

Agenda

City of Loma Linda

From the Department of Community Development

**PLANNING COMMISSION
REGULAR MEETING OF
May 20, 2015
7:00 p.m.
CITY COUNCIL CHAMBERS
25541 BARTON ROAD, LOMA LINDA, CA 92354**

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission 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. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ITEMS TO BE DELETED OR ADDED**
- E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. NEW BUSINESS**
- G. PUBLIC HEARINGS (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER PUBLIC HEARING ITEM)**

GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076), ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073 – APNS 0292-161-01, 08, 11 AND 12) –

The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence on the east side of California Street, between Orange Avenue and Citrus Avenue.

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 the Bell Property;
- 2) A Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property;
- 3) An Annexation application (submitted to LAFCO; requiring City concurrence) to annex the entire Project Site (both properties) into the City of Loma Linda for water and sewer service; and

- 4) Approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots.

RECOMMENDATION

Staff recommends that the Planning Commission recommend the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Exhibit B);
2. Adopt the Mitigation Monitoring Program (Exhibit C);
3. Approve and adopt General Plan Amendment No. 14-075 based on the Findings;
4. Approve Pre-Zone application 14-076 based on the Findings; and
5. Approve Tentative Tract Map 14-073 (Exhibit C) based on the Findings, and subject to the attached Conditions of Approval (Exhibit E).

H. REPORTS BY THE PLANNING COMMISSIONERS

I. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- J. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.

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.

PLANNING COMMISSION MEETING OF MAY 20, 2015

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER/
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076), ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP 14-073 (TTM 18963) – APNS 0292-161-01, 08, 11 AND 12

SUMMARY

The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence on the east side of California Street, between Orange Avenue and Citrus Avenue (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 the Bell Property;
- 2) A Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property;
- 3) An Annexation application (submitted to LAFCO; requiring City concurrence) to annex the entire Project Site (both properties) into the City of Loma Linda for water and sewer service; and
- 4) Approval of Tentative Tract Map 14-073 (TTM 18963) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots (Exhibit B).

RECOMMENDATION

Staff recommends that the Planning Commission recommend the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring Program ;
3. Approve and adopt General Plan Amendment No. 14-075 based on the Findings;
4. Approve Pre-Zone Application No. 14-076 based on the Findings; and
5. Approve Tentative Tract Map No. 14-073 (TTM 18963) based on the Findings, and subject to the attached Conditions of Approval.

PERTINENT DATA

Applicant:	Stratus Development Partners
General Plan:	Business Park (City of Loma Linda); Multiple Residential (County of San Bernardino)
Zoning:	Planned Community (City of Loma Linda); Multiple Residential (County of San Bernardino)
Site:	The Project Site is composed of two separate properties: 1) the approximate 9.5-acre Bell Property (APN 292-161-01 and 11) located south of Citrus Lane and east of California Street; and 2) the approximate 9.25-acre Ramirez Property (APNs 292-161-08 and 12) located immediately south of the Bell property and north of Orange Avenue and east of California Street.
Topography:	Relatively flat
Vegetation:	Existing orange groves, landscaping and patchy scrub and native grasses on the vacant portions of the site.

BACKGROUND AND EXISTING SETTING

Background

The original 30-day review and comment period for the Citrus Lane Annexation Project's Initial Study/Notice of Intent to Adopt a Mitigated Negative Declaration ended on January 6, 2015.

On December 16, 2014, Staff received correspondence from the Office of Historic Preservation – Department of Parks and Recreation (OHP) regarding the City's intent to adopt a Mitigated Negative Declaration. According to OHP, the Bell and Ramirez properties appear to be part of a larger Historic Vernacular Landscape associated with the citrus industry in San Bernardino County and Southern California. The OHP requested the City to provide additional analysis regarding the Eli C. Curtis residence within the larger historical context to determine if the impacts may be considered significant. They argued that impacts may warrant the preparation of a Focused EIR.

On December 31, 2014, the second State responsible agency to comment was the Department of Conservation (DOC) with regard to the loss of Prime Farmland. The Project Site was ranked as high quality for farmland and the potential impacts were determined to be significant (and documented as such in the Initial Study) based on the State's model. The DOC letter also recommended preparation of a Focused EIR if impacts to Prime Farmland could not be mitigated to less than significant levels.

At the February 2, 2015 Historic Commission meeting, the Commission opened the public hearing regarding the Certificate of Appropriateness and continued the public hearing until they could review the following documents:

- Environmental Initial Study/ Mitigated Negative Declaration

- Cultural Resources Investigation Report
- Addendum to Cultural Resources Investigation Report (Exhibit C)
- Existing and Proposed Site Plan

Staff has provided the requested documents for the Commission's consideration. Please be aware that only the latest Cultural Resources Report has been provided, as it is basically the original report with additional information.

In completing the cultural resources investigations for the Citrus Lane project, McKenna et al. defined the boundaries of the project as being limited to the 20+/- acres of proposed annexation acreage and, in more detail, the northern 10+/- acres to be redeveloped as a residential community. At the suggestion of the Office of Historic Preservation, McKenna et al. subsequently researched the extent of the Curtis family holdings in the area and reassessed the specific project area with respect to the larger family holdings. In this case, the Curtis family has been associated with 120 acres of land (60 acres west of California Street and 60 acres east of California Street).

McKenna et al. recorded the Curtis properties as a whole and designated it a pending "district." McKenna et al. had access to a limited number of acres during this investigation and, therefore, the final determination of a "district" will be dependent upon future studies addressing the remaining properties. At this time, McKenna et al. can state that at least 20 acres of the Curtis family holdings have been subjected to modern redevelopment. Another 70 to 80 acres is currently under cultivation as citrus orchards (58%-66%). Five Curtis family residences remain (two west of California Street and three east of California Street) and an expanse of the original William Curtis property is vacant (no structures and no trees).

With respect to the currently Proposed Project, only elements within the Eli C. Curtis property will be affected: the Eli C. Curtis Victorian residence, orchard, and palms on Citrus Avenue. The surrounding roadways are not considered significant resources and the two residences on Orange Avenue will not be impacted.

Staff, as recommended by McKenna et al. has determined that all three of these resources are locally significant, both individually and as part of the larger Curtis family holdings. They require some level of protection and/or preservation. The Initial Study was revised to incorporate the results of the new cultural resources investigation and to provide revised or new mitigation measures for both historic resources and the loss of Prime Farmland. The Initial Study was recirculated to surrounding property owners and agencies for a public review period that began on April 13, 2015 and ended on May 12, 2015.

On April 6, 2015, the Historic Commission approved the Certificate of Appropriateness implementing mitigation measures as presented in the Initial Study to be recirculated, in association with the General Plan Amendment No. 14-075, Pre-Zone No. 14-076, Annexation No. 14-074, and Tentative Tract Map No. 14-073 (TTM 18963).

Existing Setting

The combined properties which compose the Project Site are currently developed with three single-family residences, associated structures (e.g., detached garage, shed) and citrus groves. Surrounding land uses include agriculture (citrus groves) and a church to the north, agriculture (citrus groves) to the east and west, and multiple-family residential development to the south. The area south of the Project Site occurs within the City of Loma Linda and is designated Very High Density Residential. The areas north and east as well as the Project Site are zoned County of San Bernardino Multiple Residential (RM). The area along the west side of California Street, across from the Project Site, occurs within the City of Loma Linda and is zoned Special Planning Area D. This area incorporates the area south of Redlands Boulevard, west of California Street and north of Mission Road and east of the Edison transmission lines. The area is intended for mixed uses including commercial, office, institutional, business and industrial parks, and single-family (and where appropriate multi-family) residential.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On December 6, 2014, a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration and Initial Study was prepared and issued for public review. The mandatory CEQA public review began on December 8, 2014 and ended on January 6, 2015. Based on comment letters received from the OHP and DOC, the Initial Study was revised (Exhibit D) and recirculated with a second public review period that began on April 13, 2015 and ended on May 12, 2015. Potentially significant impacts identified in the Initial study can be mitigated to a level of less than significant. Mitigation measures included in the initial study are provided in the MMP (Exhibit E). Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.

