	P-0000013425 P-0000013425 P-0000013425 P-0000013425 P-0000013425 P-0000013425 P-0000013425 P-0000013425 P-0000013425 P-0000013425	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	165.61 23.64 112.35 143.47 323.45 8.58 125.44 177.68 82.40 65.30
						<b>Total : 1,227.92</b>
621294	9/13/2016	001245 SO CALIF EDISON	STMTS-2 STMTS-4 STMTS-6 STMTS-7 STMTS-7 STMTS-8		ELECTRICITY SERVICE ELECTRICITY SERVICE ELECTRICITY SERVICE ELECTRICITY SERVICE ELECTRICITY SERVICE ELECTRICITY SERVICE	83.49 322.82 4,336.21 259.81 519.27 396.03
						<b>Total : 5,917.63</b>
621295	9/13/2016	002556 SOTO GROWER'S	3047	P-0000013427	BLANKET PURCHASE ORDER	351.00
						<b>Total : 351.00</b>

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621296	9/13/2016	001356 STAPLES BUSINESS ADVANTAGE	3311000134	P-0000013428	BLANKET PURCHASE ORDER	180.38
<b>Total :</b>						<b>180.38</b>
621297	9/13/2016	005561 STATEWIDE TRAFFIC SAFETY, & SIGNS	13000972	P-0000013597	CUSTOM SIGNS	999.52
<b>Total :</b>						<b>999.52</b>
621298	9/13/2016	002880 STEVE HESLOP, STEVE AND BILL'S BACKFLO 1279		P-0000013431	BLANKET PURCHASE ORDER	1,611.16
<b>Total :</b>						<b>1,611.16</b>
621299	9/13/2016	005572 STEVE NHEK	993758079		ACCOUNT CLOSED REFUND OVERPAY	11.20
<b>Total :</b>						<b>11.20</b>
621300	9/13/2016	001708 SUN BADGE CO.	369340		BELT BUCKLES	280.30
<b>Total :</b>						<b>280.30</b>
621301	9/13/2016	005270 SUPERIOR AUTOMOTIVE WAREHOUSE	554476-1	P-0000013432	BLANKET PURCHASE ORDER	1.11
			564921-1	P-0000013432	BLANKET PURCHASE ORDER	21.25
			565166-1	P-0000013432	BLANKET PURCHASE ORDER	17.20
			565193-1	P-0000013432	BLANKET PURCHASE ORDER	239.67
			565261-1	P-0000013432	BLANKET PURCHASE ORDER	24.14
			565435-1	P-0000013432	BLANKET PURCHASE ORDER	32.98
			565465-1	P-0000013432	BLANKET PURCHASE ORDER	88.00
			565728-1	P-0000013432	BLANKET PURCHASE ORDER	30.97
			565773-1	P-0000013432	BLANKET PURCHASE ORDER	-48.18
			565862-1	P-0000013432	BLANKET PURCHASE ORDER	43.63
			566344-1	P-0000013432	BLANKET PURCHASE ORDER	73.40
			566674-1	P-0000013432	BLANKET PURCHASE ORDER	37.62
<b>Total :</b>						<b>561.79</b>
621302	9/13/2016	000237 THE COUNSELING TEAM, INC.	32029	P-0000013433	BLANKET PURCHASE ORDER	550.00
			32030	P-0000013433	BLANKET PURCHASE ORDER	275.00
<b>Total :</b>						<b>825.00</b>
621303	9/13/2016	001988 THE ORIGINAL MOWBRAY'S, TREE SERVICE,	17678	P-0000013435	BLANKET PURCHASE ORDER	715.00
<b>Total :</b>						<b>715.00</b>
621304	9/13/2016	001831 TOKAY SOFTWARE	66868	P-0000013627	TOKAY SOFTWARE RENEWAL 2016-17	640.00

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
621304	9/13/2016	001831 001831 TOKAY SOFTWARE	(Continued)			<b>Total : 640.00</b>
621305	9/13/2016	000026 VERIZON WIRELESS	9771157981		WIRELESS PHONE SERVICE	38.01
						<b>Total : 38.01</b>
621306	9/13/2016	001885 VISTA PAINT CORPORATION	2016-003483-00	P-0000013474	BLANKET PURCHASE ORDER	184.46
						<b>Total : 184.46</b>
621307	9/13/2016	001977 VULCAN MATERIALS	71208822	P-0000013440	BLANKET PURCHASE ORDER	144.20
			71219217	P-0000013440	BLANKET PURCHASE ORDER	106.10
			71226736	P-0000013440	BLANKET PURCHASE ORDER	72.76
						<b>Total : 323.06</b>
621308	9/13/2016	003575 WATER TRAX USA, INC.	400650590	P-0000013616	Annual WaterTrax Subscription for	7,387.60
						<b>Total : 7,387.60</b>
621309	9/13/2016	005441 WHY WAIT ELECTRONICS, LAWFORD CAMPB 00001			TUTORIAL COMPREHENSIVE TEACHIN	250.00
						<b>Total : 250.00</b>
621310	9/13/2016	001919 WILLDAN	002-17006	P-0000013444	BLANKET PURCHASE ORDER	980.00
						<b>Total : 980.00</b>
621311	9/13/2016	003968 WINZER CORPORATION	5647837	P-0000013446	BLANKET PURCHASE ORDER	144.40
			5658973	P-0000013446	BLANKET PURCHASE ORDER	108.25
			5660093	P-0000013446	BLANKET PURCHASE ORDER	116.04
						<b>Total : 368.69</b>
621312	9/13/2016	004353 WITTMAN ENTERPRISES, LLC	1607069	P-0000013569	EMS BILLING FY 2017	708.23
						<b>Total : 708.23</b>
621313	9/13/2016	005576 XIANG HONG ZHANG	993762736		ACCOUNT CLOSED. PREPAY REIMBUR	68.92
						<b>Total : 68.92</b>
<b>98 Vouchers for bank code : bofa</b>						<b>Bank total : 224,255.36</b>
<b>98 Vouchers in this report</b>						<b>Total vouchers : 224,255.36</b>

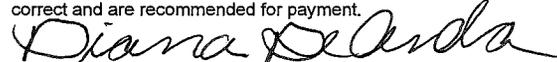
PAYROLL: \$292,379.57 8/25/2016

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos. 300207; 621217 through 621313 for a total disbursement of \$ 224,255.36, and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on 09-13-2016 and the City Treasurer is hereby directed to pay except as noted.

Rhodes Rigsby, Mayor



# City of Loma Linda Official Report

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Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Pamela Byrnes-O'Camb, City Clerk

SUBJECT: Minutes of August 9, 2016

Approved/Continued/Denied By City Council Date _____
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## **RECOMMENDATION**

It is recommended that the City Council approve the minutes of August 9, 2016

City of Loma Linda

City Council Minutes

Regular Meeting of August 9, 2016

A regular meeting of the City Council was called to order by Mayor Rigsby 6:00 p.m., Tuesday, August 9, 2016, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present: Mayor Rhodes Rigsby  
Mayor pro tempore Phill Dupper  
Ovidiu Popescu  
Ron Dailey  
John Lenart

Councilman Absent: None

Others Present: Assistant City Manager Konrad Bolowich  
City Attorney Richard E. Holdaway

**C. Closed Session (5:30 p.m.)**

- a. Conference with Legal Counsel - Pending Litigation – Government Code 54956.9(d)(1)  
Case #CIVCS1503628
- b. Conference with Real Property Negotiator -- Government Code 54956.8

Property: APN 0281-162-51 west side of Richardson Street north of  
Redlands Boulevard

Negotiating Parties: Konrad Bolowich on behalf of City and Hiral Patel on behalf of  
Sagemont Hotels

Under Negotiation: Price and Terms of payment regarding sale of property

The City Council immediately recessed to consider the closed session items as listed and reconvened at 7:08 p.m. with all members present. City Attorney Holdaway announced that a status report was provided regarding Item "a" and that there was no action to report; relating to Item "b", City Council met with its Negotiator and gave direction; there was no final action to report.

Councilman Dailey led the invocation and Pledge of Allegiance; there were no items added or deleted and nor public participation comments offered upon invitation of the Mayor.

**Conflict of Interest**

Please see Items CC-2016-076, 077 and 081.

**Scheduled And Related Items**

**CC-2016-073 - Presentation of Proclamations**

- a. Childhood Cancer Awareness Month – September 2016
- b. Presentation of Proclamation – Child Support Awareness Month – August 2016

The Mayor summarized the Proclamation for Childhood Cancer Awareness Month and indicated it would be forwarded.

He then summarized the Proclamation for Child Support Awareness Month and presented it to a representative, who expressed appreciation for the Proclamation and commented on the dedicated staff who engage parents to become self-sufficient.

**CC-2016-074 - Council Bill #R-2016-33 - Authorizing issuance of water refunding bonds and approving various related documents (NOT A PUBLIC HEARING)**

- a. Indenture
- b. Bond Purchase Agreement
- c. Preliminary Official Statement
- d. Continuing Disclosure Certificate

Mark Huebsch of Stradling Yocca Carlson & Rauth addressed the City Council, summarizing that the City issued Water Revenue Bonds in 1987 and refunded those bonds in 1995 with a Letter of Credit; The bank is no longer providing Letters of Credit; therefore it is necessary for the City to either pay off the bonds in full or to refund the bonds.

He went on to say that the finance Team, which is Financial Consultant Allen Miller, Underwriter Newcomb Williams Financial Group, it is in the best interest of the City to issue a fixed rate bond. The key documents to be approved are a form of Indenture that designates the mechanics of how the bonds are handled; a Bond Purchase Agreement which sets forth basic parameters and has an interest rate not to exceed 7 percent, which has been set at a high point with the expectation that the rate will be substantially lower. There is also a form of Preliminary Official Statement and Disclosure Certificate.

He then requested that the City Council approve the item so that the refunding of the bonds could be concluded in September when the letter of Credit expires.

City Manager Thaipejr indicated that the current bonds require that the City retain an amount equal to 25 percent of water expenditures; by refunding the bonds, that percentage will be reduce to 15 percent.

**Motion by Dupper, seconded by Popescu and unanimously carried to adopt Council Bill #R-2016-33.**

**Resolution No. 2904**

A Resolution of the City Council of the City of Loma Linda authorizing the issuance of not to exceed \$7,000,000 principal amount of Water Revenue Refunding Bonds, Series 2016, and approving certain documents and authorizing certain actions in connection therewith

The City Council recessed to consider the Successor Agency Agenda and reconvened at 7:20 p.m. with all members present.

CC-2016-075 - Public Hearing – Appeal Planning Commission /Staff Decision regarding Precise Plan of Design (PPD) 14-154 to construct a two-story, 15,880 square-foot medical office building on a vacant lot at 25925 Barton Road (southwest corner of Newport Avenue and Barton Road) within the Institutional Zone

The public hearing was opened and Assistant City Manager Bolowich presented the report into evidence, stating that the Planning Commission tentatively approved the project subject to Amended Conditions of Approval regarding the issue of driveway access and further requested further review and approval by the City Engineer relating to the site meeting necessary safety standards as to ingress and egress so as not to endanger the public health, safety and welfare.

He went on to say that the City Engineer did not approve the driveway access on Barton Road as proposed. Mr. Bolowich also indicated that Staff supported the project and hoped to work with the applicant to find a mutually agreeable solution to the safety issue.

He then reviewed the project; showed the Site Plan, Elevations, and Landscape Plan. He then noted that the appeal involved access from an existing driveway, which is unknown as to when or why it was constructed. He noted that the original site was part of the U. S. Post Office site with the Post Office selling the front portion of the site to the applicant.

The applicant desired a right turn in and a right turn out from Barton Road with secondary access from the Post Office driveway. The Traffic Analysis was reviewed and it was determined that the right turn out of the site onto Barton Road became an unsafe condition because of the closeness to the left-turn pocket and the necessity to cross lanes of traffic to get to the left-turn pocket in order to make a U-turn onto westbound Barton Road. As a result, multiple options were discussed, two of which were: 1) an easement across the Edison Easement; 2) using the existing access from the Edison Easement with secondary access utilizing the Post Office driveway. The Planning Commission was willing to approve the project using the current Barton Road driveway, subject to City Engineer approval and if there were some type of barrier to prevent vehicles from entering the left-turn pocket. Staff could not approve the project with the current configuration.

City Manager/City Engineer Thaipejr stated he denied the current configuration because it allowed vehicles to cross several lanes on Barton Road to get to the left-turn pocket to then make a U-turn to go westbound on Barton Road. He suggested a reciprocal easement so vehicles could exit from the Meridian Development which would allow sufficient space to merge into the left-turn pocket, but Meridian declined.

He then stated that a meeting with Southern California Edison was arranged to discuss usage of the Edison Easement driveway which would allow for additional parking; SCE indicated it would allow usage of the Easement driveway but declined additional parking and reserved their right to close the driveway to work on the powerlines as needed. The applicant declined because of possible closure of the driveway for work on

the lines. He also suggested entering on Barton Road, but exiting from the Post Office driveway which intersected with Newport Avenue which was signalized; therefore a left-turn would be safe.

Dr. Cheng, applicant then addressed the City Council, stating that he was a spinal surgeon and wanted all of his services under one roof: imaging, pain management, acupuncture, physical therapy, etc. He then indicated that the Barton Road driveway was built in 1997 for the Post Office; suggested removing a portion of the Barton Road Median; compared similar ingress and egress at other locations in the city, and indicated he would be willing to install and maintain delineators to prevent vehicles exiting from his site to enter the left-turn pocket at Newport and Barton Road. He indicated that he used Traffic Engineer Noel Christensen and also an engineer who did projects for CalTrans.

Ms. Hernandez, Traffic Engineer stated that she reviewed the Traffic Study and did not agree on the number of U-turns, when the U-turns would be made, or the number of exits out of the Barton Road driveway. She then reviewed other aspects of the Traffic Study.

Noel Christensen, 25831 Emerson Street, submitted a written statement, and stated he was a consultant engineer for the City for approximately 20 years and also provided consulting services for the Cities of Rialto, Riverside, and Hermosa Beach. He indicated that street striping, signage, etc. are provided for responsible drivers; however irresponsible drivers may not adhere to the markings. Blockage of sight distance would constitute a dangerous condition; however, in his opinion, the driveway on Barton Road did not pose a dangerous condition in that a driver only had to look to his left before exiting to determine if there was sufficient space for his vehicle to enter a traffic lane.

Kurt Swigart, 26253 Cresthaven Court indicated that the intersection of Newport Avenue and Barton Road was very congested. Karen Dailey, 11634 Largo Court and Gary Nelson, 31538 Marbeth Road, Yucaipa also spoke about the congestion at Barton Road and Newport Avenue as well as the speed of traffic on Barton Road.

An extensive discussion ensued with the applicant and staff responding to questions. Other suggestions included extension of the left-turn pocket, installing delineators to prevent vehicles from entering the left-turn pocket, installing a driveway wedge for right-turn in and out of the Barton Road driveway. City Manager/City Engineer indicated that he would not sign the Plans as submitted because in his opinion, the vehicular movement exiting from the Barton Road driveway was unsafe.

No other public testimony was offered and the public hearing was closed. Extensive discussion ensued.

**Motion by Popescu, seconded by Lenart and carried to uphold the appeal to allow ingress and egress from the existing driveway on Barton Road; utilizing the driveway to the Post Office and the Post Office Parking lot as secondary ingress and egress; applicant to extend the left-turn pocket at Barton Road and Newport Avenue and to install and maintain delineators to prevent access to the left-turn pocket from the existing driveway on Barton Road; a Traffic Engineer to sign off on circulation and the traffic component of the plans. Councilmen Dupper and Dailey opposed.**

CC-2016-076 - Public Hearing -- PPD 15-161 -- Construction of an 8,750 square-foot addition to the existing East Campus Hospital including two operating rooms, 14 bay post-anesthesia care units, support spaces, associated site improvements, and relocation of an outdoor garden on a portion of 22 acres at the southeast corner of Barton Road and Benton Street, 25333 Barton Road (Invoke Rule of Necessity) [Continued from July 12]

Due to conflicts of interest of four Council Members, the Rule of Necessity was invoked, resulting in Councilmen Dailey and Popescu remaining with Mayor pro tempore Dupper to constitute a quorum and vote, and Councilmen Rigsby and Lenart leaving the Council Chamber.

The public hearing was opened, and Mayor pro tempore Dupper chaired the item. Assistant City Manager Bolowich presented the report into evidence, showing the Site Map, the garden area to be removed to accommodate the addition, noting that the garden would be relocated to the east of the hospital area and would include bike racks and garden seating with potted plants. He also indicated that the focus of the hospital was orthopedic and long-term recovery which warranted walking spaces and open areas for rehabilitative functions. He also showed the Landscape Plan, noting the continuance of the pathway, which included a water feature.

Mr. Bolowich noted that the project was categorically exempt from CEQA (California Environmental Quality Act); that 13 parking spaces would be removed; however, the site was over-parked. He then recommended approval subject to the Conditions of Approval contained in the Staff Report.

Dick Wiley, 10848 Pepper Way suggested parking on the Frontage Road near Loma Linda Drive be eliminated due to site distance and difficulty in maneuvering vehicular turns.

No other public testimony was offered and the public hearing was closed.

**Motion by Dailey, seconded by Popescu and unanimously carried to approve PPD 15-161 subject the Conditions of Approval. Councilmen Rigsby and Lenart did not vote.**

Councilmen Rigsby and Lenart returned.

CC-2016-077 - Public Hearing – Variance 16-058 relating to Parking Structure 3 at 11283 Campus Street (Councilmen Dailey, Lenart, & Dupper sit to constitute a quorum and vote pursuant to prior Rule of Necessity) [Continued from July 12]

Due to prior invocation of the Rule of Necessity, Councilmen Dailey and Lenart remained with Mayor pro tempore Dupper to constitute a quorum and vote; Councilmen Rigsby and Popescu left the Council Chamber.

Mayor pro tempore Dupper opened the public hearing and chaired the item. Assistant City Manager Bolowich presented the report into evidence, noting that the request pertained to allowing signs that exceeded the approval limits of Staff. He then showed the Sign Plan and responded to questions, noting that a similar request for signage on the parking structure to the north on Campus Street was approved at the last meeting.

No other public testimony was offered and the public hearing was closed.

**Motion by Lenart, seconded by Dailey and unanimously carried to approve Variance 16-058. Councilmen Rigsby and Popescu did not vote.**

Councilmen Rigsby and Popescu returned.

CC-2016-078 - Oral presentation regarding water conservation

City Manager Thaipejr introduced the item and Treatment Plant Operator II Dennis Bolt, who provided an update on the current drought situation, noting that the news of El Nino did not bring the needed water to Southern California; thus the Bunker Hill Basin was lower than it had been for the last two years. He went on to say that Governor Brown and the Department of Water Resources commenced mandatory reduction in water usage for all water purveyors. Loma Linda's mandatory reduction rate was 30 percent based on 2013 water production. Significant progress of 16 percent was made in 2015 which brought Loma Linda closer to the 2020 goal.

He went on to say that of concern was Governor Brown's mandate that all water purveyors arrive at new water conservation goals. Due to construction and growth of the City, the City should reduce its water usage by 10 percent which was considered to be a sound decision. In order to continue this momentum, the City should work with its partner agencies to maximize resources provided by those agencies; continue our conservation efforts; increase our funding for conservation efforts; educate citizens on methods of water conservation and efficiency.

Mr. Bolt indicated that the City received a grant from the Santa Ana Watershed Project Authority to assist the City and its citizens to be more water efficient. He then introduced Piper Schaar of Omni Earth who reviewed the parameters of the grant and the application called Drop Counter which provided utility staff a means to communicate with customers. She went on to say that Omni Earth had the task of identifying homes and large water users that were not efficient, putting them into the Drop Counter System to ascertain how the user was applying water conservation and how the user could further conserve.

A question-and-answer period followed. No action required.

CC-216-079 - Consent Calendar

Staff responded to questions.

**Motion by Popescu, seconded by Dupper and unanimously carried to approve the following items:**

The Demands Register dated July 26, 2016 with commercial demands totaling \$984,657.65.