ANALYSIS

Project Description

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 the Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property; 3) an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda in order to receive city services (e.g., water, sewer etc.); and 4) approval of a Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots. The 35 single-family residential lots would range in size from 7,215 square feet to 11,442 square feet (see Figure 3 Site Plan). The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence. The Bell property is currently developed with an existing single-family residence and citrus grove. The existing residence, citrus grove, and all related on-site improvements would be removed to allow for the proposed development. Two points of vehicular access are proposed to serve the development including one along California

Street and one along Citrus Avenue. All internal streets within the development 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.

No development is proposed for the Ramirez property at this time. The two existing single-family residences would remain on site and would be annexed into the City of Loma Linda. Under the County of San Bernardino General Plan the Ramirez property is currently zoned Multiple Residential. This designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. Therefore under this designation, approximately 248,292 square-feet of the site could be developed with buildings and impervious surfaces. If individual structures were to be developed, the Multiple Residential designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, the site could be developed with 24 dwelling units. With an average dwelling unit size of 3,000 square-feet, a total of 72,000 square-feet of building space could be developed on-site. Upon annexation the Ramirez property would be pre-zoned General Business (C-2) and would have a maximum 0.5 floor area ratio (FAR) and therefore could be developed with approximately 124,146 square-feet of building space, or 72% more building space than under the County General Plan zoning.

The Project Site (including both the Ramirez property and the Bell property) 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. Although the existing residences are on septic service, any future development on-site exceeding a density of ½-acre per unit would be required to have 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 Project Site (including both the Bell property and the Ramirez property) APNs 0292-161-01, 08, 11 and 12 into the City of Loma Linda. Both properties are required to be annexed simultaneously in order to preclude the formation of an island of territory. Both properties are currently adjacent to the City boundary and are 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 Services document for the annexation. 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 Project Site has no street lights, gutters, or sewer system. Proposed development of the Bell 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 California Street and Orange Avenue. The developer would be responsible for connecting the proposed development to the City's sewer system.

The annexation area will benefit from becoming a part of the City of Loma Linda as future residents will be able to utilize the City's range of services and programs, including public works, law enforcement, fire protection and emergency services, parks, trails, animal control, code enforcement, and housing. They will also be afforded a stronger political voice via the City Council and through the City's very active commissions, committees, and boards. 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 to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the Bell Property (Exhibit F), and Pre-Zone application to establish the Single Family Residential for the Bell Property and a General Business (C-2) Zone for the Ramirez property (Exhibit G).

The proposed GPA would be compatible with existing residential development to the south and potential future mixed uses to the west. The properties to the north and east are within the City of Loma Linda's Sphere of Influence and have a land use designation of Business Park. The properties are currently developed with citrus groves. Potential future development could include professional offices, research and light industrial uses. 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 for both the County of San Bernardino and 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 impacts to 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 August 2014, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the Project. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed 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, 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.

The Project does not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway, and does 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.

The 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 Project is projected to generate a total of approximately 333 daily vehicle trips, 27 of which would occur during the morning peak hour and 35 of which would occur during the evening peak hour.

For Opening Year (2016) With Project traffic conditions, the study area intersection of California Street and Redlands Boulevard is projected to operate at acceptable Level of Service consistent with Measure V during the peak hours with improvements. For Year

2035 with Project traffic conditions, the study area intersections of Redlands Boulevard at Citrus Avenue, and California Street at Mission Road are projected to operate at Level of Service D to F during the evening peak hour, 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. Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation herein.

Mitigation Measure 21:

Consistent with Measure V, as mitigation for the potential traffic impacts, 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 costs is \$17,800.

Mitigation Measure 22:

Construct Citrus Avenue from California Street to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.

Mitigation Measure 23:

Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development.

Mitigation Measure 24:

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Mitigation Measure 25:

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 recirculated initial study for this project, the City received comments from outside agencies, as follows, and as included in Exhibit H:

- Local Agency Formation Committee (LAFCO)

On May 12, 2015, LAFCO submitted a letter requesting that maps of the area be included with the initial study to help readers better understand the project.

Staff submitted a letter in response, which is attached to the staff report as an exhibit, and recognizes that those maps were inadvertently omitted. They hereby become part of the administrative record.

- County Department of Public Works

On May 6, 2015, The County Department of Public Works submitted a letter indicating they had no comment on the project.

- Serrano Nation of Mission Indians

On Monday, May 4, 2015, Chairwoman Goldie Walker from the Serrano Band of Mission Indians called regarding the project's mitigation measures. Staff explained the proposed mitigation measures and Ms. Walker was satisfied with staff's response.

- Department of Conservation

The State Department of Conservation called requesting two additional days to submit comments on the proposed project. On May 13, Staff received a comment letter on the recirculated Initial Study with the following comments:

Mitigation Measure 2

With respect to Mitigation Measure 2, the first concern is the confusing and possibly contradictory way in which the mitigation is phrased. It requires the replacement or protection of agricultural land through a conservation easement, but then states that a monetary contribution will be made. The phrasing may be more streamlined if the City proposes that mitigation be obtained by either funding an agricultural conservation easement and the associated stewardship endowment costs, or the donation of fees to a land trust for the future purchase of an agricultural conservation easement and stewardship endowment costs, or the donation of fees to an agricultural mitigation bank.

The second concern relates to the arbitrary way in which the amount of land to be preserved is addressed. There is no discussion on the rationale for the proposed ratios and how they can be attributed to lessening the projects impacts. Normally, ratios are based on the based on the type of farmland to be preserved, not the distance of the preservation area from the project or city center. Ratios for most agricultural mitigation programs are 1:1 or larger, as anything less would not minimize or reduce the impacts to a less than significant level. Land should also be preserved in the County, not the City, unless the City has indicated they intend to create an agriculture preservation area in perpetuity within City limits.

The third concern is regarding the statement that the proponent will contribute monetarily at a 1:1 ratio to the Central Valley Farmland Trust (CVFT). Recent Department discussions with CVFT indicate that they have not been contacted about the proposed mitigation, and that San Bernardino County is not within the counties where they normally operate. However, if this has been remedied with CVFT, the 1:1 mitigation would be the preferred mitigation option. If it has not been remedied, the Department suggests contacting the City of Riverside, who is working toward placing conservation easements on designation priority areas within the City. In addition, Department discussions with the Riverside Land Conservancy indicate that they are also willing to work with the proponent to provide mitigation for the proposed project.

Mitigation Measure 3

While the Department recognizes the historic nature and educational value of the measure, there are concerns about its feasibility as mitigation for agricultural land loss. CEQA Guidelines for mitigation require that they substantially lessen or avoid significant effects on the environment by avoiding or minimizing the impacts; rectify the impact by repairing, rehabilitating, or restoring the impacted environment; reduce or eliminate the impact over time by preservation and maintenance operations; or compensate for the impact by replacing or providing substitute resources or environments. The proposed mitigation does not comparable mitigation for agricultural lands that are being lost. Therefore the Department suggests that Mitigation Measure 3 be considered among the historic resources rather than agricultural land resources, or work with the project proponent to include it in the project design.

The City recognized that the impacts to agricultural resources were significant in the original and recirculated MND. However, it is questionable if Mitigation Measure 2 and 3 as proposed, lower the project's agricultural impacts to a less than significant level. If the impacts to agricultural resources remain significant and unavoidable, they are required to be analyzed through an Environmental Impact Report with accompanying findings as per CEQA Guidelines §15091 and possible Statements of Overriding Consideration as per CEQA Guidelines §15093.

City staff submitted a letter in response to the DOC comments; the letter is included in Exhibit H. The City's letter includes a revision to Mitigation Measure 2 and provides rationale for inclusion of Mitigation Measure 3. Mitigation Measure 2 relates the City's policy regarding the loss of Prime Farmland; the rationale for the policy is not necessary for inclusion in the Initial Study or Mitigation Measure. It is therefore recommended for deletion from the mitigation measure.

The response to DOC indicates that there are currently no land trusts in San Bernardino County that provide an agricultural mitigation bank and that the Riverside Land Conservancy was also contacted. The Land Conservancy's office indicated that they were not authorized by the State to

accept in-lieu mitigation fees. Nor did they have the proper resources to seek out land to establish conservation easements.

Although City staff disagrees with the Department's position that the mitigation measure provided in the recirculated Initial Study does not reduce the level of significance of the impact, we concurred that minor editing of the mitigation measure may provide more clarity while achieving the same objective.

The following amended Mitigation Measure 2 is recommended to the City Planning Commission for consideration in adopting the MND:

The Project Proponent is required to either replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands.

Comments received from other City departments have been addressed through revisions to the project design and Conditions of Approval. 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 Bell Property and creating a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property would allow for the proposed development of the 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 development project would not be detrimental to the public in that the proposed residential community would be compatible with existing residential development to the south and potential future mixed uses to the west. The properties to the north and east are within the City of Loma Linda's Sphere of Influence and have a land use designation of Business Park. The properties are currently developed with citrus groves. Potential future development could include professional offices, research and light industrial uses. 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 for both the County of San Bernardino and 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 amendment site has frontage on California 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 residential neighborhood to the south and 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 a zoning of Multiple Residential. The Loma Linda General Plan designates the Project Site as Business Park because it is in the 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 Bell Property; and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property. 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. Development proposed within the Bell

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

The amendment site has frontage on California 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 residential neighborhood to the south and 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 and Pre-Zone application of the project site to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property. 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 project 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 35 residential lots would range in size from 7,215 square feet to 11,442 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 Project 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 9 acres of citrus groves and the relocation of an existing locally significant single-family residence. The use of the agricultural land is not economically viable and development of single-family

residences will be compatible with the existing residential area to the south, and future residential developments to the east and west of the subject site. Development will generally enhance the area. The project shall not result in impacts to the established community.

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

The project measures 9.5 acres in size, and will include 35 residential lots. The project density of 3.68 dwelling units per acre is less than the maximum density allowed in the existing General Plan Land Use designation of "Low Density Residential." In addition, the 35 residential lots would range in size from 7,215 square feet to 11,442 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.*

There is no natural vegetation other than the approximate 9.5 acres of citrus groves and no wildlife present on site. There is virtually no undisturbed area remaining on the site. Therefore, development of the Bell property shall not cause any substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. There is no riparian or wetland habitat on site.

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

CONCLUSION

The proposed Tentative Tract Map 18963 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 Bell Property; and to establish a Pre-Zone of Single Family Residence (R-1) Zone for the Bell property and the General Business (C-

2) Zone for the Ramirez property would allow for the proposed project. The proposed Project is sensitive to the historical significance of the area and compatible with the residential neighborhoods to the south.

The annexation of the area to the City will result in greater benefits to residents. Residents already receive many benefits from the City in the form of water, police, fire, trash collection, and animal control. New residents will have local representation. Upon annexation, existing and future residents can apply to serve on the City's commissions, committees, and boards, and run for office.

There are a total of three single-family residences within the Project site. One structure will be relocated due to its locally historical significance. The two remaining single-family units are located on the Ramirez property to which no development is proposed at this time, and therefore they will remain in place. 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 its 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 MMP will minimize the potential environmental impacts and have been made part of the Conditions of Approval (Exhibit I).

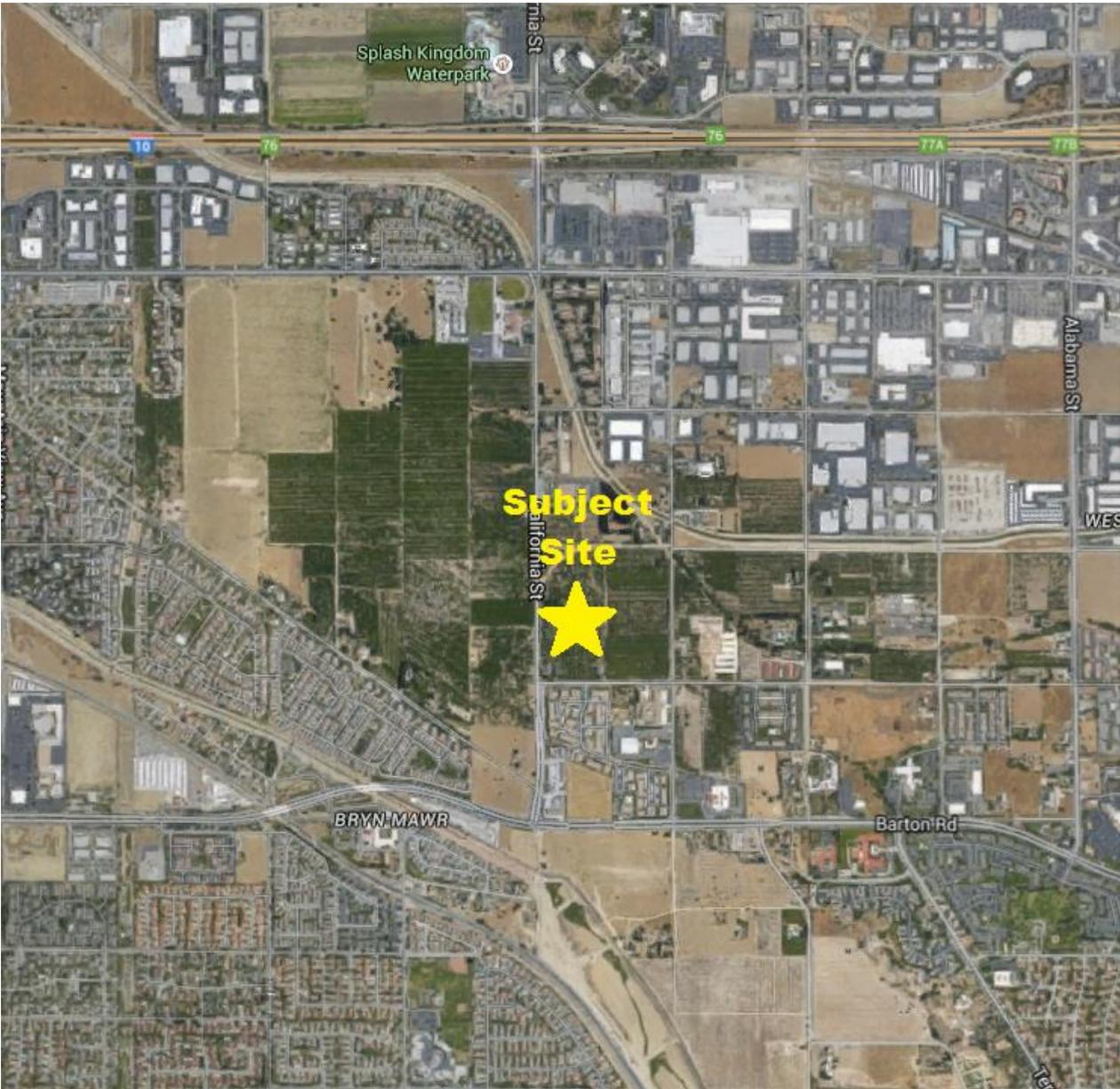
Respectfully Submitted,

Natalie Patty
Contract Planner
Lilburn Corporation

EXHIBITS

- A. Vicinity Map
- B. Tentative Tract Map
- C. Addendum to Cultural Resources Investigation Report
- D. Revised Recirculated Initial Study
- E. Mitigation Monitoring Program
- F. General Plan Amendment
- G. Pre Zone Map
- H. Agency Comment Letters and City Responses
- I. Conditions of Approval

Vicinity Map



POINT OF BEGINNING

CITRUS AVENUE

① $S89^{\circ}38'50''E$ 657.15'

APN: 0292-161-01
APN: 0292-161-11

APN: 0292-161-01

NORTH LINE
BLOCK 2

PORTION SW 1/4 SEC. 29
T.1S., R.3W., S.B.M.