The Demands Register dated July 26, 2016 with commercial demands totaling \$162,335.60.

The Demands Register dated July 31, 2016 with commercial demands totaling \$70,171.27.

The Demands Register dated July 31, 2016 with commercial demands totaling \$677,969.53.

The Demands Register dated August 9, 2016 with commercial demands totaling \$466,683.54 and payroll demands totaling \$248,576.29.

The Demands Register dated August 9, 2016 with commercial demands totaling \$502,716.53.

The Demands Register dated

The Minutes of July 12, 2016 as presented.

The June 2016 Treasurer's Report for filing.

The June and July Fire Department Reports for filing.

Awarded contract for Drywall at Curtis Fisk House at Heritage Park to Lemay Construction of Redlands for an amount not to exceed \$11,500.00 and authorized a contingency amount of \$1,200.00.

The Cooperative Agreement with San Bernardino County Transportation Authority for Local Agency Traffic Signal Coordination and authorized the City Manager to sign the Agreement.

The Agreement with City of San Bernardino Municipal Water Department for contingency water supply and authorized the Mayor to sign the Agreement.

Council Bill #R-2016-34 (Citrus Lane).

#### **Resolution No. 2906**

A Resolution of the City Council of the City of Loma Linda, approving Final Tract Map 18963 on the south side of Citrus Avenue, east of California Street

Council Bill #R-2016-35.

#### **Resolution No. 2907**

A Resolution of the City Council of the City of Loma Linda, approving Final Parcel Map 19452 (south side of Van Leuven Street, west of San Timoteo Creek, east of Poplar Street

License Agreements for cell towers on City property subject to final approval as to form by City Attorney:

- a. Verizon Wireless at 25964 Mission Road (Heritage Park)
- b. AT&T (New Cingular Wireless PCS, LLC) at 25765 Beaumont Avenue (Dog Park)

Appropriation of \$274,700 and approval of Cooperative Agreement with San Bernardino County Transportation Authority and Inland Valley Development Agency (IVDA) for the Planning Phase of the I-10/Mt. View Avenue Interchange Improvements.

Appropriation of \$32,800 for IT support services with Allied Telesis for LLCCP for Fiscal Year 2016.

#### **Old Business**

#### **CC-2016-080 - 2016-2017 Fiscal Year Budget Recommendations**

- a. City Council Salary/Benefits of surrounding cities
- b. Budget Committee Recommendations

Jay Gallant, Chairman of the Budget Committee presented the Committee's recommendations, stating that the Committee reviewed total salary and benefits of Council Members of surrounding cities; compared Loma Linda and other cities on a per capita basis and stated that the new compensation rate was higher than most other cities with the exception of the City of Grand Terrace and was average with cities of the size of Loma Linda. He then recommended that the City Council revert to the prior salary.

City Attorney Holdaway responded that modification to Council salaries may take place, but only became effective upon the seating of new Council Members. Because of the deadline to take action, action was taken, so that action was no longer available for reconsideration other than on an individual basis. He elaborated that individuals were not required to draw a salary, but salaries could not be changed until the next election cycle.

**CC-2016-081 - Agreement between the City and LLUH for Law Enforcement and Fire Department Services**

Pursuant to prior invocation of the Rule of Necessity, Councilmen Dailey and Lenart remained with Mayor pro tempore Dupper to constitute a quorum and vote. Councilmen Rigsby and Popescu left the Council Chamber.

The City Attorney presented the Agreement, stating that it was a Condition of Approval for the new hospital project and incorporated the support that was being provided for police and fire services. Capt. Dorsey of the Sheriff's Department responded to questions.

**Motion by Dailey, seconded by Lenart and unanimously carried to approve the Agreement, subject to concurrence of the City Manager and LLUH. Councilmen Rigsby and Popescu did not vote.**

Councilmen Rigsby and Popescu returned.

**Reports Of Officers**

Capt. Dorsey of the Sheriff's Department introduced Lt. Walker assigned to Loma Linda.

The meeting adjourned at 11:18 p.m.

Approved at the meeting of \_\_\_\_\_, 2016

\_\_\_\_\_  
City Clerk



# City of Loma Linda Official Report

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Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016  
TO: City Council  
VIA: T. Jarb Thaipejr, City Manager  
FROM: Diana De Anda, Finance Director/City Treasurer   
SUBJECT: July 2016 Treasurer's Report

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

It is recommended that the City Council receive the report for filing.

CITY OF LOMA LINDA  
COMPOSITION OF CASH  
JULY 2016

**DEMAND DEPOSIT ACCOUNTS**

CITY - BANK OF AMERICA - MAIN CHECKING ACCOUNT	\$	1,394,168.63
Outstanding Checks as of month-end		(848,346.04)
<b>CITY - MAIN CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$</b>	<b>545,822.59</b>
<b>BANK OF AMERICA - PAYROLL</b>	<b>\$</b>	<b>9,673.00</b>
HOUSING AUTHORITY - BANK OF AMERICA - CHECKING ACCOUNT		75,526.39
Outstanding Checks as of month-end		(5,887.23)
<b>HOUSING AUTHORITY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$</b>	<b>69,639.16</b>
SUCCESSOR AGENCY - BANK OF AMERICA - CHECKING ACCOUNT		46,197.48
Outstanding Checks as of month-end		(3,053.06)
<b>SUCCESSOR AGENCY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$</b>	<b>43,144.42</b>

**DEMAND DEPOSIT ACCOUNTS - TOTAL** **\$ 668,279.17**

**INVESTMENTS**

**YIELD**

LOCAL AGENCY INVESTMENT FUND (LAIF)		
CITY	0.588%	\$ 24,865,909.58
CITY - former RDA Bond Proceeds	0.588%	4,643,942.45
SUCCESSOR RDA -Total		29,509,852.03
SUCCESSOR RDA	0.588%	4,431,174.44
HOUSING AUTHORITY	0.588%	672,930.28

**INVESTMENTS TOTALS** **\$ 34,613,956.75**

**OTHER CASH**

IMPREST ACCOUNT	\$	500.00
CASH ON HAND		1,350.00
<b>OTHER CASH TOTAL</b>	<b>\$</b>	<b>1,850.00</b>

**CASH AND INVESTMENTS - GRAND TOTAL** **35,284,085.92**

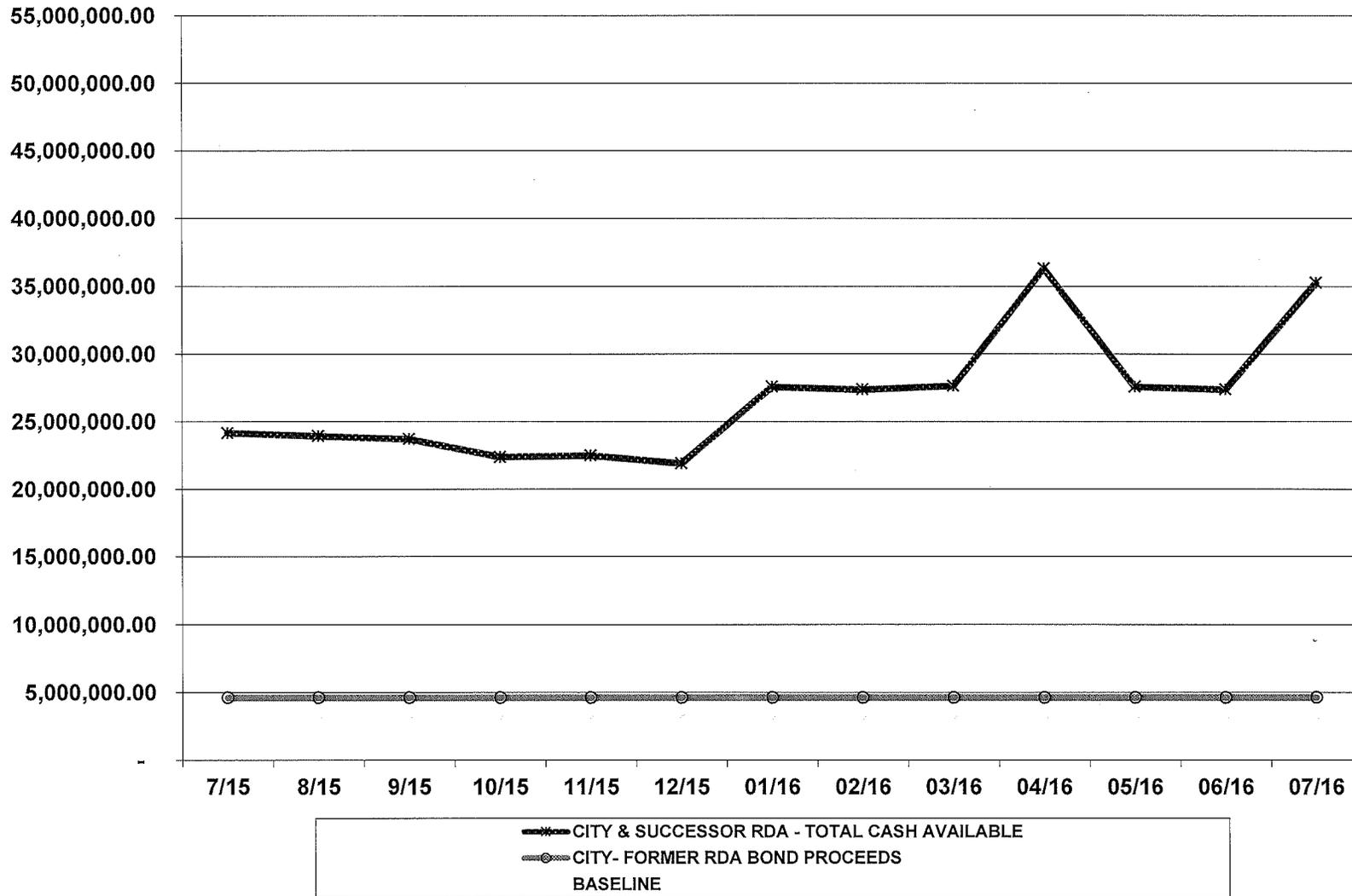
PREVIOUS MONTH 37,905,302.47

CHANGE +/- \$ (2,621,216.55)

All investments are in accordance with the City Investment Policy, and as such, sufficient funds are available to meet the cash flow requirements of Loma Linda, including the next thirty days' obligations. City and Agency funds are pooled.

  
Treasurer

CITY OF LOMA LINDA  
MONTHLY TREASURER'S REPORT 7/15 - 7/16





# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016  
TO: City Council  
VIA: T. Jarb Thaipejr, City Manager  
FROM: Diana De Anda, Finance Director/City Treasurer   
SUBJECT: July and August 2016 Treasurer's Report

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## RECOMMENDATION

It is recommended that the City Council receive the report for filing.

CITY OF LOMA LINDA  
COMPOSITION OF CASH  
AUGUST 2016

**DEMAND DEPOSIT ACCOUNTS**

CITY - BANK OF AMERICA - MAIN CHECKING ACCOUNT	\$	1,396,765.92
Outstanding Checks as of month-end		(1,082,996.49)
<b>CITY - MAIN CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$</b>	<b>313,769.43</b>
<b>BANK OF AMERICA - PAYROLL</b>	<b>\$</b>	<b>22,941.10</b>
HOUSING AUTHORITY - BANK OF AMERICA - CHECKING ACCOUNT		96,534.48
Outstanding Checks as of month-end		(2,625.00)
<b>HOUSING AUTHORITY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$</b>	<b>93,909.48</b>
SUCCESSOR AGENCY - BANK OF AMERICA - CHECKING ACCOUNT		46,320.29
Outstanding Checks as of month-end		-
<b>SUCCESSOR AGENCY - CHECKING ACCOUNT AVAILABLE BALANCE</b>	<b>\$</b>	<b>46,320.29</b>
<b>DEMAND DEPOSIT ACCOUNTS - TOTAL</b>	<b>\$</b>	<b>476,940.30</b>

**INVESTMENTS**

	YIELD	
LOCAL AGENCY INVESTMENT FUND (LAIF)		
CITY	pending	\$ 24,865,909.58
CITY - former RDA Bond Proceeds	pending	4,643,942.45
SUCCESSOR RDA -Total		29,509,852.03
SUCCESSOR RDA	pending	4,431,174.44
HOUSING AUTHORITY	pending	672,930.28
<b>INVESTMENTS TOTALS</b>		<b>\$ 34,613,956.75</b>

**OTHER CASH**

IMPREST ACCOUNT	\$	500.00
CASH ON HAND		1,350.00
<b>OTHER CASH TOTAL</b>	<b>\$</b>	<b>1,850.00</b>

**CASH AND INVESTMENTS - GRAND TOTAL** **35,092,747.05**

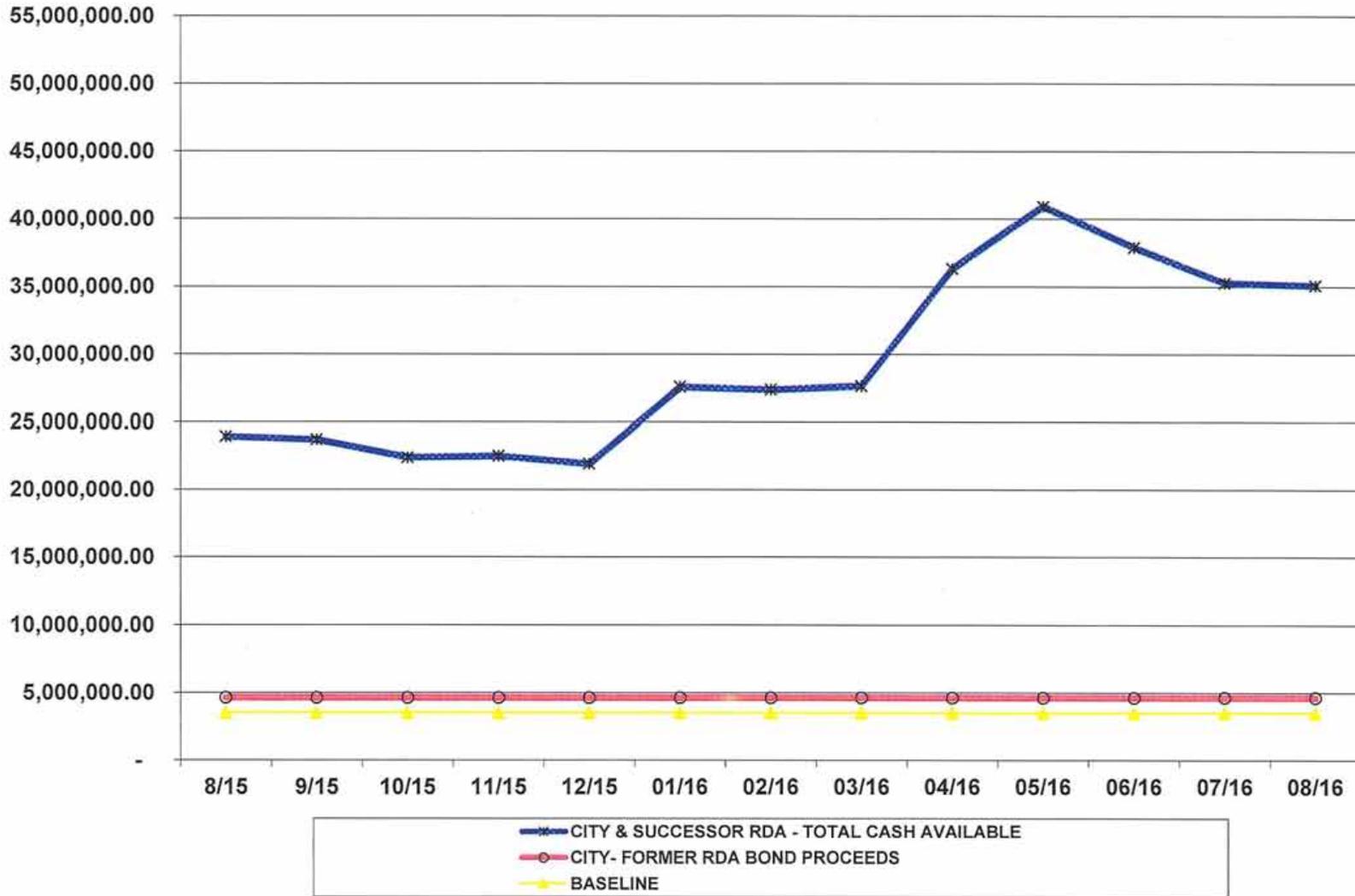
PREVIOUS MONTH 35,284,085.92

CHANGE +/- \$ (191,338.87)

All investments are in accordance with the City Investment Policy, and as such, sufficient funds are available to meet the cash flow requirements of Loma Linda, including the next thirty days' obligations. City and Agency funds are pooled.

  
Treasurer

CITY OF LOMA LINDA  
MONTHLY TREASURER'S REPORT 8/15 - 8/16





# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilmember  
Ronald Dailey, Councilmember  
John Lenart, Councilmember

COUNCIL AGENDA: September 13, 2016  
TO: City Council  
VIA: T. Jarb Thaipejr, City Manager  
FROM: Jeff Bender, Fire Chief *JTB*  
SUBJECT: June & July Fire Prevention Reports and August Fire Department Report

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## Operations Division

The Fire Department's Operations Division responded to 444 incidents in August 2016. Of the 444 incidents, 99 calls were given in Mutual/Automatic Aid. The alarm types are broken down as follows:

Fire & Rescue	Month		YTD	
Medical Aid (MA)	221	49.8%	1553	51.1%
Traffic Collision (TC)	13	2.9%	115	3.8%
<b>MA + TC</b>	<b>234</b>	<b>52.7%</b>	<b>1668</b>	<b>54.9%</b>
Hazardous Conditions	3	0.7%	36	1.2%
Hazardous Material	0	0.0%	0	0.0%
Public Assistance	27	6.1%	216	7.1%
Rescue	6	1.4%	26	0.9%
Structure Fire	3	0.7%	22	0.7%
Cooking	1	0.2%	6	0.2%
Vegetation Fire	13	2.9%	47	1.5%
Vehicle Fire	2	0.5%	11	0.4%
Refuse Fire	5	1.1%	26	0.9%
<b>All Fires</b>	<b>24</b>	<b>5.4%</b>	<b>112</b>	<b>3.7%</b>
Good Intent/Dispatched & Cancelled Enroute	129	29.1%	773	25.4%
Fire Alarm Activation*	21	4.7%	209	6.9%

\*Note: Includes accidental activation, burnt food, system malfunction, malicious, etc.