ACRES

BLOCK 2
RANCH
6/19

CITY OF LOMA LINDA
LAFCO 1971
CALIFORNIA STREET

④ $N00^{\circ}21'09''W$ 1340.60'

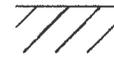
WEST LINE
BLOCK 2

20.2
WEST 1/2 OF
BARTON
MB

APN: 0292-161-12

② $S00^{\circ}22'22''E$ 1338.52'

LEGEND

 LOMA LINDA CITY
BOUNDARY

EAST LINE OF
WEST 1/2 BLOCK 2

APN: 0292-161-08

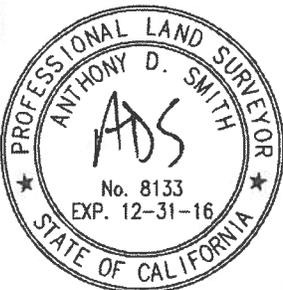
SOUTH LINE
BLOCK 2

③ $N89^{\circ}49'46''W$ 657.60'

ORANGE AVENUE

LAFCO 2363

TOTAL ACREAGE FOR REORGANIZATION AREA: 20.2 ± ACRES



Prepared by ON POINT LAND SURVEYING, INC.:
370 Alabama St, Ste A, Redlands, CA 92373 (909) 792-2221

4/15/15
DATE

ANTHONY D. SMITH, PLS 8133
LICENSE EXPIRES: 12-31-16

SCALE: 1"=200'

FILE NO.: 019-035

DATE: March 2015

SHEET 2 OF 2

**A PHASE I CULTURAL RESOURCES INVESTIGATION
FOR THE PROPOSED ANNEXATION OF PARCELS
0292-161-01, 0292-161-08, AND 0292-161-12,
THE CITRUS LANE PROJECT AREA
IN THE LOMA LINDA/REDLANDS
AREA OF, SAN BERNARDINO
COUNTY, CALIFORNIA**

Prepared for:

**LILBURN CORPORATION
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Author and Principal Investigator: Jeanette A. McKenna, MA/RPA

**Job No. 12-14-03-1720
March 10, 2015**

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**A PHASE I CULTURAL RESOURCES INVESTIGATION
FOR THE PROPOSED ANNEXATION OF PARCELS
0292-161-01, 0292-161-08, AND 0292-161-12,
THE CITRUS LANE PROJECT AREA
IN THE LOMA LINDA/REDLANDS
AREA OF, SAN BERNARDINO
COUNTY, CALIFORNIA**

by,

Jeanette A. McKenna, Principal
McKenna et al., Whittier, CA

INTRODUCTION

McKenna et al. (Appendix A) initiated this cultural resources investigation of the proposed Citrus Lane project area in San Bernardino County, California, at the request of Lilburn Corporation, San Bernardino, and for submittal to the City of Loma Linda for compliance with both the California Environmental Quality Act (CEQA), as amended, and local policies and guidelines for the identification and protection of potentially significant cultural resources. The project area will eventually be annexed into the City of Loma Linda. As such, the project will require a General Plan Amendment, Zone Change, Annexation for water and sewer services, and a Tentative Tract Map. This project also requires compliance with SB-18 (Government-to-Government Native American consultation) and review by the Office of Historic Preservation, Sacramento. All data pertinent to this undertaking is incorporated into this technical cultural resources investigation.

PROJECT DESCRIPTION

The proposed project consists of two discrete components: (1) the annexations of the 18+ acres comprised of Assessor Parcels 0292-161-01, -08, and -12, and (2) the proposed development of Parcel 0292-161-01 as a residential community. The overall project area encompasses 75.16 acres, with 8.91 to 9.5 acres proposed for residential development.

The three properties are located in unincorporated San Bernardino County and will be annexed into the City of Loma Linda, upon approval. The subdivision (northern half) will be designed and developed as a 35(+/-) single family residential complex. Access to the development will be from both California Street and Citrus Avenue, requiring improvements to both roadways. An existing single family residence, out building, garage, and orchard are located within the northern property (Parcel -01). The project will **DOES NOT** involve any ownership or physical changes to the southern properties (Parcels -08 and -12).

PROJECT LOCATION

As noted, the project area consists of a single parcel of 9.5 acres for redevelopment as a residential complex (APN 0292-161-01) And the annexation of three parcel into the City of Loma Linda. These properties are located between the City of Loma Linda and the City of Redlands (Figure 1). The properties, as illustrated on the current USGS Redlands Quadrangle (1996), are within Township 1 South, Range 3 West, and the northwestern quarter of the southwestern quarter of Section 29 (Figure 2). The County Assessor's Map illustrates the property as consisting of 18.75 gross acres (18.16 net acres) to the southeast of the intersection of California Street and Citrus Avenue. The southern boundary is Orange Avenue and, to the east, is a 20+/- acre orange orchard extending to New Jersey Avenue (not a part of this project; Figure 3). Citrus Avenue bounds the property to the north and California Street bounds the property to the west, and Orange Avenue bounds the properties to the south. Figure 4 illustrates the current conditions within the properties.

ENVIRONMENTAL SETTING

The current project area is located between the City of Loma Linda and the City of Redlands, San Bernardino County, California. This area was considered an indirect part of Redlands, although geographically equidistant between Redlands and Loma Linda. This area is also south of the Santa Ana River and north of the historic Mill Creek Zanja. Generally considered to be a suburban area, the urban improvements are encroaching on the remaining agricultural lands in this portion of the county.

Modern developments (post-1996) are present north of Redlands Avenue at California Street and south of Orange Avenue, east of California Street. The properties are essentially flat, with the average elevation being 1180 feet above mean sea level (AMSL), and soils are loose and sandy, consistent with the alluvial plain associated with the Santa Ana River.

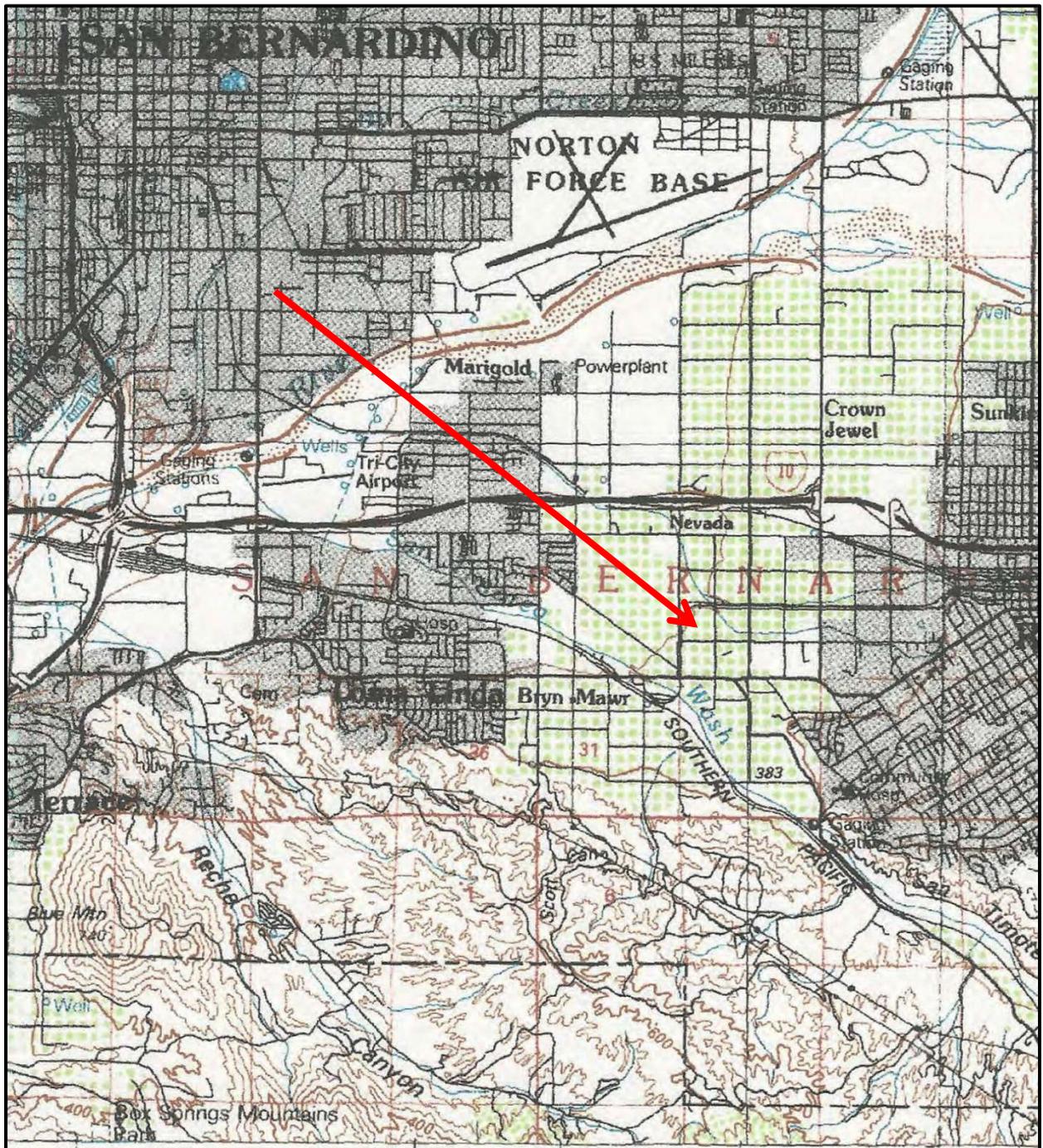


Figure 1. General Location of the Project Area (USGS San Bernardino 1:100,000; rev. 1982).

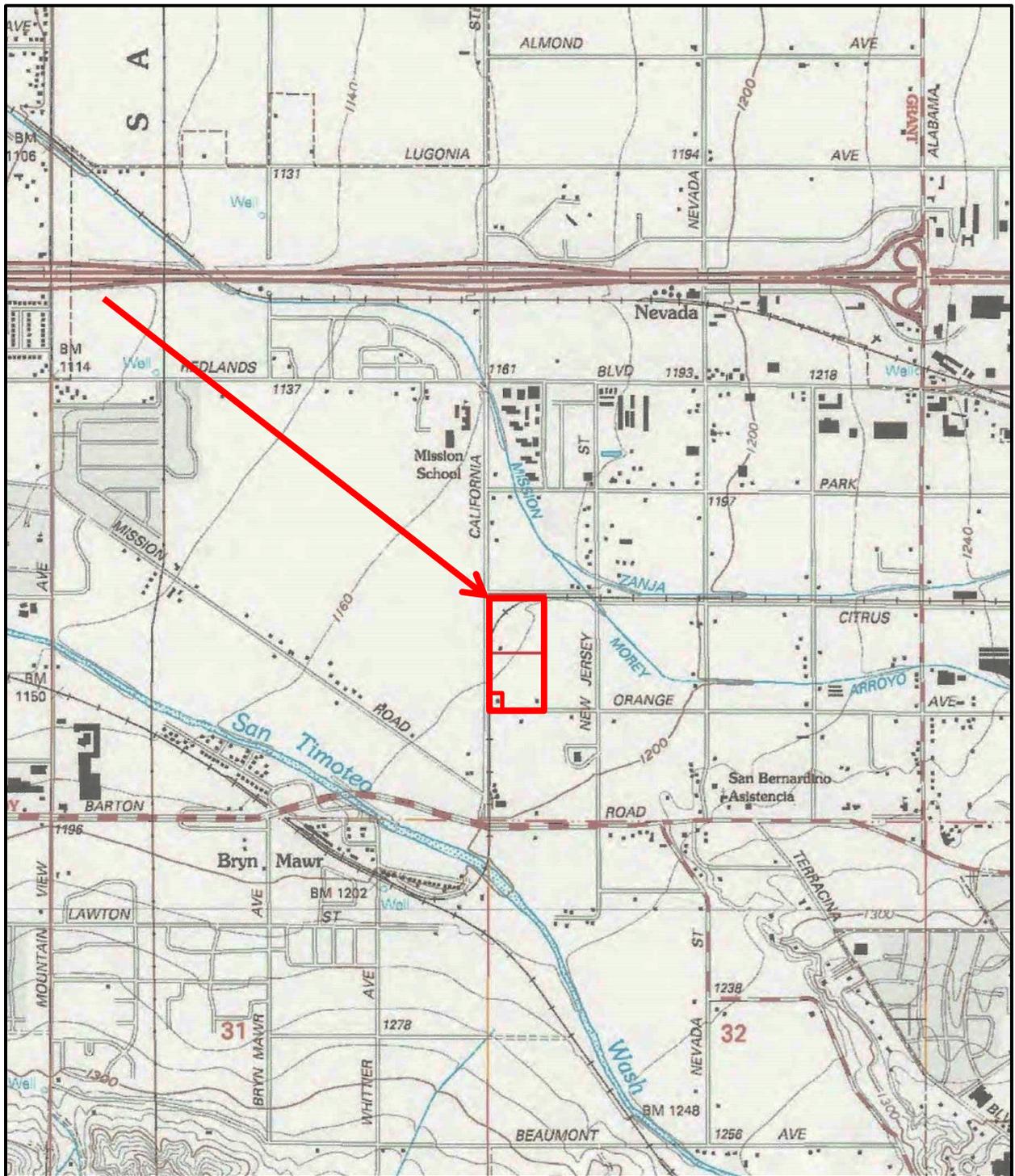


Figure 2. Specific Location of the Project Area (USGS Redlands Quad, rev. 1966).