## Training Division Highlights:

- Monthly Emergency Medical Services (EMS) Training
  - Monthly EMS Training, CQI
  - Determination of Death Overview
  - EMS Lecture by Dr. Nguyen
  - Honor Guard training
  - Joint Training with Drayson Center Life Guards

## Public Education/Relations Detail:

- Multiple station tours
- Static display at Ronald McDonald House Annual Car Show Event
- Attended National Night Out Event

CC AGENDA ITEM 7

**SUBJECT: June & July Fire Prevention Reports and August Fire Department Report Continued**

**Fire Prevention Division:**

The Fire Departments Prevention Division June’s activity report is as follows:

Certificate Of Occupancy Inspection	
Commercial UL-300 Hood Inspections	2
Construction Site Inspection	24
Fire Alarm System Test & Inspection (# of trips)	2
Fire Building Final Inspection	2
Fire Flow Test (Hydrant Testing)	10
Fire Sprinkler Final – Commercial	2
Fire Sprinkler Final – Residential	
Fire Sprinkler Rough – Commercial	
Fire Sprinkler Rough – Residential	
Fire Underground – Inspection, test, flush	4
Five Year FS System Certification – Observe Flush	
Knox Box Placement/Inspection	4
New Tenant Inspection	2
Over-Head Hydro – Commercial	
Over-Head Hydro – Residential	
Plan Check Review / Project Review (hours)	11.5
Smoke Alarm Check	
Solar Panel Inspection	10
Underground Flam. Liquid Tank Inspection	
EOC Training or Activation (hours)	
Evacuation / Fire Drills, LLUMC, Schools	
Fire Code Research (hours)	8.5
Meetings	15
Public Education (hours)	3
Public Hearings / Council Meetings	1
Training Classes (hours)	7
Annual Fire Inspections	20
Engine Co. Computer / RMS (Hours)	
Engine Company Follow-up Inspection (hours)	1.5
Field Investigation / Inquiries	10
Fire / Arson / Illegal Burn Investigation	
State Fire Marshal Permits Issued	
State Fire Marshal Title 19 Inspections: RCF’s	7
Weed Abatement Administrative Time (hours)	11.5
Weed Abatement, Parcels Inspected	50

**SUBJECT: June & July Fire Prevention Reports and August Fire Department Report Continued**

**Fire Prevention Division:**

The Fire Departments Prevention Division July's activity report is as follows:

Certificate Of Occupancy Inspection	
Commercial UL-300 Hood Inspections	
Construction Site Inspection	14
Fire Alarm System Test & Inspection (# of trips)	
Fire Building Final Inspection	2
Fire Flow Test (Hydrant Testing)	
Fire Sprinkler Final – Commercial	1
Fire Sprinkler Final – Residential	2
Fire Sprinkler Rough – Commercial	4
Fire Sprinkler Rough – Residential	
Fire Underground – Inspection, test, flush	4
Five Year FS System Certification – Observe Flush	
Knox Box Placement/Inspection	4
New Tenant Inspection	2
Over-Head Hydro – Commercial	
Over-Head Hydro – Residential	
Plan Check Review / Project Review (hours)	4
Smoke Alarm Check	
Solar Panel Inspection	4
Underground Flam. Liquid Tank Inspection	
EOC Training or Activation (hours)	
Evacuation / Fire Drills, LLUMC, Schools	
Fire Code Research (hours)	8
Meetings	14
Public Education (hours)	3
Public Hearings / Council Meetings	2
Training Classes (hours)	15
Annual Fire Inspections	12
Engine Co. Computer / RMS (Hours)	
Engine Company Follow-up Inspection (hours)	1.5
Field Investigation / Inquiries	10
Fire / Arson / Illegal Burn Investigation	
State Fire Marshal Permits Issued	
State Fire Marshal Title 19 Inspections: RCF's	4
Weed Abatement Administrative Time (hours)	13
Weed Abatement, Parcels Inspected	2

**SUBJECT: June & July Fire Prevention Reports and August Fire Department Report Continued**

**Fire Prevention Division:**

The Fire Departments Prevention Division August's activity report is as follows:

Certificate Of Occupancy Inspection	
Commercial UL-300 Hood Inspections	1
Construction Site Inspection	
Fire Alarm System Test & Inspection (# of trips)	5
Fire Building Final Inspection	2
Fire Flow Test (Hydrant Testing)	
Fire Sprinkler Final – Commercial	1
Fire Sprinkler Final – Residential	
Fire Sprinkler Rough – Commercial	8
Fire Sprinkler Rough – Residential	7
Fire Underground – Inspection, test, flush	6
Five Year FS System Certification – Observe Flush	
Knox Box Placement/Inspection	7
New Tenant Inspection	1
Over-Head Hydro – Commercial	
Over-Head Hydro – Residential	
Plan Check Review / Project Review (hours)	11.5
Smoke Alarm Check	
Solar Panel Inspection	4
Underground Flam. Liquid Tank Inspection	
EOC Training or Activation (hours)	
Evacuation / Fire Drills, LLUMC, Schools	
Fire Code Research (hours)	14.5
Meetings	21
Public Education (hours)	3
Public Hearings / Council Meetings	1
Training Classes (hours)	42
Annual Fire Inspections	3
Engine Co. Computer / RMS (Hours)	
Engine Company Follow-up Inspection (hours)	7.5
Field Investigation / Inquiries	10
Fire / Arson / Illegal Burn Investigation	1
State Fire Marshal Permits Issued	
State Fire Marshal Title 19 Inspections: RCF's	2
Weed Abatement Administrative Time (hours)	6
Weed Abatement, Parcels Inspected	5



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Ovidiu Popescu, Mayor pro tempore  
Ronald Dailey, Councilman  
Phillip Dupper, Councilman  
John Lenart, Councilman

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

COUNCIL AGENDA: September 13, 2016

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Barbara Nicholson, HR Analyst/Deputy City Clerk *BN*

SUBJECT: Council Bill #R-2016-37- Certifying an industrial disability and eligibility for retirement pursuant to Government Code Section 21154 and 21156 – Former Fire Engineer Scott Toppo

## RECOMMENDATION

It is recommended that the City Council approve Council Bill #R-2016-37, a resolution certifying the industrial disability retirement of former Fire Engineer Scott Toppo.

## BACKGROUND

In order to complete the disability retirement for Fire Captain Scott Daniels, Government Code Sections 21154 and 21156 require that the City Council find that the retirement is a result of injury or disease arising out of and in the course and scope of employment.

Scott Toppo resigned from his Fire Engineer position effective May 9, 2016. He subsequently applied to CalPERS for an industrial disability retirement. Mr. Toppo sustained a work-related back injury on April 11, 2013, for which he was treated and returned to regular duty. In April 2016 the same injury flared up and he sought medical treatment with the original treating physician at Arrowhead Opthopadeics. At his evaluation on July 14, 2016, Mr. Toppo was found to be permanent and stationary, or having reached Maximum Medical Improvement, with work restrictions that prevent him from returning to firefighting. Based on the medical evidence, it is therefore recommend that the City Council make the finding that the injury is work related.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CERTIFYING INDUSTRIAL DISABILITY AND ELIGIBILITY FOR RETIREMENT PURSUANT TO GOVERNMENT CODE SECTIONS 21154 AND 21156

WHEREAS, the City of Loma Linda (hereinafter referred to as Agency) is a contracting agency of the Public Employee's Retirement System; and

WHEREAS, the Public Employee's Retirement Law requires that a contracting agency determine whether an employee of such agency in employment in which he/she is classified as a local safety member is disabled for purposes of the Public Employee's Retirement Law and whether such disability is "industrial" within the meaning of such Law; and

WHEREAS, an application for disability retirement of Scott Toppo, previously employed by the Agency in the position of Fire Engineer has been filed with the Public Employees' Retirement System; and

WHEREAS, the City Council of the City of Loma Linda has reviewed the medical and other evidence relevant to such alleged disability;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Loma Linda hereby find and determine that Scott Toppo is incapacitated within the meaning of the Public Employees' Retirement Law for performance of his duties in the position of Fire Engineer; and

BE IT FURTHER RESOLVED that the City Council of the City of Loma Linda find and determine that such disability is a result of injury or disease arising out of and in the course and scope of employment. Neither said Scott Toppo nor the agency City of Loma Linda has applied to the Worker's Compensation Appeals Board for a determination pursuant to Section 21166 whether such disability is industrial; and

BE IT FURTHER RESOLVED that the member was separated from his employment in the position of Fire Engineer after the expiration of his leave rights under Section 21164, Government code, effective May 10, 2016, and that no dispute as to the expiration of such leave rights is pending. His last day on pay status was May 9, 2016. There is not a possibility of third party liability. Advance Disability Pension payments will not be made. The primary disabling condition is orthopedic.

PASSED, APPROVED AND ADOPTED this 13<sup>th</sup> day of September 2016 by the following vote:

Ayes:  
Noes:  
Abstain:  
Absent:

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Rhodes Rigsby, Mayor

ATTEST:

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Pamela Byrnes-O'Camb, City Clerk



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ronald Dailey, Councilman  
John Lenart, Councilman  
Ovidiu Popescu, Councilman

COUNCIL AGENDA: September 13, 2016

TO: City Council

FROM: T. Jarb Thaipejr, City Manager/Public Works Director *T.J.T.*

SUBJECT: Appropriate \$240,000 from Water Acquisition Fund and Award Contract Waterline Improvements in Curtis Street, Rosarita Drive, Yardley Place, San Mateo Drive and San Juan Street. (CIP 15-644)

Approved/Continued/Denied By City Council Date _____
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## **RECOMMENDATION:**

It is recommended that the City Council award the contracts for the construction of the subject project to Borden Excavating Inc. of Calimesa for an amount of \$789,540.00; for material testing to Hilltop Geotechnical, Inc. of San Bernardino in an amount not to exceed \$2,000.00; and approve a contingency amount of \$79,000. City staff will provide construction management services, including construction inspection.

## **BACKGROUND:**

City staff is constantly monitoring infrastructure for signs of aging. Lately, numerous leaks have been detected and repaired on this segment of pipeline. During the repair process, a portion of the pipeline is exposed and inspected. It was determined through this inspection that this pipeline needed replacement as well as an increase in capacity. City Council approved the annual Capital Improvement Project list which includes this project.

## **ANALYSIS:**

Ten (10) bids were received and opened on September 6, 2016 for this work. Bids ranged from a low of \$789,540.00 to a high of \$1,223,426.00 (see attached). The low bidder, Borden Excavating Inc. of Calimesa, has been checked for references and license. It is not unusual for a construction project to experience the need to add or reduce the quantities of work items or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Therefore, Staff recommends an allocation of \$79,000.00 ( $\pm 10\%$  of contract) for such circumstances.

## **FINANCIAL IMPACT:**

Appropriate \$240,000.00 into Account No. 38-7200-1892. Adequate funding is then available in Account Nos. 32-5400-1892, CDBG, and 38-7200-1892, Water Acquisition.

**City of Loma Linda**

Waterline Installation Bid Opening Sept. 6, 2016

Schedule A-Rosarita Dr., Yardley Pl., San Mateo Dr. & San Juan St.				Engineer's Estimate		Borden Excavating Inc.		MCC Pipeline Inc		TK Construction	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization & Traffic Control	L.S.	1	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00
2	Pothole Utilities	L.S.	1	\$2,000.00	\$2,000.00	\$9,000.00	\$9,000.00	\$7,800.00	\$7,800.00	\$15,000.00	\$15,000.00
3	8" Ductile Iron Pipe	L.F.	731	\$60.00	\$43,860.00	\$60.00	\$43,860.00	\$79.50	\$58,114.50	\$101.00	\$73,831.00
4	8" Flanged Gate Valve	EA.	31	\$1,000.00	\$31,000.00	\$2,800.00	\$86,800.00	\$2,200.00	\$68,200.00	\$3,400.00	\$105,400.00
5	Install 1" water service (Long side)	EA.	66	\$1,000.00	\$66,000.00	\$1,300.00	\$85,800.00	\$1,680.00	\$110,880.00	\$1,800.00	\$118,800.00
6	Install 1" water service (Short side)	EA.	37	\$800.00	\$29,600.00	\$1,200.00	\$44,400.00	\$1,673.00	\$61,901.00	\$1,400.00	\$51,800.00
7	Install 6" Fire hydrant service	EA.	8	\$1,500.00	\$12,000.00	\$4,200.00	\$33,600.00	\$3,900.00	\$31,200.00	\$7,000.00	\$56,000.00
8	Fire Hydrant	EA.	3	\$4,500.00	\$13,500.00	\$5,400.00	\$16,200.00	\$3,300.00	\$9,900.00	\$6,750.00	\$20,250.00
9	Field Test	L.S.	1	\$1,500.00	\$1,500.00	\$4,500.00	\$4,500.00	\$3,450.00	\$3,450.00	\$1,200.00	\$1,200.00
10	Disinfect Pipeline	L.S.	1	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$3,300.00	\$3,300.00	\$4,000.00	\$4,000.00
11	Abandon ex. pipeline, valve, FH, service	L.S.	1	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$6,725.00	\$6,725.00	\$4,500.00	\$4,500.00
12	Asphalt Concrete	Ton	1,130	\$80.00	\$90,400.00	\$175.00	\$197,750.00	\$93.00	\$105,090.00	\$89.00	\$100,570.00
13	Cold Milling	S.Y.	16,730	\$2.00	\$33,460.00	\$1.50	\$25,095.00	\$1.65	\$27,604.50	\$1.50	\$25,095.00
14	Crack Seal	L.S.	1	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00	\$10,775.00	\$10,775.00	\$9,500.00	\$9,500.00
15	Adjust M.H. to grade	EA.	17	\$500.00	\$8,500.00	\$500.00	\$8,500.00	\$843.00	\$14,331.00	\$775.00	\$13,175.00
16	Adjust Water valve to grade	EA.	16	\$100.00	\$1,600.00	\$300.00	\$4,800.00	\$432.00	\$6,912.00	\$400.00	\$6,400.00
17	Install PCC cross gutter	S.F.	1,070	\$15.00	\$16,050.00	\$10.00	\$10,700.00	\$25.50	\$27,285.00	\$22.00	\$23,540.00
18	Strip stop legend and stop bar	EA.	4	\$160.00	\$640.00	\$350.00	\$1,400.00	\$501.00	\$2,004.00	\$500.00	\$2,000.00
<b>TOTAL</b>					<b>\$386,610.00</b>		<b>\$599,405.00</b>		<b>\$575,472.00</b>		<b>\$646,061.00</b>

**City of Loma Linda**

Schedule B - Curtis Street				Engineer's Estimate		Borden Excavating Inc.		MCC Pipeline Inc		TK Construction	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization & Traffic Control	L.S.	1	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2	Pothole Utilities	L.S.	1	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00	\$6,100.00	\$6,100.00	\$10,000.00	\$10,000.00
3	12" Ductile Iron Pipe	L.F.	722	\$70.00	\$50,540.00	\$85.00	\$61,370.00	\$96.00	\$69,312.00	\$164.00	\$118,408.00
4	12" Flanged Gate Valve	EA.	7	\$1,500.00	\$10,500.00	\$3,500.00	\$24,500.00	\$4,130.00	\$28,910.00	\$2,850.00	\$19,950.00
5	8" Ductile Iron Pipe	L.F.	31	\$60.00	\$1,860.00	\$75.00	\$2,325.00	\$75.00	\$2,325.00	\$51.00	\$1,581.00
6	8" Flanged Gate Valve	EA.	4	\$1,000.00	\$4,000.00	\$2,000.00	\$8,000.00	\$2,580.00	\$10,320.00	\$1,500.00	\$6,000.00
7	Remove and install 12" DIP	L.F.	526	\$80.00	\$42,080.00	\$90.00	\$47,340.00	\$128.00	\$67,328.00	\$115.00	\$60,490.00
8	12" X 8" Eccentric Reducer	EA.	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$1,933.00	\$1,933.00	\$650.00	\$650.00
9	Install flexible connection	EA.	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$6,350.00	\$6,350.00	\$375.00	\$375.00
10	Install 1" water service (Long side)	EA.	9	\$1,000.00	\$9,000.00	\$1,500.00	\$13,500.00	\$1,680.00	\$15,120.00	\$1,500.00	\$13,500.00
11	Install 1" water service (Short side)	EA.	6	\$800.00	\$4,800.00	\$1,400.00	\$8,400.00	\$1,673.00	\$10,038.00	\$900.00	\$5,400.00
12	Fire Hydrant	EA.	1	\$4,500.00	\$4,500.00	\$4,700.00	\$4,700.00	\$5,500.00	\$5,500.00	\$5,700.00	\$5,700.00
13	Field Test	L.S.	1	\$1,500.00	\$1,500.00	\$4,500.00	\$4,500.00	\$3,450.00	\$3,450.00	\$2,000.00	\$2,000.00
14	Disinfect Pipeline	L.S.	1	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$3,300.00	\$3,300.00	\$4,000.00	\$4,000.00
15	Abandon ex. pipeline, valve, FH, service	L.S.	1	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$6,500.00	\$6,500.00	\$2,500.00	\$2,500.00
<b>TOTAL</b>					<b>\$143,780.00</b>		<b>\$190,135.00</b>		<b>\$246,486.00</b>		<b>\$260,554.00</b>
<b>GRAND TOTAL A+B</b>					<b>\$530,390.00</b>		<b>\$789,540.00</b>		<b>\$821,958.00</b>		<b>\$906,615.00</b>

**City of Loma Linda**

Waterline Installation Bid Opening Sept. 6, 2016

Schedule A-Rosarita Dr., Yardley Pl., San Mateo Dr. & San Juan St.

ITEM	DESCRIPTION	UNIT	QUANTITY	TBU Inc.		Genesis Construction		Gentry Gen. Engineering		WEKA Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization & Traffic Control	L.S.	1	\$14,000.00	\$14,000.00	\$20,000.00	\$20,000.00	\$60,000.00	\$60,000.00	\$23,700.00	\$23,700.00
2	Pothole Utilities	L.S.	1	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00	\$16,250.00	\$16,250.00	\$20,000.00	\$20,000.00
3	8" Ductile Iron Pipe	L.F.	731	\$85.00	\$62,135.00	\$117.00	\$85,527.00	\$100.00	\$73,100.00	\$94.00	\$68,714.00
4	8" Flanged Gate Valve	EA.	31	\$2,850.00	\$88,350.00	\$1,200.00	\$37,200.00	\$2,500.00	\$77,500.00	\$2,800.00	\$86,800.00
5	Install 1" water service (Long side)	EA.	66	\$1,900.00	\$125,400.00	\$2,400.00	\$158,400.00	\$1,500.00	\$99,000.00	\$1,750.00	\$115,500.00
6	Install 1" water service (Short side)	EA.	37	\$1,600.00	\$59,200.00	\$2,100.00	\$77,700.00	\$1,000.00	\$37,000.00	\$1,425.00	\$52,725.00
7	Install 6" Fire hydrant service	EA.	8	\$8,500.00	\$68,000.00	\$7,500.00	\$60,000.00	\$5,000.00	\$40,000.00	\$10,500.00	\$84,000.00
8	Fire Hydrant	EA.	3	\$8,500.00	\$25,500.00	\$7,500.00	\$22,500.00	\$7,500.00	\$22,500.00	\$6,500.00	\$19,500.00
9	Field Test	L.S.	1	\$5,000.00	\$5,000.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00	\$1,462.00	\$1,462.00
10	Disinfect Pipeline	L.S.	1	\$6,500.00	\$6,500.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$731.00	\$731.00
11	Abandon ex. pipeline, valve, FH, service	L.S.	1	\$15,000.00	\$15,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00
12	Asphalt Concrete	Ton	1,130	\$135.00	\$152,550.00	\$81.70	\$92,321.00	\$90.00	\$101,700.00	\$90.00	\$101,700.00
13	Cold Milling	S.Y.	16,730	\$1.00	\$16,730.00	\$1.80	\$30,114.00	\$5.00	\$83,650.00	\$1.50	\$25,095.00
14	Crack Seal	L.S.	1	\$15,000.00	\$15,000.00	\$14,000.00	\$14,000.00	\$10,000.00	\$10,000.00	\$9,500.00	\$9,500.00
15	Adjust M.H. to grade	EA.	17	\$750.00	\$12,750.00	\$200.00	\$3,400.00	\$600.00	\$10,200.00	\$575.00	\$9,775.00
16	Adjust Water valve to grade	EA.	16	\$350.00	\$5,600.00	\$50.00	\$800.00	\$500.00	\$8,000.00	\$130.00	\$2,080.00
17	Install PCC cross gutter	S.F.	1,070	\$55.00	\$58,850.00	\$21.00	\$22,470.00	\$30.00	\$32,100.00	\$20.00	\$21,400.00
18	Strip stop legend and stop bar	EA.	4	\$5,500.00	\$22,000.00	\$500.00	\$2,000.00	\$1,000.00	\$4,000.00	\$375.00	\$1,500.00
<b>TOTAL</b>					<b>\$764,565.00</b>		<b>\$644,632.00</b>		<b>\$689,000.00</b>		<b>\$648,182.00</b>