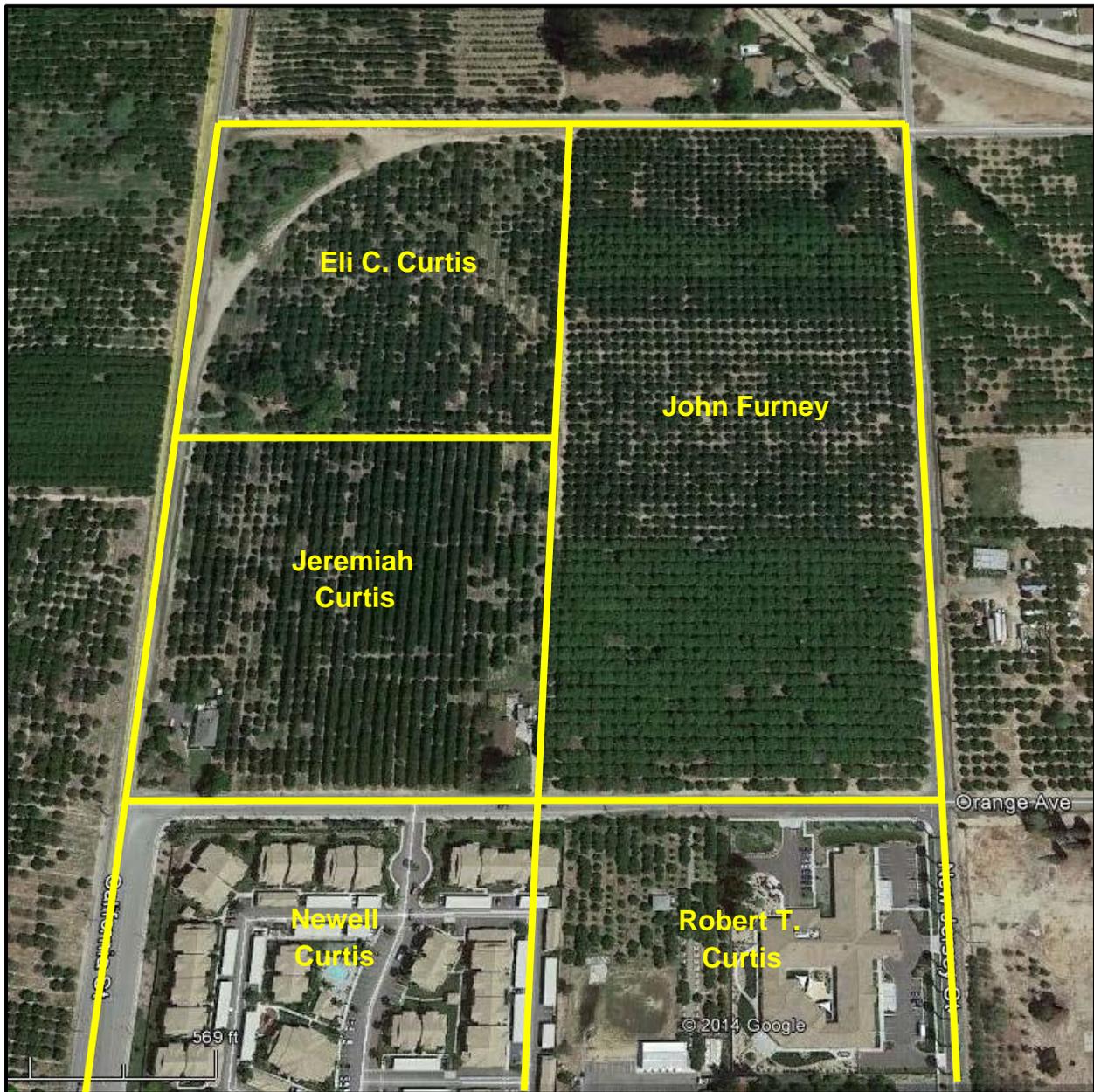


Figure 4. Aerial Photograph Illustrating the Current Project Area and Surrounding Properties.

Citing Drover (1979:3-4), the local soils consist of "... decomposing granite ..." and Gray (1961:57) notes that marine sedimentation occurred in the early Miocene and probably continued in to the Pliocene epochs, resulting in the formation of the Santa Ana Mountains. Geological testing to the northwest by Leighton and Associates, Inc. (1988) has

dated the older alluvium to approximately 25,000 years B.P. (before present). The project area is bounded to the west, east, and south by the presence of sandy top soils and mature citrus groves. The native vegetation, long gone, but would have been identified as a Desert Sage Scrub habitat. This native vegetation was removed with the introduction of citrus and other historic agricultural uses. Indigenous sage and deer weed may still be identified in less disturbed areas (Bean and Saubel 1972; Mead 1972; Drover 1979; and ARMC 1980). According to Heusser (1978), the grasslands were replaced by sage scrub and chaparral during the Late Prehistoric Horizon (post A.D. 750) and chronologically associated with the presence of Native American populations. At present, the native vegetation has been replaced by citrus orchards and artificially irrigated via a standpipe irrigation system.

CULTURE HISTORY BACKGROUND

The Citrus Lane project area is located in an area of known prehistoric, historic, and modern occupations, as summarized below. Although the area is within unincorporated San Bernardino County, it has long been associated with the communities of Loma Linda and/or Redlands.

Prehistory

The geographical area associated with Northwestern Riverside County and southwestern San Bernardino County is generally considered to be within the traditional Luiseño territory, although many have argued that it is highly likely that the area is also associated with the Gabrieliño, Cahuilla, and/or Serrano (see McKenna 1992 and 1995).

Lando's summary of ethnographic research for the area (1978) concluded that any number of Native American populations may be represented: the Gabrieliño, as argued by Strong (1929), Johnston (1962), and Leonard (1975); the Serrano, as discussed by Reid (1968); and/or the Luiseño. While Sparkman (1908) argues strongly that the area is **NOT** Luiseño, others (e.g. Kroeber 1908 and 1925; Lando 1978), agree by general consensus that the area was occupied seasonally by Luiseno, Gabrieliño, Serrano, and/or Cahuilla populations (Kroeber 1925:615-619, 692-708).

Parr and Wilke (1989:3-4) state this area west of Yucaipa is within a triangle that included the Luiseno, Cahuilla and Serrano, but not the Gabrielino, despite the association with the *Asistencia* – an outpost of Mission San Gabriel de Arcangel. These three populations were related linguistically (Shipley 1978:90) and were hunters and gatherers, as were most Southern California Native Americans prior to European contact.

During the Late Prehistoric Period and into the proto-historic period, there is some evidence of village development and the beginning of agricultural activity.

Despite the various opinions, this area can be more strongly associated with the Serrano and Cahuilla (Strong 1929:88-143). Early studies of the Serrano and Cahuilla, as well as the Luiseno (see Smith and Taggart 1909; Benedict 1924; Bolton 1927; Robinson 1939; and Kroeber 1925) emphasized anthropological/ethnographic studies with similar conclusions.

More recently, however, the investigations have relied on archaeological data (i.e. Drover 1980; Koerper, Drover, and Langenwalter 1983; McKenna 1985 and 1986; Hudson 1969 and 1971; Rice and Cottrell 1976; Wallace 1955; Warren 1968; Greenwood 1978; and Mason et al. 1994; etc.). Additional studies have been presented in association with the Society for California Archaeology, presenting updated information on Southern California in general. These studies tend to lead towards the Serrano and Cahuilla associations, but also acknowledge the Gabrielino influences..

The archaeological data and correlations with ethnographic data have resulted in the establishment of a chronology for Southern California prehistoric times. Data provided by Wallace (1955), Warren (1968) and later by Koerper and Drover (1983) and Mason (1984; summarized in McKenna 1986). Overall, these studies suggest the major occupations by Native Americans in the Redlands/Loma Linda areas date predominantly to the Late Prehistoric period (post-A.D. 750).

Additional studies and analyses of identified prehistoric sites yielding statistically valid artifact assemblages and chronologically sensitive samples can be used to further the understanding of Native American activities in the area and in the assignment of cultural affiliations.

In the general vicinity of the current project area, the Native American village of Guachama was known and, based on its presence, the site of the *Asistencia* was chosen. These Native Americans are credited with the construction of the *Asistencia* zanja and the *Asistencia*, itself.

History

In the 1770s, the Spanish padres, under the direction of Junipero Serra, began the process of establishing a series of missions throughout Alta California, as California was then known. The mission system continued to supervise these large tracts of land until

the Mexican government declared its independence from Spain and issued orders for the secularization of the Missions (ca. 1824).

By 1833-34, the majority of Mission lands were taken from the Catholic Church and re-issued to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, etc. The Mexican government hoped to initiate a pattern of settlement in Alta California by relocating populations from other Mexican settlements to recently established Alta California settlements (Hanna 1951; McWilliams 1973; Dumke 1944; and Scott 1974). Maps provided by Avina (1932); the Bureau of Land Management; and Beck and Haase (1977) illustrate the extent of the Rancho/Grant system.

In this case, the project area (Redlands and Loma Linda, in particular) was under the general jurisdiction of the Mission San Gabriel de Arcangel (in Los Angeles County; the Mission San Luis Rey being too distant). The Mission San Gabriel de Arcangel provided “visiting” padres and, eventually, established the *Asistencia* (later defined as being within the City of Redlands) to facilitate the Church’s needs. The Mission San Gabriel de Arcangel was established in 1771 and claimed jurisdiction over the lands now recognized as the San Gabriel and San Bernardino valleys. The *Asistencia* was established in 1819 to provide a presence in the area and to serve the scant population of Native Americans, Spanish, and Mexican settlers.

Shortly after the establishment of the *Asistencia*, the Spanish lost Alta California to the newly established Mexican government. Spanish and Mexican period ranchos, for the most part, were recognized and maintained by the respective grantees. Much of the Church lands were taken and reissued as grants, leaving the Mission San Gabriel de Arcangel with a fraction of their earlier holdings. The Rancho San Bernardino was granted to Jose del Carmen Lugo (with Jose Maria Lugo, Vicente Lugo, and Diego Sepulveda) by Governor Alvarado in 1842. Consisting of eight square leagues, this rancho was primarily north of the Santa Ana River, but also included lands to the south – including the areas now associated with the *Asistencia*, Redlands, and Loma Linda. The Lugos held the ranchos until its sale to the Mormon settlers in ca. 1851 – under the names of Amasa Lyman and Charles Rich.

The current project area is within the boundaries of the historic Rancho San Bernaringo and, therefore, under the authority of the Church and its representatives. Cleland (1941:154) States:

A few months after the founding of El Monte [1851], a train consisting of 437 persons, 150 wagons, and a considerable body of livestock came

through the Cajon Pass to establish an outpost of the Mormon empire in southern California. According to Milton H. Hunter, Brigham Young intended ...

... to build a station near the Pacific Ocean that could be used as an outfitting post for immigrants bound for Utah, and as a shipping point. It was to be the gateway settlement for the Pacific into the Mormon commonwealth – an outpost of the greatest importance. February 23, 1851, President Young selected two apostles “to take a company to southern California to preside over the affairs of the Church in that land and to establish a stronghold for the gathering of the Saints” ... Early in April Brigham Young wrote:

Amasa M. Lyman and Charles C. Rich left this place ... with others, for the purpose of establishing a settlement in the southern part of California, at no great distance from San Diego, and near Williams’ ranch and the Cajon Pass, between which the Iron Country we design to establish settlements as speedily as possible, as to have a continued line of stations and places of refreshment between this point and the Pacific, which route is passable during the winter months.”

This settlement involved the purchase of the Rancho San Bernardino and the establishment of the “fort” at San Bernardino – a Mormon colony designed to be self-sufficient and primarily an agricultural community with the intention of establishing a successful town/city. When the Mormon colony members were called back to Utah, some chose to stay in California and continue with their enterprises.

One of the earliest settlers in the Redlands/Loma Linda area predated the Mormon purchase and involved persons associated with the Lugo ownership of the area. One was Maria Armenta Bermudez. Citing McCall (2012:11):

Plentiful water and easy transportation were two keys to the development of much of Southern California. Few recall that the San Bernardino Valley owes some of both to one of the Lugo Colonist, a woman by the name of Maria Armenta Bermudez. Maria Armenta married Jose Bermudez in 1823. Jose was thirty years older than Maria, and they both probably

worked for the Lugo family. Jose first built a house in the area where the San Bernardino Courthouse now stands. One of the Lugo sons moved into that house, and the Bermudez family settled across the valley in what is now Redlands.

Maria wanted to grow grapes, but the closest water supply was the Zanja about two miles away. Maria arranged for a ditch to be dug from the Zanja to her property near what is now Ford Park. She laid out the channel, beginning near the current site of Craton Elementary School, following along the base of the hills. Known as the Maria Armenta Ditch (the only zanja to be named after a woman), the route was so well designed that, years later, the Bear Valley Water District followed it when it built its canal to the original Ford Park reservoir. The remains of Maria's vineyards were visible testimony to the future prospects of the area when Americans Edward Judson and Frank Brown bought Redlands property more than thirty years later.

The Bermudez family moved on and settled in San Timoteo Canyon, first near the mouth of Love Oak Canyon and finally down on the south side of what is now Barton Road, near the area called Guachama. Here, Maria planted large fields of grain and corn and carried her product to market in Los Angeles in two-wheeled carretas drawn by oxen. The remote San Bernardino area was connected to Los Angeles by a mere footpath until Maria enlarged it into a full-sized road for her ox carts. The sixty mile trip must have taken three or four days each way.

By the early 1850s, the *Asistencia* had been abandoned by the Mission San Gabriel, was occupied by the Mormon Bishop Nathan C. Tenney family. The land, still held unto the names of Amasa Lyman and Charles Rich, was referred to as "Old San Bernardino," in reference to the settlement around the *Asistencia* and the fact that the "fort" was established as the new site of San Bernardino. When the Mormons were called back to Salt Lake City, Lyman and Rich sold much of the holdings to finance the return and to recuperate investments. The area around the *Asistencia* was sold to Dr. Benjamin Barton.

Dr. Benjamin Barton, a native of South Carolina who studied medicine in Kentucky, practiced in Alabama and Texas, and arrived in California in 1854. He lived in both El Monte and northern California before settling in the Redlands area in 1857. Barton purchased 640 acres of land from Amasa Lyman and Charles Rich and established the

Barton Ranch, which included the *Asisencia* complex (Ingersoll 1904) and the current project area acreage. He lived and worked in San Bernardino until ca. 1859, when he sold his San Bernardino property and relocated to his ranch between Redlands and Loma Linda (Bryn Mawr). Barton and his family occupied the *Asistencia* until their residence was completed in 1867, just west of the *Asistencia* compound, and Barton initiated the planting of citrus, grapes, and row crops. The area became known as “Mission” and included only a few other families. McCall (2012:20) states:

Between 1881 and 1887, Barton began selling off his property, first to Edward Judson and Frank Brown and then to a consortium headed by his son, Hiram. His daughter, Mary, took charge of the Villa and its eighty-five acres. Ben and Eliza Barton moved to the now revitalized city of San Bernardino, built a large, modern home and retired from county life.

The Bartons were not the only landowners in Mission, of course, Some early family names were Curtis, Frink, Hinckley, Cole, Wilson, Pichon, Yount, and Van Leuven ... The Van Leuven were the first to try growing oranges here ... 1857 ...

The community of “Mission” was eventually overshadowed by the planned development of Redlands, by Judson and Brown. As noted, the Barton Ranch remained intact until ca. 1881, when some of the holdings were sold. By 1887, the remaining acreage, less the 85 acres surrounding the family home, was sold to a Los Angeles syndicate and prepared for subdivision and future sales through the Barton Land and Water Company. These areas were subdivided into 10 acre parcels and proposed road alignments were identified.

The current project area is within the western extent of Barton Ranch, reported to have once been under grape cultivation. Specifically, it is within the western half of the 40.38 acres lot referred to as Lot 2, bounded by California Street (west), Orange Avenue (south), Citrus Avenue (north), and New Jersey Street (east; Figure 5).