**City of Loma Linda**

Schedule B - Curtis Street				TBU Inc.		Genesis Construction		Gentry Gen. Engineering		WEKA Inc.	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization & Traffic Control	L.S.	1	\$5,000.00	\$5,000.00	\$16,941.00	\$16,941.00	\$20,000.00	\$20,000.00	\$14,392.00	\$14,392.00
2	Pothole Utilities	L.S.	1	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
3	12" Ductile Iron Pipe	L.F.	722	\$95.00	\$68,590.00	\$150.00	\$108,300.00	\$110.00	\$79,420.00	\$223.00	\$161,006.00
4	12" Flanged Gate Valve	EA.	7	\$3,500.00	\$24,500.00	\$2,400.00	\$16,800.00	\$5,500.00	\$38,500.00	\$3,200.00	\$22,400.00
5	8" Ductile Iron Pipe	L.F.	31	\$80.00	\$2,480.00	\$150.00	\$4,650.00	\$100.00	\$3,100.00	\$300.00	\$9,300.00
6	8" Flanged Gate Valve	EA.	4	\$2,850.00	\$11,400.00	\$1,200.00	\$4,800.00	\$2,500.00	\$10,000.00	\$1,850.00	\$7,400.00
7	Remove and install 12" DIP	L.F.	526	\$65.00	\$34,190.00	\$237.80	\$125,082.80	\$280.00	\$147,280.00	\$245.00	\$128,870.00
8	12" X 8" Eccentric Reducer	EA.	1	\$1,100.00	\$1,100.00	\$300.00	\$300.00	\$1,000.00	\$1,000.00	\$575.00	\$575.00
9	Install flexible connection	EA.	1	\$1,100.00	\$1,100.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$250.00	\$250.00
10	Install 1" water service (Long side)	EA.	9	\$1,900.00	\$17,100.00	\$2,400.00	\$21,600.00	\$1,500.00	\$13,500.00	\$2,000.00	\$18,000.00
11	Install 1" water service (Short side)	EA.	6	\$1,500.00	\$9,000.00	\$2,100.00	\$12,600.00	\$1,000.00	\$6,000.00	\$1,375.00	\$8,250.00
12	Fire Hydrant	EA.	1	\$8,500.00	\$8,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
13	Field Test	L.S.	1	\$5,000.00	\$5,000.00	\$4,259.00	\$4,259.00	\$3,500.00	\$3,500.00	\$2,596.00	\$2,596.00
14	Disinfect Pipeline	L.S.	1	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,298.00	\$1,298.00
15	Abandon ex. pipeline, valve, FH, service	L.S.	1	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$2,300.00	\$2,300.00
<b>TOTAL</b>					<b>\$214,960.00</b>		<b>\$338,832.80</b>		<b>\$347,300.00</b>		<b>\$389,137.00</b>
<b>GRAND TOTAL A+B</b>					<b>\$979,525.00</b>		<b>\$983,464.80</b>		<b>\$1,036,300.00</b>		<b>\$1,037,319.00</b>

**City of Loma Linda**

Waterline Installation Bid Opening Sept. 6, 2016

Schedule A-Rosarita Dr., Yardley Pl., San Mateo Dr. & San Juan St.				Miramontes Const. Co.		Sully-Miller Const. Co.		EI-Co Contractors Inc.	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization & Traffic Control	L.S.	1	\$35,000.00	\$35,000.00	\$14,250.00	\$14,250.00	\$40,000.00	\$40,000.00
2	Pothole Utilities	L.S.	1	\$15,000.00	\$15,000.00	\$23,000.00	\$23,000.00	\$15,000.00	\$15,000.00
3	8" Ductile Iron Pipe	L.F.	731	\$150.00	\$109,650.00	\$113.00	\$82,603.00	\$80.00	\$58,480.00
4	8" Flanged Gate Valve	EA.	31	\$1,600.00	\$49,600.00	\$2,400.00	\$74,400.00	\$4,573.00	\$141,763.00
5	Install 1" water service (Long side)	EA.	66	\$1,500.00	\$99,000.00	\$4,000.00	\$264,000.00	\$1,675.00	\$110,550.00
6	Install 1" water service (Short side)	EA.	37	\$1,250.00	\$46,250.00	\$3,200.00	\$118,400.00	\$1,200.00	\$44,400.00
7	Install 6" Fire hydrant service	EA.	8	\$8,000.00	\$64,000.00	\$4,800.00	\$38,400.00	\$8,751.00	\$70,008.00
8	Fire Hydrant	EA.	3	\$8,000.00	\$24,000.00	\$9,500.00	\$28,500.00	\$7,230.00	\$21,690.00
9	Field Test	L.S.	1	\$10,000.00	\$10,000.00	\$2,200.00	\$2,200.00	\$4,500.00	\$4,500.00
10	Disinfect Pipeline	L.S.	1	\$6,000.00	\$6,000.00	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00
11	Abandon ex. pipeline, valve, FH, service	L.S.	1	\$25,000.00	\$25,000.00	\$750.00	\$750.00	\$4,500.00	\$4,500.00
12	Asphalt Concrete	Ton	1,130	\$125.00	\$141,250.00	\$83.00	\$93,790.00	\$110.00	\$124,300.00
13	Cold Milling	S.Y.	16,730	\$3.25	\$54,372.50	\$2.00	\$33,460.00	\$2.80	\$46,844.00
14	Crack Seal	L.S.	1	\$10,000.00	\$10,000.00	\$11,000.00	\$11,000.00	\$15,917.00	\$15,917.00
15	Adjust M.H. to grade	EA.	17	\$800.00	\$13,600.00	\$750.00	\$12,750.00	\$450.00	\$7,650.00
16	Adjust Water valve to grade	EA.	16	\$400.00	\$6,400.00	\$600.00	\$9,600.00	\$50.00	\$800.00
17	Install PCC cross gutter	S.F.	1,070	\$15.00	\$16,050.00	\$25.00	\$26,750.00	\$195.00	\$208,650.00
18	Strip stop legend and stop bar	EA.	4	\$1,500.00	\$6,000.00	\$375.00	\$1,500.00	\$345.00	\$1,380.00
<b>TOTAL</b>					<b>\$731,172.50</b>		<b>\$837,853.00</b>		<b>\$920,932.00</b>

**City of Loma Linda**

Schedule B - Curtis Street				Miramontes Const. Co.		Sully-Miller Const. Co.		EI-Co Contractors Inc.	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization & Traffic Control	L.S.	1	\$20,000.00	\$20,000.00	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00
2	Pothole Utilities	L.S.	1	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00
3	12" Ductile Iron Pipe	L.F.	722	\$160.00	\$115,520.00	\$165.00	\$119,130.00	\$146.00	\$105,412.00
4	12" Flanged Gate Valve	EA.	7	\$3,000.00	\$21,000.00	\$3,500.00	\$24,500.00	\$2,560.00	\$17,920.00
5	8" Ductile Iron Pipe	L.F.	31	\$300.00	\$9,300.00	\$300.00	\$9,300.00	\$880.00	\$27,280.00
6	8" Flanged Gate Valve	EA.	4	\$2,000.00	\$8,000.00	\$2,000.00	\$8,000.00	\$1,490.00	\$5,960.00
7	Remove and install 12" DIP	L.F.	526	\$265.00	\$139,390.00	\$165.00	\$86,790.00	\$145.00	\$76,270.00
8	12" X 8" Eccentric Reducer	EA.	1	\$1,000.00	\$1,000.00	\$550.00	\$550.00	\$556.00	\$556.00
9	Install flexible connection	EA.	1	\$7,000.00	\$7,000.00	\$325.00	\$325.00	\$3,800.00	\$3,800.00
10	Install 1" water service (Long side)	EA.	9	\$1,500.00	\$13,500.00	\$3,750.00	\$33,750.00	\$1,817.00	\$16,353.00
11	Install 1" water service (Short side)	EA.	6	\$1,500.00	\$9,000.00	\$3,000.00	\$18,000.00	\$1,362.00	\$8,172.00
12	Fire Hydrant	EA.	1	\$8,000.00	\$8,000.00	\$9,500.00	\$9,500.00	\$8,271.00	\$8,271.00
13	Field Test	L.S.	1	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$4,500.00	\$4,500.00
14	Disinfect Pipeline	L.S.	1	\$5,000.00	\$5,000.00	\$4,700.00	\$4,700.00	\$4,500.00	\$4,500.00
15	Abandon ex. pipeline, valve, FH, service	L.S.	1	\$25,000.00	\$25,000.00	\$750.00	\$750.00	\$3,500.00	\$3,500.00
<b>TOTAL</b>					<b>\$401,710.00</b>		<b>\$340,295.00</b>		<b>\$302,494.00</b>
<b>GRAND TOTAL A+B</b>					<b>\$1,132,882.50</b>		<b>\$1,178,148.00</b>		<b>\$1,223,426.00</b>



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ronald Dailey, Councilman  
John Lenart, Councilman  
Ovidiu Popescu, Councilman

COUNCIL AGENDA: September 13, 2016

TO: City Council

FROM: T. Jarb Thaipejr, City Manager/Public Works Director *TJT*

SUBJECT: Award Contract to Construct Barton Road Left Turn Pocket Extensions at Mountain View Avenue and at Loma Linda Drive.

Approved/Continued/Denied By City Council Date _____
--

## **RECOMMENDATION:**

It is recommended that the City Council award a contract in an amount of \$49,555 to Tryco General Engineering of Rimforest, CA for the subject construction and approve a contingency amount of \$5,000.00 ( $\pm 10\%$ ). It is then recommended that City Council award a contract to Joseph E. Bonadiman & Associates, Inc. in an amount not to exceed \$3,200 for construction survey.

## **BACKGROUND:**

This project is on our Capital Improvement Program Projects list that was approved by City Council. The original constructed improvements served the needs of the community for many years. However, as the population has grown along with traffic volumes, modifications are needed to accommodate increased demand.

## **ANALYSIS:**

City Council approved the annual budget which included this capital improvement project. Staff advertised for competitive bids, five (5) bids were received and opened on September 6, 2016. Bids ranged from a low of \$49,555 to a high of \$79,443 (see attached). The low bidder, Tryco General Engineering of Rimforest, has been checked for references and licenses. This contractor has performed similar acceptable work for the City. It is not unusual for a construction project to experience the need to add or reduce the quantities of work items or the scope of work as field conditions dictate. This is generally caused by unforeseen circumstances or work needed to maintain the integrity of the project. Therefore, Staff recommends an allocation of \$5,000 for such circumstances.

## **FINANCIAL IMPACT:**

Funding is available from Traffic Mitigation Account No. 12-5340-8500.

**CC AGENDA ITEM 9b**

Bid Opening Sept. 6, 2016

City of Loma Linda

Barton Rd. Turn Pocket Improvement - CIP 15-172				Engineering Estimate		Tryco Gen. Engineering		EBS Gen. Engineering, Inc	
ITEM				UNIT		UNIT		UNIT	
NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL
1	Mobilization/Traffic Control	L.S.	1	5,000.00	5,000.00	4,400.00	4,400.00	5,000.00	5,000.00
2	Clearing and Grubbing	L.S.	1	10,000.00	10,000.00	7,000.00	7,000.00	4,000.00	4,000.00
3	6" PCC Curb and Gutter	L.F.	145	30.00	4,350.00	78.00	11,310.00	70.00	10,150.00
4	Variable Height PCC Curb and Gutter	L.F.	139	35.00	4,865.00	91.50	12,718.50	70.00	9,730.00
5	Asphalt Concrete	TON	85	100.00	8,500.00	125.00	10,625.00	130.00	11,050.00
6	Clushed Aggregate base	TON	120	40.00	4,800.00	18.00	2,160.00	70.00	8,400.00
7	Striping detail 38 D	L.F.	122	2.00	244.00	11.00	1,342.00	11.00	1,342.00
		<b>TOTAL</b>			<b>\$37,759.00</b>		<b>\$49,555.50</b>		<b>\$49,672.00</b>

Barton Rd. Turn Pocket Improvement - CIP 15-172				S & H Civil Works		Haitbrink Asphalt		All American Asphalt	
ITEM				UNIT		UNIT		UNIT	
NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL	PRICE	TOTAL	PRICE	TOTAL
1	Mobilization/Traffic Control	L.S.	1	5,000.00	5,000.00	5,500.00	5,500.00	15,000.00	15,000.00
2	Clearing and Grubbing	L.S.	1	3,000.00	3,000.00	18,200.00	18,200.00	27,000.00	27,000.00
3	6" PCC Curb and Gutter	L.F.	145	100.00	14,500.00	42.00	6,090.00	54.00	7,830.00
4	Variable Height PCC Curb and Gutter	L.F.	139	100.00	13,900.00	42.00	5,838.00	56.00	7,784.00
5	Asphalt Concrete	TON	85	120.00	10,200.00	130.00	11,050.00	155.00	13,175.00
6	Clushed Aggregate base	TON	120	30.00	3,600.00	44.70	5,364.00	65.00	7,800.00
7	Striping detail 38 D	L.F.	122	15.00	1,830.00	11.50	1,403.00	7.00	854.00
		<b>TOTAL</b>			<b>\$52,030.00</b>		<b>\$53,445.00</b>		<b>\$79,443.00</b>



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ronald Dailey, Councilman  
John Lenart, Councilman  
Ovidiu Popescu, Councilman

COUNCIL AGENDA: September 13, 2016  
TO: City Council  
FROM: T. Jarb Thaipejr, City Manager/Public Works Director  
SUBJECT: Award Contract for Bi-Annual Weed Abatement Services.

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

**RECOMMENDATION:**

It is recommended that the City Council award the contract for bi-annual weed abatement services to West SWPPP of Mentone, CA for an amount not to exceed \$25,000.00 and approve a contingency amount of \$2,500.00.

**BACKGROUND:**

The City's current contract has expired requiring a solicitation for proposals. We have several public and private parcels that require weed abatement for fire prevention. The Public Works Department oversees the public parcels and the Fire Department oversees the private parcels. The private parcels often require additional noticing, hearings and assessment procedures. This proposal was prepared for a bi-annual service.

**ANALYSIS:**

Proposals were sent to five (5) local firms. Three bids were received, reviewed and evaluated. The total bids ranged from \$305 to \$390 per unit cost. All firms providing a proposal are competitive, reputable and able to perform the work. The low bidder, West of Mentone, CA, has been checked for references and license. This contractor has previously performed satisfactorily in the City. It is not unusual for this type of work to experience the need to add or reduce the quantities of work items or the scope of work as parcel inspections are performed. Therefore, Staff recommends an allocation of \$2,500.00 (±10% of contract) for such circumstances. City staff will provide inspection and management services.

**FINANCIAL IMPACT:**

Funds are available in Account No. 01-2070-1820



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016  
TO: City Council  
FROM: Konrad Bolowich, Assistant City Manager *[Signature]*  
VIA: T. Jarb Thaipejr, City Manager  
SUBJECT: Approve Reappropriations of \$4,800.00 for interim contract planning services

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

## RECOMMENDATION

It is recommended that City Council reappropriate \$4,800.00 from General Fund balance for contract planning services and allocate those funds into expenditure account 01-1600-1820.

## BACKGROUND

These funds were appropriated in FY 2016, and the services were performed in both fiscal years. This represents work performed in FY2017, and will complete the contract.

## ANALYSIS

The requested financial appropriation will provide funding to engage a contract planner for 20 hours per week until full time staff can be recruited.

## FINANCIAL IMPACT

Appropriate \$4,800.00 from General Fund balance into expenditure account 01-1600-1820.



# City of Loma Linda Official Report

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Ovidiu Popescu, Mayor pro tempore  
Ronald Dailey, Councilman  
Phillip Dupper, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016

TO: City Council

VIA: T. Jarb Thaipejr, City Manager

FROM: Pamela Byrnes-O'Camb, City Clerk *pbo*

SUBJECT: Biennial review of the City's Conflict of Interest Code pursuant to the Political Reform Act to delete reference to the Designated Employee position of Battalion Chief

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

It is recommended that the City Council adopt the Conflict of Interest Code as amended to delete reference to the Designated Employee position of Battalion Chief.

## BACKGROUND

The Political Reform Act requires every local government agency to review its conflict of interest code biennially (even-numbered years) to determine if it is accurate and up-to-date, and to then make appropriate changes or determine that no changes are necessary.

A Conflict of Interest Code designates the positions within an agency that make or participate in the making of governmental decisions that may foreseeably have a material effect on any financial interest and refers to positions other than those required to report under Government Code Section 87200 (City Council Members, Planning Commissioners, City Manager, Finance Director/Treasurer, City Attorney).

The City's Conflict of Interest Code is generic in that it adopts by reference the terms of a standard conflict of interest code; therefore, if amendments are made to the Political Reform Act, the City's Code is in conformance, with the possible exception of disclosure categories.

Previously, the following changes were made:

1992            Added Members of the Planning Commission to the Designated Employee Disclosure Category.

                 Added Members of the Historical Commission to the Designated Employee Disclosure Category upon implementation of the Historical Preservation Ordinance.

1994            Added the position of Economic Development Director to the Designated Employee Disclosure Category; deleted the position of Building Inspector, as it is a contract service and the position of City Engineer, as the City contracted with various firms and no one firm or individual was named "City Engineer;" changed the designation of Director of Community Services to Director of Public Works.

- 1998 Deleted Members of the Budget Committee, Traffic Advisory Committee, and Historical Commission from the category of Designated Employee because “unsalaried members of boards or commissions which are solely advisory” are not included in the term “designated employee.”
- 2000 No changes made.
- 2002 Added the Loma Linda Public Finance Authority Board Members to the disclosure category of Designated Employee.
- In 1992, Members of the Historical Commission were added and were to file Conflict of Interest Statements upon implementation of the Historic Preservation Ordinance. Although the Historic Preservation Ordinance was adopted in 1992, the Historical Commission was deleted from the disclosure category in 1998 because the ordinance was not fully implemented.
- 2004 The Historic Overlay Zone was adopted; therefore, Members of the Historical Commission were included in a disclosure category.
- 2006 No Change
- 2008 No Change
- 2010 Added the positions of Information Systems Analyst IV, Field Services Superintendent, Utility Services Superintendent, Fire Marshal, and Battalion Chief to the disclosure category of Designated Employee.
- 2012 No Change
- 2014 No Change

### **ANALYSIS**

The recommended modification will clarify the entity to which the designated positions make or participate in the making of governmental decisions, and the disclosure categories assigned to those positions which require the disclosure of all investments in business entities and sources of income of the type which are of the type to contract with the City of Loma Linda and/or the Loma Linda Housing Authority, to provide services, supplies, materials, machinery or equipment.

### **ENVIRONMENTAL**

Not applicable.

### **FINANCIAL IMPACT**

None.

Attachment: Disclosure Categories

**DISCLOSURE CATEGORIES FOR DESIGNATED EMPLOYEES  
AND OTHER DESIGNATED POSITIONS  
CITY OF LOMA LINDA**

City Clerk; Director of Finance; Planning Commission; Public Financing Authority Board Members; Accounting Manager; Consultants:\*

All investments, sources of income, interests in real property as well as business positions in which the designated employee is a director, officer, partner, trustee, employee, or holds any position of management. (Full Disclosure - All Applicable Schedules)

Public Works Director; Information Systems Director; Information Systems Analyst IV; Field Services Superintendent; Utility Services Superintendent; Fire Marshal; ~~Battalion Chief~~; Field Services Superintendent; Utility Services Superintendent.

Investments in business entities and sources of income of the type which are of the type to contract with the City of Loma Linda/Loma Linda Housing Authority, to provide services, supplies, materials, machinery or equipment.

Director of Community Development; Assistant Planner, Associate Planner, Senior Planner, Director of Public Safety/Fire Chief; Director of Economic Development; Historical Commission Members.

Investments in business entities and sources of income, which engage in land development, construction or the acquisition or sale of real property. Interests in real property located within two miles of any land owned or used by the City or Housing Authority.

\*Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the Code subject to the following limitation:

The Executive Director/Officer may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant's duties and based upon that description, a statement of the extent of disclosure requirements. The Executive Director's/Officer's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Adopted January 26, 1988  
Modified June 23, 1992  
Modified October 11, 1994  
Modified September 24, 1996  
Modified September 22, 1998  
Modified October 22, 2002  
Modified August 24, 2004  
Modified October 12, 2010  
Modified December 11, 2012

# 2016 Local Agency Biennial Notice

Name of Agency: City of Loma Linda/Loma Linda Housing Authority

Mailing Address: 25541 Barton Road, Loma Linda, CA 92354

Contact Person: Pamela Byrnes-O'Camb Phone No. (909) 799-2819

Email: pocamb@lomalinda-ca.gov Alternate Email: \_\_\_\_\_

**Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.**

This agency has reviewed its conflict of interest code and has determined that (*check one BOX*):

**An amendment is required. The following amendments are necessary:**

(*Check all that apply.*)

- Include new positions
- Revise disclosure categories
- Revise the titles of existing positions
- Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- Other (*describe*) \_\_\_\_\_

**The code is currently under review by the code reviewing body.**

**No amendment is required.** (If your code is over five years old, amendments may be necessary.)

---

### Verification (to be completed if no amendment is required)

*This agency's code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The code includes all other provisions required by Government Code Section 87302.*

\_\_\_\_\_  
*Signature of Chief Executive Officer*

\_\_\_\_\_  
*Date*

All agencies must complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than **October 3, 2016**, or by the date specified by your agency, if earlier, to:

(PLACE RETURN ADDRESS OF CODE REVIEWING BODY HERE)

**PLEASE DO NOT RETURN THIS FORM TO THE FPPC.**



# City of Loma Linda Official Report

Rhodes Rigsby, Mayor  
Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

Approved/Continued/Denied  
By City Council  
Date \_\_\_\_\_

COUNCIL AGENDA: September 13, 2016

TO: City Council

FROM: Konrad Bolowich, Assistant City Manager

VIA: T. Jarb Thaipejr, City Manager

SUBJECT: Approve a Building and Safety permit refund policy per Section 109.6 of the California Building Code.

## RECOMMENDATION

It is recommended that City Council approve a permit refund policy per Section 109.6 of the California Building Code.

## BACKGROUND

Policy is proposed as follows:

- Permits that have been obtained that were issued in error by the City will be entitled a full refund.
- Permits that the applicant cancels prior to the first inspection will be entitled a refund of half of the permit fee (exclusive of the Application fee, SMIP fee, General Plan Update fee, or Green Building fee).
- Refunds will not be granted for permits that have received any inspections, expired, or that have been granted extensions past the first six months from the date of issue

## ANALYSIS

The Building and Safety Division Permit fees are based on a time and motion study that is updated periodically (Typically every two to three years). Permits Application fees take into account Staff's time to review, issue, record, copy and file permits.

## FINANCIAL IMPACT

No Financial Impact.



# City of Loma Linda Official Report

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Ronald Dailey, Councilman  
Ovidiu Popescu, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016

TO: City Council

FROM: T. Jarb Thaipejr, City Manager T.J.T.

SUBJECT: Council Bill #R-2016-38 - Adopt Measure I Five-Year Capital Improvement Plan

Approved/Continued/Denied By City Council Date _____
--

## RECOMMENDATION

It is recommended that the City Council adopt Council Bill #R-2016-38, approving the City's Measure I Five-Year Capital Improvement Plan.

## BACKGROUND

Cities in San Bernardino County are required to adopt a Five-Year Capital Improvement Plan (CIP) for Measure I projects. Measure I revenues are generated by the County-wide transportation ½ percent sales tax program which is administered by the San Bernardino Associated Governments (SANBAG).

## ANALYSIS

The City Council approved the 5-Year CIP at the May 24 2016 meeting. The CIP list includes street improvement projects. The proposed Measure I 5-Year CIP is in compliance with the City's approved 5-Year CIP. City Council may change the Measure I Plan at any time to reprioritize projects. Please refer to Attachment B, which lists proposed projects for the five-year period from FY 2016-21. As noted in the attachment, the expenditure over the 5 year period is estimated to be 2,206,000. The Measure I revenue estimate, as provided by SANBAG, is \$2,207,771 over the same period. The difference of \$1,771 will be placed in carryover of Measure I funding.

## FINANCIAL IMPACT

There is no fiscal impact as projects are not required to be constructed. This plan allows for consideration of funding opportunities.

- Attachments A - Resolution  
B - Measure I Five-Year Plan 2016-21  
C - Expenditure Strategy  
D - Map

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA,  
STATE OF CALIFORNIA, ADOPTING THE FIVE YEAR CAPITAL  
IMPROVEMENT PROGRAM

WHEREAS, San Bernardino County voters approved passage of Measure I 1990-2010 in November 1989 and renewed as Measure I 2010-2040 in November 2004 authorizing San Bernardino Associated Governments, acting as the San Bernardino County Transportation Authority, to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino, and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 89-1 and Ordinance No. 04-01 of the Authority, and

WHEREAS, Expenditure Plans of the Ordinances require each local jurisdiction receiving revenue from the tax to expend those funds pursuant to a Capital Improvement Program adopted by resolution of the local jurisdiction, and

WHEREAS, Expenditure Plans of the Ordinances also require that each local jurisdiction annually adopt and update its Capital Improvement Plan,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Loma Linda, State of California, hereby adopts the Measure I Five Year Capital Improvement Program, a copy of which is attached to this resolution.

PASSED AND ADOPTED this 13th day of September 2016, by the following vote:

AYES:

NOES:

ABSENT:

---

Rhodes Rigsby, Mayor

Attest:

---

Pamela Byrnes-O'Camb, City Clerk

## ATTACHMENT C

### **MEASURE I CAPITAL IMPROVEMENT PLAN EXPENDITURE STRATEGY 2016-2021**

The City of Loma Linda is intent upon efficiently maintaining our existing roadway system. The streets in Loma Linda are constructed of asphalt concrete (AC). These streets are in various stages of their life expectancy. A typical AC street improvement has a life expectancy of 15-20 years. Through proper pavement management, this can be extended by as much as 20 years. Our strategy is to utilize a combination of slurry seal method, grind and overlay the top 0.1' and pulverize existing AC for base and repave for rehabilitation. This pavement management program has shown to be effective in delaying the eventual complete reconstruction, including subgrade, of a roadway segment.

Measure I funding is critical to this effort. We have dedicated the majority of funding to maintenance activities as described above along with the adjacent sidewalk, curb and gutter and access ramp maintenance. A portion of funding is earmarked for addressing increased capacity demand along certain segments that have experienced growth. New roadway segments may be considered in the future and will be addressed with CIP planning at that time.







# City of Loma Linda Official Report

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Phillip Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

COUNCIL AGENDA: September 13, 2016

TO: City Council

FROM: Pamela Byrnes-O'Camb, City Clerk *pb*

VIA: T. Jarb Thaipejr, City Manager *T.J.T.*

SUBJECT: Accept with regret the resignation of Carlos Prieto from the Planning Commission; appoint one member to fulfill the June 30, 2018 term or declare a vacancy and direct the Clerk to advertise

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

It is recommended that the City Council appoint one member to the Planning Commission to fulfill a 2018 term.

## BACKGROUND

The Planning Commission is comprised of five members who serve three-year terms. Planning Commissioners must maintain a status of resident elector of the City and must file a Statement of Economic Interests Form 700 which is filed with the Fair Political Practices Commission (FPPC) and is a public record.

A vacancy has occurred with the resignation of Carlos Prieto. His term would have expired June 30, 2018.

Two applications have been received: Larry Karpenko and Steven Hatzman (attached).

Other Planning Commissioners are: John S. Nichols (2017 term), Ryan Gallant (2018 term), Jay Nelson (2017 term) and Doree Morgan (2018 term).

## Options

The City Council may (a) Appoint one member to the Planning Commission; or (b) Declare a vacancy and direct the City Clerk to advertise for not less than 30 days.

Attachment: Application-Larry Karpenko  
Application – Steven Hatzman

August 16, 2016

Loma Linda Planning Commission  
City of Loma Linda  
25541 Barton Road  
Loma Linda, CA 92354

Subject: Resignation from the Loma Linda Planning Commission

Dear Pam:

I regret to inform you, I am submitting my resigning from my appointment to the Planning Commission for the term to expire June 30, 2018, effective immediately.

Carlos Prieto  
Planning Commissioner

cc: Konrad Bolowich  
Richard Holdaway

Enclosure



CITY OF LOMA LINDA  
APPLICATION  
APPOINTMENT TO PLANNING COMMISSION

ALL APPLICANTS MUST BE RESIDENTS AND REGISTERED VOTERS WITHIN THE CITY OF LOMA LINDA  
PLANNING COMMISSIONERS ARE REQUIRED TO FILE A STATEMENT OF ECONOMIC INTERESTS  
PURSUANT TO THE POLITICAL REFORM ACT OF 1974 **City of Loma Linda**

City Clerk  
25541 Barton Road  
Loma Linda, CA 92354

AUG 31 2016  
City Clerk

Name: Larry Karpenko Home Phone: (909) 894-3180  
Home Address: 11885 Hollis Court Years resided at address: 8  
Have you lived at any other address in Loma Linda:  Yes  No  
If yes, give previous address: 25093 La Mar Road, Loma Linda CA 92354  
Employer: Redlands Community Hospital, Karen Zirkle, Supervisor  
Employer Address: 350 Terracina Blvd Redlands, CA 92373 Employer Phone: (909) 335-5500  
Occupation: Physical Therapist How Long: 2005-2008  
Education (Highest Grade Completed): Post-professional Doctorate, DPT  
Licenses or special certificates held: Physical Therapist License, CA

Name, location of Colleges/Universities Attended	Major	Degree	Last Year Attended
Temple University, Philadelphia PA	Physical Therapy	Doctor of PT	2007
Loma Linda University, Loma Linda CA	Physical Therapy	Masters Science	1999
Loma Linda University, Loma Linda CA	Life Sciences	Bachelor Science	1999
Columbia Union College, Takoma Park MD	General Studies	Associates Arts	1996

Have you ever been convicted of any crime or violation of any law or statute other than minor traffic violations?

Yes  No  (If yes, please attach a separate sheet of explanation.)

Prior or Current Civic Experience (Include Membership in Professional, charitable or community organizations)	Office Held (if any)	Dates of Membership
Gospel Music Association	None	2015-present
Academy of Model Aeronautics	None	Lifetime
Pomona Valley Model Airplane Club	None	2015-present
Marks RC Model Airplane Club	None	2013-present

I declare under penalty or perjury that all statements in this application and the attached responses are true and complete to the best of my knowledge and belief.

Larry D. Karpenko II  
Signature of Applicant

**ANSWERS TO QUESTIONS ARE REQUIRED. PLEASE USE NO MORE THAN FOUR TYPED OR HANDWRITTEN PAGES FOR ALL OF YOUR ANSWERS.**

1. Please describe your interest and background in planning and development.
2. What do you see as your role within city government if appointed to the Planning Commission?
3. Looking ten years into the future, what is your vision of Loma Linda?
4. Provide an example of how you would resolve a situation where your personal viewpoint toward development is in conflict with the overall best interest of the City.
5. The design and architecture of a proposed development may not suit your personal taste and the type of development or land use may be contrary to your lifestyle views or opinions. How would you review the project objectively?
6. What local city(ies) do you admire and believe Loma Linda should emulate and why? What steps should Loma Linda take to become more like these cities?
7. What abilities do you feel you have that would allow you to work as a member of the Planning Commission team, even though you may not always agree with other Commissioners on important development issues?

**1. Please describe your interest and background in planning and development.**

I am interested in planning and development in Loma Linda because this is where I am raising my family. I want my children to be proud to say they live in Loma Linda. I grew up in a small rural town, where rolling farmland backs up to Appalachian oak trees. On a recent visit to Pennsylvania I drove past the new Lowes, Wal-Mart, Wendy's, Wawa, and Five Guys Burgers all within a ½ mile radius. My mom expressed how thankful she is to no longer drive 30+ minutes to pay a reasonable price for groceries. I am aware of the importance of healthy growth and good planning for the benefit of the city and its residents.

**2. What do you see as your role within city government if appointed to the Planning Commission?**

I see my role in the Planning Commission as a reflection of how residents want their city to look; responsible for the vision of how land is used, and overseeing the implementation of this vision.

**3. Looking ten years into the future, what is your vision of Loma Linda?**

My vision for the City of Loma Linda is that we be defined by good health. This includes sensible roads that establish easy access to schools, businesses, homes, and health-care facilities; more defined areas for recreation, exercise, and outdoor enjoyment; safety for our homes and streets; a place of education; a place of active, healthy community.

**4. Provide an example of how you would resolve a situation where your personal viewpoint toward development is in conflict with the overall best interest of The City.**

In a situation where my personal viewpoint was in conflict, it would be appropriate for me to state my view one time, allowing my view to be expressed, and then most importantly, listen to the general consensus among the decision-makers, and trust the process.

- 5. The design and architecture of a proposed development may not suit your personal taste and the type of development or land use may be contrary to your lifestyle views of opinions. How would you review the project objectively?**

A good way to review the project objectivity would begin by gathering information. Asking questions such as "What are all the facts?" "What do law and city codes require?" "Who will be affected most positively, most negatively, by this land use?" "Does this land use fit the vision for The City?" are key questions. Asking city residents for input, formally and informally, is important to get a sense of community impact. After gathering relevant facts and considering different viewpoints, a decision can be made based on objective criteria, rather than subjective opinions.

- 6. What local city(ies) do you admire and believe Loma Linda should emulate and why? What steps should Loma Linda take to become more like these cities?**

I have a liking to Roseville, CA after enjoying an invigorating bike ride and roller-blade experience in the Secret Ravine Park just east of Interstate 80. Roseville has invested planning and development resources into its 30 parks, recreation facilities, programs, and events. This infrastructure provides support to community based organizations(CBO's), who set the pulse for a vibrant community. Roseville's CBO's include sports leagues, family, preschool and teen activities, camping and nature groups, cultural arts groups, among others. The City of Loma Linda has a huge opportunity to grow and support more CBO's, thus improving quality of life for residents. A simple example of how Loma Linda could improve the health and safety of its residents would be to expand a same-side, clearly marked, sidewalk on Beaumont Avenue from Hulda-Crooks Park extending to the train tracks eastward.

- 7. What abilities do you feel you have that would allow you to work as a member of the Planning Commission team, even though you may not always agree with the other Commissioners on important development issues?**

I am a creative individual, thus I enjoy approaching issues from a creative viewpoint. There is often more than one way to accomplish the same goal, and looking for a solution where everyone is a winner is optimal.

I have a good sense about what families consider important in their city. As the father of Lauryn(8) and Andrew(6) I am connected with local parents and families. I frequently volunteer for school-based events and programs and have a connection to concerns and suggestions of parents.

I have a willingness to serve our City. I have a desire to see our City the best it can be. I want nothing other for the City of Loma Linda than for it to be prosperous, safe, and desirable.



CITY OF LOMA LINDA  
APPLICATION  
APPOINTMENT TO PLANNING COMMISSION SEP 07 2016

City of Loma Linda

City Clerk

ALL APPLICANTS MUST BE RESIDENTS AND REGISTERED VOTERS WITHIN THE CITY OF LOMA LINDA  
PLANNING COMMISSIONERS ARE REQUIRED TO FILE A STATEMENT OF ECONOMIC INTERESTS  
PURSUANT TO THE POLITICAL REFORM ACT OF 1974

City Clerk  
25541 Barton Road  
Loma Linda, CA 92354

Name: STEVEN HATZMAN Home Phone: 909 735 7917  
Home Address: 2636 D LONG ST, LOMA LINDA Years resided at address: 1 YEAR  
Have you lived at any other address in Loma Linda: \_\_\_\_\_ Yes  No   
If yes, give previous address: \_\_\_\_\_  
Employer: CALCREST CORPORATION (OWNER)  
Employer Address: 24688 PEPLANDS BLVD, LOMA LINDA Employer Phone: 909 735 7917  
Occupation: REAL ESTATE CONSULTANT How Long: 1 YEAR  
Education (Highest Grade Completed): UNDERGRADUATE  
Licenses or special certificates held: 11292 (WA)

Name, location of Colleges/Universities Attended	Major	Degree	Last Year Attended
<u>PACIFIC UNION COLLEGE</u>	<u>BUSINESS</u>	<u>B.S.</u>	<u>2000</u>
<u>WASHINGTON STATE UNIVERSITY</u>	<u>FINANCE</u>	<u>B.A.</u>	<u>2009</u>

Have you ever been convicted of any crime or violation of any law or statute other than minor traffic violations?

Yes \_\_\_\_\_ No  (If yes, please attach a separate sheet of explanation.)

Prior or Current Civic Experience (Include Membership in Professional, charitable or community organizations)	Office Held (if any)	Dates of Membership
<u>MEMBER - LOMA LINDA KOREAN SPA CHURCH</u>	<u>PROJECT MANAGER</u>	<u>2/1/2016</u>
<u>BOARD MEMBER - FAITH HOUSE MANHATTAN</u>	<u>BOARD MEMBER</u>	<u>3/15/2015</u>
<u>BOARD MEMBER - CROOKWALK MINISTRIES</u>	<u>BOARD MEMBER</u>	<u>2003-2005</u>
<u>MEMBER - COLLEGE CHURCH SEATTLE</u>	<u>MEMBER</u>	<u>2007-2009</u>

I declare under penalty or perjury that all statements in this application and the attached responses are true and complete to the best of my knowledge and belief.

  
\_\_\_\_\_  
Signature of Applicant

**ANSWERS TO QUESTIONS ARE REQUIRED. PLEASE USE NO MORE THAN FOUR TYPED OR HANDWRITTEN PAGES FOR ALL OF YOUR ANSWERS.**

1. Please describe your interest and background in planning and development.
2. What do you see as your role within city government if appointed to the Planning Commission?
3. Looking ten years into the future, what is your vision of Loma Linda?
4. Provide an example of how you would resolve a situation where your personal viewpoint toward development is in conflict with the overall best interest of the City.
5. The design and architecture of a proposed development may not suit your personal taste and the type of development or land use may be contrary to your lifestyle views or opinions. How would you review the project objectively?
6. What local city(ies) do you admire and believe Loma Linda should emulate and why? What steps should Loma Linda take to become more like these cities?
7. What abilities do you feel you have that would allow you to work as a member of the Planning Commission team, even though you may not always agree with other Commissioners on important development issues?

*1. Please describe your interest and background in planning and development.*

Holding a leadership position that shapes the landscape of a city has always been a professional goal. If appointed to this commission, I would apply my commercial real estate background that includes investments, market research, financial analysis, brokerage, contracts, development, construction and project management experience that spans 15 years. Throughout my career I've worked with many cities obtaining permits to submitting for zone changes for various projects. I've also worked on behalf of cities; In Bakersfield, CA I volunteered on a committee that focused on attracting new businesses and in Bellevue, WA I worked on a team that provided a financial and economic forecast report for the city which was published annually. But if I may, I would like to provide some personal context why you're receiving my application.

Last August, after nearly ten years in Bellevue, WA my wife and I chose to move back to Loma Linda. We had been away for so long in some ways we did not know what to expect. Although, we knew we could count on the community, the SDA church and the school system for our children. The rewards were worth the risk and we have immersed ourselves and have taken full advantage of what the city has to offer. However, moving here was also about planting roots and finding ways to make an impact in our community.

I discovered this opportunity while in the city office going through my checklist to obtain a building permit for a Korean SDA church development I'm overseeing. I couldn't be more excited to be able to apply for this opportunity and if I'm fortunate to be appointed to this commission will do everything in my power to elevate this city and assist this commission to realize Loma Linda's full potential.

(Please note that I've also included an email that I sent to Mr. Bolowich in January 20, 2016 in addition to this questionnaire.)

*2. What do you see as your role within city government if appointed to the Planning Commission?*

Among everything else that is required, I plan on being an advocate for the city to preserve its rich history while working with this commission to navigate new ways to facilitate economic, social and community growth. I would like to develop strategies to attract businesses that compliment or add to what makes Loma Linda unique including the SDA church, healthcare as well as our history with citrus and even rail. But most of all, I'm hopeful my background compliments this commission and our decision making is efficient and effective and made with the city's best interest in mind.

*3. Looking ten years into the future, what is your vision of Loma Linda?*

I'd like to see Loma Linda setting the standard for health and wellness. I'd like the city's influence to span beyond the inland empire and throughout the world. I would like to see the most objective visitor to visit our city and see that we value our heritage from the businesses we attract, to the social and civic functions that we host to the investment and resources we provide to keep Loma Linda beautiful.

4. *Provide an example of how you would resolve a situation where your personal viewpoint toward development is in conflict with the overall best interest of the city.*

There will be times where my personal viewpoints conflict with the city's interest. I expect us all to have those conflicts. It will be a metric to observe and this committee's ability to move past personal interests will be paramount. My expectation is that this committee fosters an environment where communication is key and differences of opinion are openly and fairly resolved where the outcome is always in the best interest of Loma Linda.

5. *The design and architecture of a proposed development may not suit your personal taste and the type of development or land use may be contrary to your lifestyle views or opinions. How would you review the project objectively?*

I would treat a proposed development that did not suit my personal taste as any other development. I would review it with the same level of scrutiny and make recommendations based on a set of criteria that any other development would be required to pass through for approval.

6. *What local city(ies) do you admire and believe Loma Linda should emulate and why? What steps should Loma Linda take to become more like these cities?*

I admire many local cities. Many in Orange County as well as San Diego, Pasadena, Santa Barbara, Palm Springs, San Jose and San Francisco. However, if I were to choose a city that I would want Loma Linda to emulate it would be Salt Lake City in Utah. I've been fortunate enough to visit this city and could not have been more impressed with its beauty, message and history with the Mormon church.

If Loma Linda desired to emulate Salt Lake City, it would need to work on its identity and make investments in its infrastructure that highlight the SDA church and its culture of health and wellness. Loma Linda is also one of a few cities globally to be recognized as a "blue zone" and should be promoted. The city would also need to develop an aggressive strategy to seek out business who complement these qualities. Finally, our city, and the SDA church, could host civic and social functions that bring the community together to celebrate what makes Loma Linda so special.

7. *What abilities do you feel you have that would allow you to work as a member of the Planning Commission team, even though you may not always agree with other Commissioners on important development issues?*

Other commissioners and I already have much in common. We want to see Loma Linda realize its full potential and wish to be a part of its continued success story. We may not always agree on important development issues but we're all focused on the same objective. I believe I have good judgment, have a high level of integrity, communicate clearly and am open minded. I feel disagreements are healthy and will foster important debate which can be a constructive tool to assess all viewpoints and alternatives. In the end, this is a critical role that I do not take lightly. If I'm fortunate to be selected, I will employ all the resources and tools in my power to assist this commission to make the best choices for the city of Loma Linda.

Hatzman Calcrest <hatzman@calcrest.net>

1/20/2016 12:46 PM

# Hello

To kbolowich@lomalinda-ca.gov

---

Hi Konrad - I'm a new small business owner here in Loma Linda. My company, Calcrest, specializes in commercial real estate advisory and brokerage services. I used to volunteer for the economic development agency in Bakersfield, CA and I sat on a committee that focused on attracting new business to the city. I also volunteered for the economic development agency in Bellevue, WA and provided financial and economic forecasting for them.

I wanted to reach out and see if there was any opportunity to volunteer here in Loma Linda. I read on Loma Linda's website that you manage this area among others. If there is any opportunity here please let me know. Loma Linda is my new home and my family and I are deeply connected to the community here and I wish to play an active role in its continued growth and economic success.

Thank you,

Steven Hatzman



Calcrest | Commercial Real Estate

direct: 425.691.8105 | [hatzman@calcrest.net](mailto:hatzman@calcrest.net) | [www.calcrest.net](http://www.calcrest.net)

- 
- Calcrest Logo FINAL.png (66 KB)



1400 K Street, Suite 400 • Sacramento, California 95814  
Phone: 916.658.8200 Fax: 916.658.8240  
[www.cacities.org](http://www.cacities.org)

August 16, 2016

TO: Mayors, City Managers and City Clerks  
League Board of Directors

RE: Annual Conference Resolutions Packet  
Notice of League Annual Meeting

RECEIVED  
AUG 25 2016 -  
City of Loma Linda  
Administration

Enclosed please find the 2016 Annual Conference Resolutions Packet.

**Annual Conference in Long Beach.** This year's League Annual Conference will be held October 5 – 7 in Long Beach. The conference announcement has previously been sent to all cities and we hope that you and your colleagues will be able to join us. More information about the conference is available on the League's Web site at [www.cacities.org/ac](http://www.cacities.org/ac). We look forward to welcoming city officials to the conference.

**Closing Luncheon/General Assembly - Friday, October 7, 12:00 p.m.** The League's General Assembly Meeting will be held at the Long Beach Convention Center.

**Resolutions Packet.** At the Annual Conference, the League will consider one resolution introduced by the deadline, Saturday, August 6, 2016, midnight. The resolution is included in this packet. Resolutions submitted to the General Assembly must be concurred in by five cities or by city officials from at least five or more cities. These letters of concurrence are included with this packet. We request that you distribute this packet to your city council.

We encourage each city council to consider this resolution and to determine a city position so that your voting delegate can represent your city's position on the resolution. A copy of the resolution packet is posted on the League's website for your convenience: [www.cacities.org/resolutions](http://www.cacities.org/resolutions).

The resolutions packet contains additional information related to consideration of the resolution at the Annual Conference. This includes the date, time and location of the meetings at which the resolution will be considered.

**Voting Delegates.** Each city council is encouraged to designate a voting delegate and two alternates to represent their city at the General Assembly Meeting. A letter asking city councils to designate their voting delegate and two alternates has already been sent to each city. If your city has not yet appointed a voting delegate, please contact Meg Desmond at (916) 658-8224 or email: [mdesmond@cacities.org](mailto:mdesmond@cacities.org).

**Please Bring This Packet to the Annual Conference  
October 5 – 7, Long Beach**



*Annual Conference  
Resolutions Packet*

*2016 Annual Conference Resolutions*



*Long Beach, California*

*October 5 – 7, 2016*

## INFORMATION AND PROCEDURES

**RESOLUTIONS CONTAINED IN THIS PACKET:** The League bylaws provide that resolutions shall be referred by the president to an appropriate policy committee for review and recommendation. Resolutions with committee recommendations shall then be considered by the General Resolutions Committee at the Annual Conference.

This year, one resolution has been introduced for consideration by the Annual Conference and referred to the League policy committees.

**POLICY COMMITTEES:** One policy committee will meet at the Annual Conference to consider and take action on the resolution referred to them. The committee is Transportation, Communication and Public Works. The committee will meet 9:00 – 10:30 a.m. on Wednesday, October 5, 2016, at the Hyatt Regency. The sponsor of the resolution has been notified of the time and location of the meeting.

**GENERAL RESOLUTIONS COMMITTEE:** This committee will meet at 1:00 p.m. on Thursday, October 6, at the Hyatt Regency in Long Beach, to consider the report of the policy committee regarding the resolution. This committee includes one representative from each of the League's regional divisions, functional departments and standing policy committees, as well as other individuals appointed by the League president. Please check in at the registration desk for room location.

**ANNUAL LUNCHEON/BUSINESS MEETING/GENERAL ASSEMBLY:** This meeting will be held at 12:00 p.m. on Friday, October 7, at the Long Beach Convention Center.

**PETITIONED RESOLUTIONS:** For those issues that develop after the normal 60-day deadline, a resolution may be introduced at the Annual Conference with a petition signed by designated voting delegates of 10 percent of all member cities (48 valid signatures required) and presented to the Voting Delegates Desk at least 24 hours prior to the time set for convening the Annual Business Meeting of the General Assembly. This year, that deadline is 12:00 p.m., Thursday, October 6. Resolutions can be viewed on the League's Web site: [www.cacities.org/resolutions](http://www.cacities.org/resolutions).

Any questions concerning the resolutions procedures may be directed to Meg Desmond at the League office: [mdesmond@cacities.org](mailto:mdesmond@cacities.org) or (916) 658-8224

## **GUIDELINES FOR ANNUAL CONFERENCE RESOLUTIONS**

Policy development is a vital and ongoing process within the League. The principal means for deciding policy on the important issues facing cities is through the League's eight standing policy committees and the board of directors. The process allows for timely consideration of issues in a changing environment and assures city officials the opportunity to both initiate and influence policy decisions.

Annual conference resolutions constitute an additional way to develop League policy. Resolutions should adhere to the following criteria.

### **Guidelines for Annual Conference Resolutions**

1. Only issues that have a direct bearing on municipal affairs should be considered or adopted at the Annual Conference.
2. The issue is not of a purely local or regional concern.
3. The recommended policy should not simply restate existing League policy.
4. The resolution should be directed at achieving one of the following objectives:
  - (a) Focus public or media attention on an issue of major importance to cities.
  - (b) Establish a new direction for League policy by establishing general principals around which more detailed policies may be developed by policy committees and the board of directors.
  - (c) Consider important issues not adequately addressed by the policy committees and board of directors.
  - (d) Amend the League bylaws (requires 2/3 vote at General Assembly).

## LOCATION OF MEETINGS

### **Policy Committee Meetings**

Wednesday, October 5

Hyatt Regency Long Beach

200 South Pine Street, Long Beach

**9:00 – 10:30 a.m.:** Transportation, Communication & Public Works

### **General Resolutions Committee**

Thursday, October 6, 1:00 p.m.

Hyatt Regency Long Beach

200 South Pine Street, Long Beach

### **Annual Business Meeting and General Assembly Luncheon**

Friday, October 7, 12:00 p.m.

Long Beach Convention Center

300 East Ocean Boulevard, Long Beach

## KEY TO ACTIONS TAKEN ON RESOLUTIONS

Resolutions have been grouped by policy committees to which they have been assigned.

Number	Key Word Index	Reviewing Body Action		
		1	2	3
		1 - Policy Committee Recommendation to General Resolutions Committee 2 - General Resolutions Committee 3 - General Assembly		

### TRANSPORTATION, COMMUNICATION, AND PUBLIC WORKS POLICY COMMITTEE

		1	2	3
1	Vision Zero			

Information pertaining to the Annual Conference Resolutions will also be posted on each committee's page on the League website: [www.cacities.org](http://www.cacities.org). The entire Resolutions Packet will be posted at: [www.cacities.org/resolutions](http://www.cacities.org/resolutions).

## KEY TO ACTIONS TAKEN ON RESOLUTIONS *(Continued)*

Resolutions have been grouped by policy committees to which they have been assigned.

### KEY TO REVIEWING BODIES

1. Policy Committee
2. General Resolutions Committee
3. General Assembly

### ACTION FOOTNOTES

- \* Subject matter covered in another resolution
- \*\* Existing League policy
- \*\*\* Local authority presently exists

### KEY TO ACTIONS TAKEN

- |     |   |
|-----|---|
| A   | Approve   |
| D   | Disapprove  |
| N   | No Action   |
| R   | Refer to appropriate policy committee for study             |
| a   | Amend+  |
| Aa  | Approve as amended+   |
| Aaa | Approve with additional amendment(s)+                       |
| Ra  | Refer as amended to appropriate policy committee for study+ |
| Raa | Additional amendments and refer+                            |
| Da  | Amend (for clarity or brevity) and Disapprove+              |
| Na  | Amend (for clarity or brevity) and take No Action+          |
| W   | Withdrawn by Sponsor  |

### Procedural Note:

The League of California Cities resolution process at the Annual Conference is guided by the League Bylaws. A helpful explanation of this process can be found on the League's website by clicking on this link: [Resolution Process](#).

**1. RESOLUTION COMMITTING THE LEAGUE OF CALIFORNIA CITIES TO SUPPORTING VISION ZERO, TOWARD ZERO DEATHS, AND OTHER PROGRAMS OR INITIATIVES TO MAKE SAFETY A TOP PRIORITY FOR TRANSPORTATION PROJECTS AND POLICY FORMULATION, WHILE ENCOURAGING CITIES TO PURSUE SIMILAR INITIATIVES**

Source: City of San Jose

Concurrence of five or more cities/city officials: Cities: Fremont; Los Angeles; Sacramento; San Diego; San Francisco; Santa Monica; and West Hollywood

Referred to: Transportation, Communication and Public Works Policy Committees

Recommendation to General Resolution Committee:

**WHEREAS**, each year more than 30,000 people are killed on streets in the United States in traffic collisions; and

**WHEREAS**, traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people; with pedestrians and cyclists accounting for a disproportionate share; and

**WHEREAS** the Centers for Disease Control recently indicated that America's traffic death rate per person was about double the average of peer nations; and

**WHEREAS** Vision Zero and Toward Zero Deaths are comprehensive strategies to eliminate all traffic fatalities and severe injuries using a multi-disciplinary approach, including education, enforcement and engineering measures; and

**WHEREAS** a core principal of Vision Zero and Toward Zero Deaths is that traffic deaths are preventable and unacceptable; and

**WHEREAS** cities across the world have adopted and implemented Vision Zero and Toward Zero Deaths strategies and successfully reduced traffic fatalities and severe injuries occurring on streets and highways; and

**WHEREAS** safe, reliable and efficient transportation systems are essential foundations for thriving cities.

**RESOLVED** that the League of California Cities commits to supporting Vision Zero, Toward Zero Deaths, and other programs, policies, or initiatives that prioritize transportation safety;

**AND** encourage cities throughout California to join in these traffic safety initiatives to pursue the elimination of death and severe injury crashes on our roadways;

**AND** encourage the State of California to consider adopting safety as a top priority for both transportation projects and policy formulation.

////////

**Background Information on Resolution to Support Transportation Safety Programs**

Each year more than 30,000 people are killed on streets in the United States in traffic collisions. Traffic fatalities in America hit a seven-year high in 2015 and are estimated to have exceeded 35,000 people, with children, seniors, people of color, low-income and persons with disabilities accounting for a disproportionate share. The Centers for Disease Control recently reported that the traffic death rate per

person in the United States was about double the average of peer nations, with close to 10% of these deaths occurring in California (3,074 in 2014). California's largest city, Los Angeles, has *the* highest rate of traffic death among large U.S. cities, at 6.27 per 100,000 people.

Cities around the world have adopted traffic safety projects and policies that underscore that traffic deaths are both unacceptable and preventable. In 1997, Sweden initiated a program called Vision Zero that focused on the idea that "Life and health can never be exchanged for other benefits within the society." The World Health Organization has officially endorsed Vision Zero laying out traffic safety as an international public health crisis and the United Nations General Assembly introduced the Decade of Action for Road Safety 2011-2020 and set the goal for the decade: "to stabilize and then reduce the forecast level of road traffic fatalities around the world" by 50% by 2020.

As of this writing, 18 U.S. cities have adopted Vision Zero programs (including New York City, Boston, Ft. Lauderdale, Austin, San Antonio, Washington DC, and Seattle) to reduce the numbers of fatal crashes occurring on their roads (<http://visionzeronetwork.org/map-of-vision-zero-cities/>). California cities lead the way, with the cities of San Jose, San Francisco, San Mateo, San Diego, Los Angeles, Long Beach and Fremont having adopted Vision Zero strategies and many others are actively considering adoption.

In 2009 a national group of traffic safety stakeholders launched an effort called "Toward Zero Deaths: A National Strategy on Highway Safety". This initiative has been supported by the Federal Highway Administration (FHWA) (<http://safety.fhwa.dot.gov/tzd/>) and states throughout the United States, including California ([http://www.ots.ca.gov/OTS\\_and\\_Traffic\\_Safety/About\\_OTs.asp](http://www.ots.ca.gov/OTS_and_Traffic_Safety/About_OTs.asp)).

This past January the U.S. Department of Transportation launched its "Mayors' Challenge for Safer People and Safer Streets." This effort calls on elected officials to partner with the USDOT and raise the bar for safety for people bicycling and walking by sharing resources, competing for awards, and taking action. The California cities of Beverly Hills, Davis, Maywood, Cupertino, Culver City, Rialto, Santa Monica, Porterville, Los Angeles, San Jose, Monterey, Glendale, Irvine, Oakland, Palo Alto, Alameda, West Hollywood and Fullerton signed on to this effort. Additionally, the Institute of Transportation Engineers (ITE), a leading organization for transportation professionals, recently launched a new initiative to aggressively advance the Vision Zero and Towards Zero Deaths movements (<http://library.ite.org/pub/ed59a040-caf4-5300-8ffc-35deb33ce03d>).

Ultimately all of these programs share the fundamental belief that a data-driven, systems-level, interdisciplinary approach can prevent severe and fatal injuries on our nation's roadways. They employ proven strategies, actions, and countermeasures across education, enforcement and engineering. Support for many of these life-saving programs extends far beyond government agencies, and includes National Association of City Transportation Officials (NACTO), American Association of State Highway and Transportation Officials (AASHTO), Kaiser Permanente, AARP, the National Safe Routes to School Partnership, and the International Association of Chiefs of Police, among many others.

There is wide-spread recognition that cities and towns need safe, efficient transportation systems to be economically prosperous. A resolution by the League of California Cities to support transportation safety policies like Vision Zero and Toward Zero Deaths, and encourage implementation of projects and programs that prioritize safety will help California elevate the health and safety of its residents and position us as a leader in national efforts to promote a culture of safe mobility for all.

////////

## League of California Cities Staff Analysis on Resolution No. 1

Staff: Rony Berdugo  
Committee: Transportation, Communication, and Public Works

### **Summary:**

The resolved clauses in Resolution No. 1: commits the League of California Cities to:

- 1) Supporting Vision Zero, Toward Zero Deaths, and other programs, policies, or initiatives that prioritize transportation safety;
- 2) Encouraging cities throughout California to join in these traffic safety initiatives to pursue the elimination of death and severe injury crashes on our roadways; and
- 3) Encouraging the State to consider adopting transportation safety as a top priority for transportation projects and policy formulation.

### **Background:**

The City of San Jose notes national and international efforts to reduce fatal and severe injury traffic collisions through systematic data driven approaches, such as Vision Zero and Toward Zero Deaths. According to the World Health Organization (WHO), “Vision Zero is a traffic safety policy, developed in Sweden in the late 1990s and based on four elements: ethics, responsibility, a philosophy of safety, and creating mechanisms for change.”<sup>1</sup> Below is a summary of each Vision Zero element, according to WHO:

1. Ethics – Life and health trump all other transportation benefits, such as mobility.
2. Responsibility – Responsibility for crashes and injuries is shared between the providers of the system and the road users.
3. Safety Philosophy – Asserts that a transportation system should account for the unstable relationship of human error with fast/heavy machinery to avoid deaths/serious injury, but accept crashes/minor injuries.
4. Driving Mechanisms for Change – Asserts that road users and providers must both work to guaranteeing road safety, taking measures such as: improving levels of seat belt use, installing crash-protective barriers, wider use of speed camera technology, increasing random breathalyzer tests, and promoting safety in transportation project contracts.

### **A Vision Zero City meets the following minimum standards:**

- Sets clear goal of eliminating traffic fatalities and severe injuries
- Mayor has publicly, officially committed to Vision Zero
- Vision Zero plan or strategy is in place, or Mayor has committed to doing so in clear time frame
- Key city departments (including police, transportation and public health) are engaged

List of cities that meet the minimum Vision Zero standards nationally include: Anchorage, AK; Austin, TX; Boston, MA; Cambridge, MA; Denver, CO; Eugene, OR; Fort Lauderdale, FL; Fremont, CA; Los Angeles, CA; New York, NY; Portland, OR; Sacramento, CA; San Antonio, TX; San Diego, CA; San Francisco, CA; San Jose, CA; Seattle, WA; Washington, DC

List of cities that are considering adoption of Vision Zero nationally include: Ann Arbor, MI; Bellevue, OR; Bethlehem, PA; Chicago, IL; Columbia, MO; Houston, TX; Long Beach, CA;

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<sup>1</sup> [http://who.int/violence\\_injury\\_prevention/publications/road\\_traffic/world\\_report/chapter1.pdf](http://who.int/violence_injury_prevention/publications/road_traffic/world_report/chapter1.pdf)

New Orleans, CA; Philadelphia, PA; Pittsburgh, PA; San Mateo, CA; Santa Ana, CA; Santa Cruz, CA; Santa Monica, CA; St. Paul, MN; Tampa, FL<sup>2</sup>

Vision Zero – Samples:

1. San Francisco – In 2015, the City established a two-year action strategy that outlines the projects and policy changes to implement its Vision Zero goal of zero traffic deaths by 2024. The strategy adopts five core principles, such as: 1) traffic deaths are preventable and unacceptable; 2) safety for all road modes and users is the highest priority; 3) transportation system design should anticipate inevitable human error; 4) education, enforcement, and vehicle technology contribute to a safe system; and 5) transportation systems should be designed for speeds that protect human life.<sup>3</sup> The strategy focuses on engineering, enforcement, education, evaluation, and policy changes that can be made to achieve their goals. The City is working on projects, such as:
  - a. Creating protected bike lanes
  - b. Building wider sidewalks
  - c. Reducing traffic speeds<sup>4</sup>

The City is also exploring policy changes to state law that will allow the City to place traffic cameras near schools and senior centers to cite speeding drivers through automated speed enforcement.<sup>5</sup>

2. Los Angeles – the City has established a commitment to eliminate all traffic deaths by 2025. They have identified a network of streets, known as the High Injury Network (HIN)<sup>6</sup>, which maps out their areas of concern where they plan on making strategic investments in reducing deaths/severe injury. According to the City, only 6% of their city streets account for 2/3 of all deaths/severe injury for pedestrians. The City highlights the three following projects as part of their Vision Zero efforts<sup>7</sup>:
  - a. Installation of 22 new Leading Pedestrian Intervals (LPis) at signals throughout the city, which gives pedestrians a head start against right-turning vehicles when crossing
  - b. Installation of a pedestrian scramble at the intersection of Hollywood and Highland, which stops traffic in all four-directions during pedestrian crossing.
  - c. Installation of curb extensions along Cesar E. Chavez Avenue in their HIN, which reduces the crossing distance for pedestrians, narrows the intersections, and reduces speed for turning vehicles.

San Francisco's Vision Zero Categories:

1. Engineering – implement treatments and redesign streets to reduce the frequency and severity of collisions (i.e. using/implementing: high injury network maps, signal timing, high visibility crosswalks, bus stop lengths, etc.)
2. Enforcement – use data driven approach to cite and focus on violations of the California Vehicular Code and S.F. Transportation Code that identify as causative in severe and fatal collisions (i.e. explore implementation of E-citation Pilot, reporting on traffic collision data, police training, etc.)

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<sup>2</sup> <http://visionzeronet.org/wp-content/uploads/2016/02/VZ-map-April-20-2016-4.jpg>

<sup>3</sup> <http://www.joomag.com/magazine/vision-zero-san-francisco/0685197001423594455?short>

<sup>4</sup> <http://visionzerosf.org/vision-zero-in-action/engineering-streets-for-safety/>

<sup>5</sup> <http://visionzerosf.org/vision-zero-in-action/public-policy-for-change/>

<sup>6</sup> <http://ladot.maps.arcgis.com/apps/MapJournal/index.html?appid=488062f00db44ef0a29bf481aa337cb3>

<sup>7</sup> <http://visionzero.lacity.org/actions/>

3. Education – coordinate among city departments to create citywide strategy for outreach and safety programs, such as Safe Routes to Schools. (i.e. education campaign includes – Safe Streets SF, large vehicle safe driving for municipal vehicles, etc.)
4. Evaluation – evaluate the impact of engineering, enforcement, education and policy efforts to provide recommendations for refinement (i.e. use of web-based data sharing and tracking systems for transparency and accountability).
5. Policy – support and mobilize local and state policy initiatives that advance Vision Zero (i.e. Advance Automated Safety Enforcement initiative at the state level, in-vehicle technology usage, partnering with state and federal agencies on administrative and legal issues, etc.)

In its annual reporting, the City has established the following measures for successful benchmarks:

- Decreasing total severe and fatal injuries
- Decreasing the proportion of severe and fatal injuries in communities of concern to address social inequities
- Decreasing medical costs at SF General Hospital relating to collisions
- Increasing the number of engineering projects and miles of streets receiving safety improvements
- Decreasing the speeds on SF streets
- Increasing investigation and prosecution of vehicular manslaughter
- Increasing public awareness of Vision Zero and traffic safety laws
- Increasing policy changes made at the state and local levels to advance Vision Zero

**Toward Zero Deaths** – The Federal Highway Administration (FHWA) within the United States Department of Transportation (USDOT) is committed to the vision of eliminating fatalities and serious injuries on national roadways. FHWA has a strategic goal of ensuring the “nation’s highway system provides safe, reliable, effective, and sustainable mobility for all users.”<sup>8</sup> It is essentially the national version of Vision Zero administered primarily through the Highway Safety Improvement Program (HSIP).

At the state level, the California Office of Traffic Safety (OTS) has a mission to “effectively and efficiently administer traffic safety grant funds to reduce traffic deaths, injuries, and economic losses.”<sup>9</sup> They make available grants to local and state public agencies for traffic law enforcement, public traffic safety education, and other programs aimed at reducing fatalities, injuries, and economic loss from collisions.

**Support:** City of Fremont, City of Los Angeles, City of Sacramento, City of San Francisco, City of San Jose, City of Santa Monica, and City of West Hollywood

**Opposition:** One individual

**Fiscal Impact:** Unknown. The costs to any particular city can vary tremendously depending on the level and scope of investment any particular city would seek to make. For example, the City of San Francisco has Vision Zero project costs ranging from \$30,000 for pedestrian safety treatments up to \$12,000,000 for a Streetscape project. The cost of any particular effort could be well below, above, and anywhere between those ranges for Vision Zero implementation.

<sup>8</sup> <http://safety.fhwa.dot.gov/tzd/>

<sup>9</sup> [http://www.ots.ca.gov/OTS and Traffic Safety/About OTS.asp](http://www.ots.ca.gov/OTS%20and%20Traffic%20Safety/About%20OTS.asp)

**Comment:**

- 1) Policy committee members are encouraged to consider carefully how the adoption of the resolved clause in this resolution may affect the League's future policy when it comes to advocating for transportation funding and other existing priorities. While the clause "encouraging cities throughout California to join in these traffic safety initiatives to pursue the elimination of death and severe injury crashes on our roadways" provides an opportunity to highlight strategies that can be considered to improve transportation safety, two other aspects of the resolved appear to establish new policy for the organization in that it would "commit" the League to:
  - Supporting Vision Zero, Toward Zero Deaths, and other programs, policies, or initiatives that prioritize transportation safety.
  - Encouraging the State to consider adopting transportation safety as a top priority for transportation projects and policy formulation.
  
- 2) Effects of various strategies to improve transportation safety can vary. According to an article published in the San Francisco Chronicle on March 26, 2016, deaths in San Francisco traffic were not falling despite Vision Zero efforts.<sup>10</sup> The article notes that there were seven deaths in 2016, while there was only one in the first 10 weeks of 2015 and seven in 2014 during the same period. The San Francisco Department of Public Health commented that despite these incidents, it's too early to make any conclusions about Vision Zero's effectiveness. In Los Angeles, however, the city has cited significant decreases in severe and fatal injuries with implementation of certain technologies, such as installation of pedestrian scrambles. The success of Vision Zero in any particular city will likely depend on the level of investment and scope of the project(s) as the projects can vary widely.
  
- 3) In the fifth "Whereas" clause from the top, the word "principal" should be "principle."

**Existing League Policy:** "The League supports additional funding for local transportation and other critical unmet infrastructure needs. One of the League's priorities is to support a consistent and continuous appropriation of new monies from various sources directly to cities and counties for the preservation, maintenance and rehabilitation of the local street and road system. New and additional revenues should meet the following policies:

- **System Preservation and Maintenance.** Given the substantial needs for all modes of transportation, a significant portion of new revenues should be focused on system preservation. Once the system has been brought to a state of good repair, revenues for maintenance of the system would be reduced to a level that enables sufficient recurring maintenance.
- **Commitment to Efficiency.** Priority should be given to using and improving current systems. Recipients of revenues should incorporate operational improvements and new technology in projects.
- **All Users Based System.** New revenues should be borne by all users of the system from the traditional personal vehicle that relies solely on gasoline, to those with new hybrid or electric technology, to commercial vehicles moving goods in the state, and even transit, bicyclists, and pedestrians who also benefit from the use of an integrated transportation network.
- **Alternative Funding Mechanisms.** Given that new technologies continue to improve the efficiency of many types of transportation methods, transportation stakeholders must be open to new alternative funding mechanisms. Further, the goal of reducing greenhouse gases is also expected to affect vehicle miles traveled, thus further reduce gasoline consumption and revenue from the existing gas tax. The

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<sup>10</sup> <http://www.sfchronicle.com/bayarea/article/Deaths-in-S-F-traffic-not-falling-despite-Vision-7182486.php>

existing user based fee, such as the base \$0.18-cent gas tax is a declining revenue source. Collectively, we must have the political will to push for sustainable transportation revenues.

- Unified Statewide Solution. For statewide revenues, all transportation stakeholders must stand united in the search for new revenues. Any new statewide revenues should address the needs of the entire statewide transportation network, focused in areas where there is defensible and documented need.
- Equity. New revenues should be distributed in an equitable manner, benefiting both the north and south and urban, suburban, and rural areas as well as being equally split between state and local projects.
- Flexibility. Needs vary from region to region and city to city. New revenues and revenue authority should provide the flexibility for the appropriate level of government to meet the goals of the constituents.
- Accountability. All tax dollars should be spent properly, and recipients of new revenues should be held accountable to the taxpayers, whether at the state or local level.”<sup>11</sup>

Additionally, the League adopted to “Increase Funding for Critical Transportation and Water Infrastructure” as its number one strategic goal for 2016. It reads, “Provide additional state and federal financial assistance and new local financing tools to help meet the critical transportation (streets, bridges, active transportation, and transit) and water (supply, sewer, storm water, flood control, etc.) infrastructure maintenance and construction needs throughout California’s cities.”<sup>12</sup>

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<sup>11</sup> <http://www.cacities.org/Resources-Documents/Policy-Advocacy-Section/Policy-Development/2016-Summary-of-Existing-Policy-and-Guiding-Princi.aspx>

<sup>12</sup> <http://www.cacities.org/Secondary/About-Us/Strategic-Priorities>

**LETTERS OF CONCURRENCE**

Resolution No. 1

VISION ZERO



*Office of the Mayor*

3300 Capitol Avenue, Building A | P.O. Box 5006, Fremont, CA 94537-5006

510 284-4011 *ph* | 510 284-4001 *fax* | [www.fremont.gov](http://www.fremont.gov)

July 21, 2016

The Honorable Dennis Michael, President  
League of California Cities  
1400 K Street  
Sacramento, California 95814

RE: A RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES SUPPORTING THE ADOPTION AND IMPLEMENTATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY THROUGHOUT CALIFORNIA

Dear President Michael,

The City of Fremont enthusiastically endorses the proposed resolution to support the implementation of initiatives to eliminate traffic deaths and severe injuries on our roadways. Fremont is among the early adopters of the Vision Zero traffic safety strategy. With City Council's approval of our Fremont Vision Zero 2020 action plan in March 2016, we are already seeing the benefits of building a safety first culture in our community.

I strongly encourage other California cities to join a growing coalition of support for Vision Zero. Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

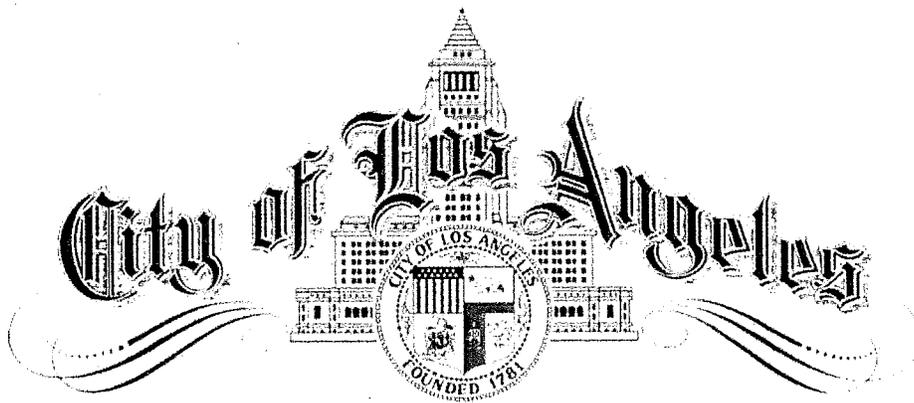
The City of Fremont has embraced Vision Zero and we are in strong support of expanded transportation safety in California cities and support the proposed Resolution.

Sincerely,

A handwritten signature in black ink that reads "Bill Harrison".

Bill Harrison  
Mayor





CITY HALL  
LOS ANGELES, CALIFORNIA 90012

August 2, 2016

The Honorable Dennis Michael  
President  
League of California Cities  
1400 K Street  
Sacramento, California 95814

RE: League of California Cities Resolution Supporting Initiatives to Prioritize Traffic Safety

Dear President Michael:

We write in support of the proposed resolution to support the adoption and implementation of Vision Zero initiatives throughout California to eliminate traffic fatalities and injuries. Vision Zero and Towards Zero Deaths strategies have been adopted in cities throughout California, including the City of Los Angeles. Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Every year, more than 200 people are killed while trying to move around Los Angeles. Nearly half of the people who die on Los Angeles streets are people walking and bicycling, and an alarming number of them are children and older adults. The safety of our residents and visitors is paramount. If we can realize Vision Zero throughout California, children will be safer walking to school, families will be safer going to the park, and commuters will be safer getting to work.

The City of Los Angeles adopted Vision Zero as part of its Transportation Strategic Plan, and an executive directive was issued in 2015 directing its implementation. We are in strong support of Vision Zero in California, and we support the proposed Resolution.

Sincerely,

Handwritten signature of Eric Garcetti in black ink.

ERIC GARCETTI  
Mayor

Handwritten signature of Joe Buscaino in black ink.

JOE BUSCAINO  
Councilmember, 15th District  
League of California Cities Representative



OFFICE OF THE  
CITY COUNCIL

CITY OF SACRAMENTO  
CALIFORNIA

JAY SCHENIRER

COUNCILMEMBER  
DISTRICT FIVE

July 27, 2016

The Honorable Dennis Michael, President  
League of California Cities  
1400 K Street  
Sacramento, California 95814

RE: RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES SUPPORTING THE ADOPTION  
AND IMPLEMENTATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY  
THROUGHOUT CALIFORNIA

Dear President Michael,

The City of Sacramento supports the proposed resolution to support the adoption and implementation of initiatives to prioritize transportation safety toward eliminating death and severe injuries on our roadways. **Vision Zero** and **Towards Zero Deaths** strategies have been adopted in many cities and Sacramento is currently developing its own **Vision Zero Action Plan**.

Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015 and are estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on roads and streets of our cities. We must put safety as a top priority for all users of our streets. It is fundamental for prosperity of California cities as safety, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of Sacramento is in strong support of prioritized and expanded transportation safety in California cities and supports the proposed Resolution.

Sincerely,

Jay Schenirer, Council Member  
Chair, Law & Legislation Committee



## THE CITY OF SAN DIEGO

August 9, 2016

The Honorable Dennis Michael, President  
League of California Cities  
1400 K Street  
Sacramento, CA 95814

Dear President Michael:

RE: A resolution of the league of California Cities Supporting the Adoption and Implementation of Initiatives to Prioritize Traffic Safety throughout California

The City of San Diego Transportation & Storm Water Department supports the proposed resolution to support the adoption and implementation of initiatives to eliminate death and severe injuries on our roadways. Vision Zero and Towards Zero Deaths strategies have been adopted in numerous cities throughout California, including the City of San Diego (Attachment 1). Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of San Diego Transportation & Storm Water Department has embraced Vision Zero/Towards Zero Death and I am in strong support of expanded transportation safety in California cities and support the proposed Resolution.

Sincerely,

Kris McFadden  
Director

Attachment: A Resolution of the Council of the City of San Diego Adopting a Vision Zero Plan to Eliminate Traffic Fatalities and Serious Injuries in the Next Ten Years

cc: Katherine Johnston, Director of Infrastructure and Budget Policy, Office of the Mayor  
Kristin Tillquist, Director of State Government Affairs, Office of the Mayor  
Vic Bienes, Assistant Director, Transportation & Storm Water Department  
Linda Marabian, Deputy Director, Traffic Engineering Operations



**Transportation & Storm Water Department**

202 C Street, 9th Floor, MS 9A • San Diego, CA 92101

Tel (619) 236-6594 Fax (619) 236-6570

RESOLUTION NUMBER R- 310042

DATE OF FINAL PASSAGE NOV 03 2015

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING A VISION ZERO PLAN TO ELIMINATE TRAFFIC FATALITIES AND SERIOUS INJURIES IN THE NEXT TEN YEARS.

WHEREAS, on average one person each day is seriously injured or killed on the road while walking, bicycling, or driving the streets of San Diego; and,

WHEREAS, the City has adopted numerous studies and plans that outline design concepts to improve safety for people walking and biking in the City including a Pedestrian Master Plan and Bicycle Master Plan; and,

WHEREAS, the City of San Diego's draft Climate Action Plan proposes to achieve 50 percent of commuter mode share for walking, biking and transit use in transit priority areas by 2050 and safer conditions for walking and biking can help implement this Plan; and,

WHEREAS, the City will increase in population by approximately 30 percent by 2050 and the majority of growth will result from infill development thereby increasing demand for safe walking and bicycling; and,

WHEREAS, communities in San Diego have prioritized infrastructure projects that improve walking and biking safety among other project types as represented by the Community Planning Committee report to Infrastructure Committee in November 2013; and,

WHEREAS, the City incurs costs to respond to lawsuits alleging the City's failure to provide safer streets; and,

WHEREAS, restoring infrastructure in the City is a priority of the Council and Mayor; and,

WHEREAS, Vision Zero provides a framework for reducing traffic deaths to zero through a combination of safe engineering measures, education, and enforcement practices; and,

WHEREAS, Vision Zero has been adopted in many cities throughout the country, most notably in New York City which has seen the lowest number of pedestrian fatalities in its first year of implementation since documentation began in 1910; and,

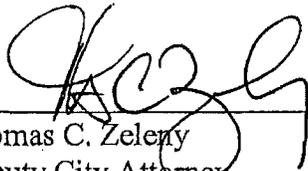
WHEREAS, Circulate San Diego is convening an Advisory Committee to advance Vision Zero Goals; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it hereby adopts a goal of eliminating traffic deaths and serious injuries by 2025; and

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that it urges City staff from the Mayor's office, Transportation and Stormwater Department, San Diego Police Department, and a representative of the City's Bicycle Advisory Committee to attend meetings of Circulate San Diego's Vision Zero Advisory Committee for a limited time to develop a traffic safety plan that will help the City reach the goal of zero traffic deaths and serious injuries; and

BE IT FURTHER RESOLVED, that the traffic safety plan will be guided by innovative engineering solutions to improve road safety for all users, especially the most vulnerable; will measure and evaluate performance annually; and will include enforcement and education strategies to prevent the most dangerous behaviors that cause public harm, especially along the corridors where collisions are most frequent.

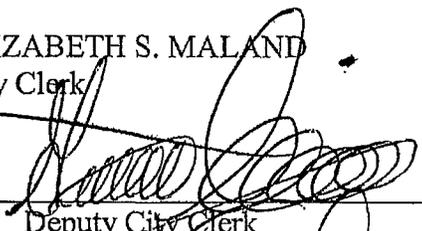
APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Thomas C. Zeleny  
Deputy City Attorney

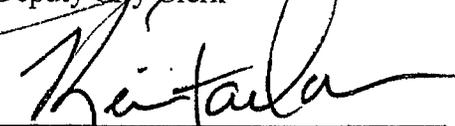
TCZ:cfq  
September 24, 2015  
Or.Dept:Envir. Comm.  
Doc. No.: 1116742

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of OCT 27 2015.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 11/2/15  
(date)

  
KEVIN L. FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on OCT 27 2015, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage NOV 03 2015

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

(Seal)

By , Deputy

Office of the City Clerk, San Diego, California  
Resolution Number R- 310042



August 1, 2016

The Honorable Dennis Michael  
President, League of California Cities  
1400 K Street  
Sacramento, CA 95814

**Re: Resolution of the League of California Cities Supporting the Adoption and Implementation of Initiatives to Prioritize Traffic Safety Throughout California**

Dear President Michael,

On behalf of the City and County of San Francisco, I am writing to express my support for the proposed resolution to support the adoption and implementation of initiatives to eliminate death and severe injuries on our roadways. Vision Zero and Towards Zero Deaths strategies have been adopted in numerous cities throughout California including San Francisco, San Jose, San Mateo, San Diego, Los Angeles, Santa Barbara, and Santa Monica. Accordingly, I encourage the submission of the resolution to support Vision Zero, Toward Zero Deaths, and other initiatives that make traffic safety a priority, which will be considered by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Every year in San Francisco, approximately 30 people lose their lives and over 200 more are seriously injured while traveling on our streets. These deaths and injuries are unacceptable and preventable, and the City is strongly committed to stopping further loss of life. San Francisco adopted Vision Zero as a policy in 2014, committing to build better and safer streets, educate the public on traffic safety, enforce traffic laws, and adopt policy changes that save lives. Our goal is to create a culture that prioritizes traffic safety and to ensure that mistakes on our roadways do not result in serious injuries or deaths. The safety of our residents and the over 18 million visitors that use our streets each year is paramount, and the same holds true for cities across the California, which need safe, efficient, and organized transportation systems to support economically vibrant and sustainable communities.

The City and County of San Francisco has embraced Vision Zero, and I am in strong support of expanded transportation safety in California cities and, in turn, the proposed Resolution.

Sincerely,

  
Edwin M. Lee  
Mayor



City of  
**Santa Monica®**

**Mayor Tony Vazquez**  
**Mayor Pro Tempore Ted Winterer**

**Councilmembers**

**Gleam Davis**  
**Sue Himmelrich**  
**Kevin McKeown**  
**Pam O'Connor**  
**Terry O'Day**

July 21, 2016

The Honorable Dennis Michael, President  
League of California Cities  
1400 K Street  
Sacramento, California 95814

RE: THE LEAGUE OF CALIFORNIA CITIES CONSIDERATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY THROUGHOUT CALIFORNIA

Dear President Michael:

The City of Santa Monica supports initiatives to eliminate death and severe injuries on our roadways. Vision Zero and Towards Zero Deaths strategies have been adopted in numerous cities throughout California, leading to the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

The City of Santa Monica embraced Secretary Anthony Foxx's Mayor's Challenge for *Safer People, Safer Streets* in March 2015. Simultaneously, the Council directed staff to initiate work on Vision Zero and 8-80 cities – a movement created by Gil Penalosa, to make cities that work for people aged 8 to 80. Combined, these two efforts aim to create streets that are safe and comfortable for people in all modes and of all abilities. In February 2016 the Santa Monica City Council adopted a Vision Zero target in our first Pedestrian Action Plan. We are now actively working to incorporate these visionary targets into City operations.

Our City cares deeply about the safety of our people, and their ability to access good, services, education, social networks and employment. Creating a New Model for Mobility is one of the Council's Five Strategic Goals, identified to organize and advance work on our top priorities. A safe mobility network supports our urgent need to provide transportation options that reduce greenhouse gas emissions, and provide equitable access to places and activities that support community Wellbeing. Reducing and ultimately eliminating severe injury and fatal crashes part of a resilient, safe and prosperous community.

Traffic fatalities in America hit a seven-year high in 2015 and is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of Santa Monica has embraced **Vision Zero/Towards Zero Deaths** and I am in strong support of expanded transportation safety in California cities.

Sincerely,

  
Tony Vazquez  
Mayor

1685 Main Street • PO Box 2200 • Santa Monica • CA 90407-2200  
tel: 310 458-8201 • fax: 310 458-1621 • e-mail: council@smgov.net



# CITY OF WEST HOLLYWOOD

CITY HALL  
3300 SANTA MONICA BLVD.  
WEST HOLLYWOOD, CA  
90069-6216  
TEL: (323) 848-6460  
FAX: (323) 848-6562

## OFFICE OF THE CITY MANAGER

PAUL AREVALO  
CITY MANAGER

July 21, 2016

The Honorable L. Dennis Michael, President  
League of California Cities  
1400 K Street  
Sacramento, California 95814

### RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES SUPPORTING THE ADOPTION AND IMPLEMENTATION OF INITIATIVES TO PRIORITIZE TRAFFIC SAFETY THROUGHOUT CALIFORNIA - SUPPORT

Dear President Michael:

The City of West Hollywood supports the proposed resolution to support the adoption and implementation of initiatives to eliminate death and severe injuries on our roadways. *Vision Zero* and *Towards Zero Deaths* strategies have been adopted in numerous cities throughout California. Accordingly, we concur in the submission of the resolution for consideration by the League of Cities General Assembly at its annual meeting on October 5, 2016.

Traffic fatalities in America hit a seven-year high in 2015, and it is estimated to have exceeded 35,000 people. This is about double the average of peer nations and must be addressed. Safety of our residents and visitors is paramount and this is especially true on the roads and streets of our cities. We must put safety as the top priority for all users of our streets. It is fundamental for the prosperity of California cities as safe, efficient, organized transportation systems are essential for economically vibrant and sustainable communities.

The City of West Hollywood is in strong support of expanded transportation safety in California cities and support the proposed Resolution.

Sincerely,

Paul Arevalo,  
**CITY MANAGER**

c: Honorable Members of the West Hollywood City Council



CITY OF LOMA LINDA

CITY COUNCIL AS SUCCESSOR AGENCY  
TO THE LOMA LINDA REDEVELOPMENT AGENCY

AGENDA

REGULAR MEETING OF SEPTEMBER 13, 2016

A regular meeting of the City Council of the City of Loma Linda as successor agency to the Loma Linda Redevelopment Agency is scheduled to be held Tuesday, September 13, 2016 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.*

In acting in the limited capacity of Successor Agency as provided in California Health and Safety Code §§ 34173 and 34176, the City Council expressly determines, recognizes, reaffirms, and ratifies the statutory limitation on the City and the City Council's liability with regards to the responsibilities of the former Loma Linda Redevelopment Agency under AB 1X26. Nothing herein shall be construed as an action, commitment, obligation, or debt of the City itself, or a commitment of any resources, funds, or assets of the City to fund the City's limited capacity as the Successor Agency to the Loma Linda Redevelopment Agency. Obligations of the Successor Agency shall be funded solely by those funds or resources provided for that purpose pursuant to AB 1X26 and related statutes.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov).

*Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov) subject to staff's ability to post the documents before the meeting.*

Persons wishing to speak on an agenda item, including any closed session items, are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The City Council meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the City Council at this time; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

**Agenda item requests for the OCTOBER 11, 2016 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, SEPTEMBER 26, 2016.**

**A.**     **Call To Order**

**B.**     **Roll Call**

**C.**     **Items To Be Added Or Deleted**

**D.**     **Oral Reports/Public Participation - Non-Agenda Items** (Limited to 30 minutes; 3 minutes allotted for each speaker)

**E.**     **Conflict of Interest** Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

**F.**     **Consent Calendar**

1.     Demands Register
2.     Minutes of August 9, 2016

**G.**     **Old Business**

**H.**     **New Business**

**I.**     **Adjournment**



# City of Loma Linda Official Report

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Rhodes Rigsby, Mayor  
Phill Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

SUCCESSOR AGENCY AGENDA: September 13, 2016

TO: City Council

SUBJECT: Demands Register

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

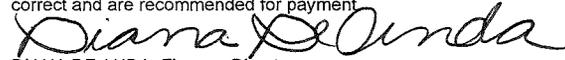
It is recommended that the City Council, as the Successor Agency to the Redevelopment Agency, approve the attached list of demands for payment.

Bank code : bofasa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1219	8/11/2016	004631 DHA CONSULTING, LLC	16-0703	P-0000013595	Successor Agency Consultant Service -	1,060.00
					Total :	1,060.00
1220	8/23/2016	001799 STRADLING, YOCCA, CARLSON, & RAUTH	312042-0000		PROFESSIONAL/LEGAL SERVICES	711.30
					Total :	711.30
2 Vouchers for bank code : bofasa					Bank total :	1,771.30
2 Vouchers in this report					Total vouchers :	1,771.30

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.  
1219 through 1220 for a total  
disbursement of \$ 1,771.30, and to the best of  
my knowledge, based on the information provided, they are  
correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on  
09-13-2016 and the City Treasurer is hereby directed  
to pay except as noted.

Rhodes Rigsby, Mayor



# City of Loma Linda Official Report

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Rhodes Rigsby, Mayor  
Phill Dupper, Mayor pro tempore  
Ovidiu Popescu, Councilman  
Ronald Dailey, Councilman  
John Lenart, Councilman

SUCCESSOR AGENCY AGENDA: September 13 2016  
TO: City Council  
VIA: T. Jarb Thaipejr, City Manager  
FROM: Pamela Byrnes-O'Camb, City Clerk  
SUBJECT: Minutes of August 9, 2016

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

It is recommended that the City Council as the Successor Agency to the Redevelopment Agency approve the Minutes of August 9, 2016.

City of Loma Linda

City Council as Successor Agency  
To the Loma Linda Redevelopment Agency

Minutes

Regular Meeting of August 9, 2016

A regular meeting of the City Council as Successor Agency to the Loma Linda Redevelopment Agency was called to order by Mayor Rigsby at 7:16 p.m., Tuesday, August 9, 2016, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present: Mayor Rhodes Rigsby  
Mayor pro tempore Phill Dupper  
Ovidiu Popescu  
Ron Dailey  
John Lenart

Councilmen Absent: None

Others Present: Assistant City Manager Konrad Bolowich  
City Attorney Richard Holdaway

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

**Scheduled Items**

SA-2016-15 -- Council Bill #R-2016-36 - Authorizing issuance and sale of Tax Allocation Refunding bonds (2003, 2005A, 2005B and 2008) and approving associated documents

- a. Preliminary Official Statement
- b. Bond Purchase Agreement
- c. Indenture of Trust
- d. 2008 Bonds Escrow Agreement
- e. 2005 Bonds Escrow Agreement
- f. 2003 Bonds Escrow Agreement

Mark Huebsch of Stradling Yocca Carlson & Rauth presented the item, stating that the series of bonds could be refunded at this time based on the current market at a substantial savings; in order to refund the bonds, approval is required by the Successor Agency and the Oversight Board and then reviewed by the Department of Finance within a 60-day period; that pursuant to Dissolution Law, if there is not savings, then refunding cannot proceed.

He went on to say that there were a number of documents related to the refunding listed above. In addition there will be an Official Statement and Disclosure Certificate which will come at a later date. He then recommended approval and submittal to the Oversight Board and to the Department of Finance for review, noting that the significant savings will benefit the City and other taxing agencies. No new money would be generated.

**Motion by Popescu, seconded by Dupper and unanimously carried to adopt Council Bill #R-2016-36.**

**Resolution No. 2905**

A Resolution of the Successor Agency to the Loma Linda Redevelopment Agency authorizing the issuance and sale of Tax Allocation Refunding bonds, and approving the form of an Indenture of Trust and authorizing certain other actions in connection therewith

**SA-2016-16 - Consent Calendar**

**Motion by Dupper, seconded by Lenart and unanimously carried to approve the following items:**

The Demands Register dated July 26, 2016 with commercial demands totaling \$3,053.06.

The Demands Register dated August 9, 2016 with commercial demands totaling \$52.83.

The Minutes of July 12, 2016 as presented.

The meeting adjourned at 7:20 p.m.

Approved at the meeting of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Clerk

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF SEPTEMBER 13, 2016

A regular meeting of the Housing Authority of the City of Loma Linda is scheduled to be held at 7:00 p.m. or as soon thereafter as possible, Tuesday, September 13, 2016 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov).

*Materials related to an item on this Agenda submitted to the Housing Authority Board after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at [www.lomalinda-ca.gov](http://www.lomalinda-ca.gov) subject to staff's ability to post the documents before the meeting.*

Persons wishing to speak on an agenda item are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The Housing Authority meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the Housing Authority at this time; however, the Housing Authority Board may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

**Agenda item requests for the OCTOBER 11, 2016 meeting must be submitted in writing to the City Clerk no later than NOON, MONDAY, SEPTEMBER 26, 2016**

**A. Call To Order**

**B. Roll Call**

**C. Items To Be Added Or Deleted**

**D. Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)**

**E. Conflict of Interest Disclosure** - Note agenda item that may require member abstentions due to possible conflicts of interest

**F.**     **Consent Calendar**

1.     Demands Register
2.     Minutes of August 9, 2016

**G.**     **Old Business**

**H.**     **New Business**

**I.**     **Chair and Member Reports**

**J.**     **Reports of Officers**

**K.**     **Adjournment**



# City of Loma Linda Official Report

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Rhodes Rigsby, Chairman  
Phill Dupper, Vice-Chairman  
Ovidiu Popescu, Member  
Ronald Dailey, Member  
John Lenart, Member

HOUSING AUTHORITY AGENDA: September 13, 2016

TO: Board Members

SUBJECT: Demands Register

Approved/Continued/Denied By City Council Date _____
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## RECOMMENDATION

It is recommended that the Housing Authority Board approve the attached list of demands for payment.

vchlist  
08/17/2016 5:14:11PM

Voucher List  
CITY OF LOMA LINDA  
08-23-2016 HA

Page: 1

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1763	8/11/2016	004305 USAA	CIC017727602 90A		-25478 Sonora Loop/Homeowners Insura	631.03
					<b>Total :</b>	<b>631.03</b>
1764	8/16/2016	005395 USBANK EQUIPMENT FINANCE	310088661-HA	P-0000013487	EQUIPMENT LEASE NEW AGREEMENT	42.25
					<b>Total :</b>	<b>42.25</b>
1765	8/23/2016	000868 SBC TAX COLLECTOR	0283-271-03-0-000		2015 Annual Secured Prop Tax due to	307.54
					<b>Total :</b>	<b>307.54</b>
1766	8/23/2016	001799 STRADLING, YOCCA, CARLSON, & RAUTH	312037-0000 312038-0006		PROFESSIONAL/LEGAL SERVICE PROFESSIONAL/LEGAL SERVICES	820.40 1,712.75
					<b>Total :</b>	<b>2,533.15</b>
1767	8/23/2016	005456 THE STRICKLER ASSOCIATION	LL 1006	P-0000013436	BLANKET PURCHASE ORDER	1,375.00
					<b>Total :</b>	<b>1,375.00</b>
5 Vouchers for bank code : bofaha					<b>Bank total :</b>	<b>4,888.97</b>
5 Vouchers in this report					<b>Total vouchers :</b>	<b>4,888.97</b>

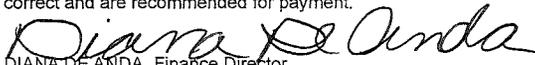
Page: 1

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.  
1763 through 1767 for a total  
disbursement of \$ 4,888.97, and to the best of  
my knowledge, based on the information provided, they are  
correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on  
09-13-2016 and the City Treasurer is hereby directed  
to pay except as noted.

Rhodes Rigsby, Mayor

vchlist  
09/01/2016 8:11:46AM

Voucher List  
CITY OF LOMA LINDA  
08-31-2016 HA

Page: 1

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1768	8/23/2016	003647 MID-CENTURY INSURANCE CO	Policy 94385-13-76		Insurance Premium-10934 Cabrillo Loop	1,158.46
<b>Total :</b>						<b>1,158.46</b>
1769	8/25/2016	005575 BEN OUYANG	REQUEST		REFUND OF PORTION OF BID DEPOSIT	1,250.00
<b>Total :</b>						<b>1,250.00</b>
<b>2 Vouchers for bank code : bofaha</b>					<b>Bank total :</b>	<b>2,408.46</b>
<b>2 Vouchers in this report</b>					<b>Total vouchers :</b>	<b>2,408.46</b>

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.  
1768 through 1769 for a total  
disbursement of \$ 2,408.46, and to the best of  
my knowledge, based on the information provided, they are  
correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on  
09/13/2016 and the City Treasurer is hereby directed  
to pay except as noted.

Rhodes Rigsby, Mayor

Page: 1

vchlist  
09/08/2016 10:02:01AM

Voucher List  
CITY OF LOMA LINDA  
09-13-2016 HA

Page: 1

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1770	9/6/2016	005395 USBANK EQUIPMENT FINANCE	312211451-HA	P-0000013487	EQUIPMENT LEASE NEW AGREEMENT	41.79
<b>Total :</b>						<b>41.79</b>
1771	9/8/2016	002713 PREFERRED MANAGEMENT GROUP	25613		HOA DUES FOR SEPT 2016/25613 PRO	135.00
<b>Total :</b>						<b>135.00</b>
<b>2 Vouchers for bank code : bofaha</b>						<b>Bank total : 176.79</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 176.79</b>

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.  
1770 through 1771 for a total  
disbursement of \$ 176.79, and to the best of  
my knowledge, based on the information provided, they are  
correct and are recommended for payment.

  
DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on  
09-13-2016 and the City Treasurer is hereby directed  
to pay except as noted.

Rhodes Rigsby, Mayor

Page: 1



# City of Loma Linda Official Report

Rhodes Rigsby, Chairman  
Phill Dupper, Vice-Chairman  
Ovidiu Popescu, Member  
Ronald Dailey, Member  
John Lenart, Member

HOUSING AUTHORITY AGENDA: September 13, 2016  
TO: Housing Authority Members  
VIA: T. Jarb Thaipejr, Executive Director  
FROM: Pamela Byrnes-O'Camb, Secretary  
SUBJECT: Minutes of August 9, 2016

Approved/Continued/Denied By: Housing Authority Date _____
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## RECOMMENDATION

It is recommended that the Housing Authority Board approve the Minutes of August 9, 2016.

Loma Linda Housing Authority

Minutes

Regular Meeting of August 9, 2016

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 11:18 p.m., Tuesday, August 9, 2016, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Board Members Present:	Chairman Rhodes Rigsby Vice-Chairman Phill Dupper Ovidiu Popescu Ron Dailey John Lenart
Board Members Absent:	None
Others Present:	Assistant Executive Director Konrad Bolowich General Counsel Richard Holdaway

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

LLHA-2016-018 - Consent Calendar

**Motion by Dupper, seconded by Popescu and unanimously carried to approve the following items:**

The Demands Register dated July 26, 2016 with commercial demands totaling \$\$4,041.16.

The Demands Register dated July 26, 2016 with commercial demands totaling \$649.83.

The Demands Register dated July 31, 2016 with commercial demands totaling \$1,545.00.

The Demands Register dated August 9, 2016 with commercial demands totaling \$\$305.21.

The Minutes of July 12, 2016 as presented.

New Business

LLHA-2016-019 -- Offer for Sale by Auction of 10522 Poplar Street (APN 0283-114-49) an approximately 7,427 square-foot vacant lot pursuant to General Terms and Conditions of Sale by Auction

The Secretary presented the report, stating that the former Loma Linda Redevelopment Agency purchased the property in 2003; the use of the property as an affordable rental unit was terminated upon the death of the tenant; that upon dissolution of all redevelopment agencies within the State of California, the property was assumed by the Loma Linda Housing Authority; the structures were demolished and the septic tank was removed in 015; the property has remained vacant since that time.

She went on to say that in an effort to market the property for ultimate sale in an expedient and timely manner, the auction process was chosen in order to test the market and achieve the highest return to the Housing Authority and to afford the Housing Authority the greatest flexibility with respect to its permissible use of the proceeds of the sale.

The auction was advertised in The Sun; the property was posted; and interest persons were noticed of the auction. Three bids were received ranging from \$20,995.00 to \$106,000.00. She then recommended that the highest bid be accepted.

**Motion by Dupper, seconded by Popescu and unanimously carried to accept the bid of Ben Ouyang for \$106,000 and to proceed with the sale of the property.**

The meeting adjourned at 11:22 p.m.

Approved at the meeting of \_\_\_\_\_.

\_\_\_\_\_  
Secretary