These acres have been traced to members of the Curtis family, children of William and Mary Curtis, and their descendants. William Curtis was living in Texas in 1861 and, to avoid being conscripted into the Confederate Army during the Civil War, he elected to leave Texas and head west – to California. A biography of Curtis was prepared by Boyd in 1922. This biography (Boyd 1922:1430-1434) was transcribed by Hooper (2011) and reads:

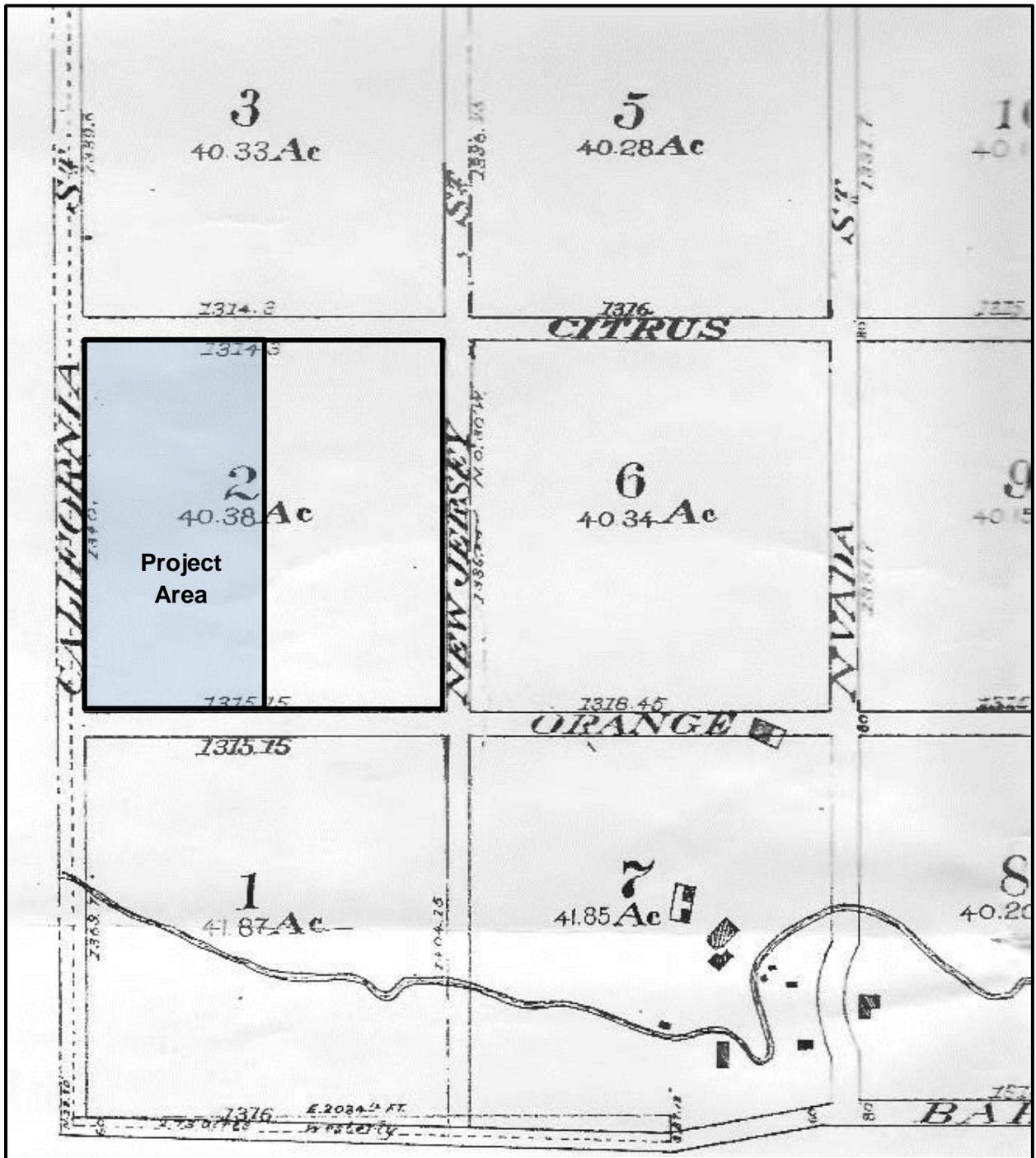


Figure 5. A Portion of Barton Ranch Illustrating the Current Project Area Boundaries (ca. 1887).

WILLIAM CURTIS was one of the venerable and honored pioneer citizens of San Bernardino County at the time of his death, which occurred at Redlands on the 11th of September, 1912. His were wide and varied experiences in connection with pioneer affairs in the west, he wrought wisely and well, adjusted himself to conditions that existed in the early days, proved a force in the furthering of civic and industrial development and progress, and ever stood exponent of enlightened and loyal citizenship. He did his part in furthering the early march of progress in this section of California and a tribute to his memory consistently finds place in this publication.

Mr. Curtis was born April 1, 1826, at Pontiac, state of Michigan, and he was eighty-six years of age when death set its seal upon his mortal lips. On the 15th of August, 1850, he wedded Miss Mary H. Raseg, who was born December 15, 1833, and who survived him by two years, her death having occurred at Redlands, California, August 21, 1914. Their marriage was solemnized at Fredericksburg, Texas.

They resided in Bandera County where Mr. Curtis was three times sheriff until the secession of the state from the Union at the inception of the Civil war. All citizens whose Northern sympathies or other interests prompted in them a desire to leave Texas at this time were granted permission to make their departure, with the stipulation that they must be outside the borders of the state prior to July 22, 1861. All men who remained in the state after that date were subject to being drafted for service in the Confederate army. On May 11, 1861, Mr. Curtis, with his wife and their five children, set forth with a party of three other families — Hiram Snow and his wife and daughter; Mr. and Mrs. Irving Carter and their five children; and Gideon Carter, with his sister and her child — with wagons and ox teams to make their way to California, the limited household effects having been transported in the wagons and the party having a number of head of cattle that were driven along with the primitive caravan. All of these families sacrificed all else that they had owned in Texas, and they became veritable refugees. At Fort Davis, Texas, they were joined by eight other families, and from that point forward they were compelled to traverse eighty miles of desert, from which no supply of water was to be had at any point.

Thus they provided in advance all the water that they had means of transporting, and before they had passed through the arid tract this supply of water had been reduced to an alarming minimum. Two rain storms re-

plenished the water for man and beast and thus averted not only suffering but probably death and loss. Upon arriving at Eagle Pass the weary sojourners found a limited supply of water that was being held in barrels for the use of Confederate soldiers en route to El Paso. The guards of this precious supply refused to let any of the Curtis party have the requisite supply of water, and under these conditions the members of the party held a caucus to decide whether it were better to proceed or to turn back on their course. The women of the party courageously voted in favor of using force to gain the necessary supply of water to enable the journey to be continued. The women and children took buckets and filled them from the reserve barrels and the soldier guard did not molest them, as they refused to fire on women and children. The party continued on its way, and was still about thirty-five miles distant from the Rio Grande River. No water was to be had en route, but a welcome rain again gave replenishment to the meager supply. Upon reaching the river the party had to proceed up its course a distance of seventy-five miles to reach a fording place. After traveling two days the company was overtaken by a force of Confederate soldiers, the party of emigrants having by this time been largely increased in numbers, so that it had about fifty men. The soldiers threatened to hang one member of the party — a man named Cummings, who was known to be a Union sympathizer — and an open conflict was avoided only when the soldiers agreed to leave the sojourners unmolested, though the time limit had about expired and the party was not yet outside of Texas. On the next day the emigrant party arrived at a point opposite Victoria, a small town in Mexico, and there a guide or pilot was employed to convey the emigrants and their belongings across the river. Joseph Curtis, a brother of William Curtis of this memoir, and Gideon Carter were selected to go to El Paso del Norte and secure the necessary pass which would enable to the party to travel through Mexico to Santa Cruz. As the wagon train was passing along the river bank a guide came out of the bush and motioned for the wayfarers to follow him, and the entire party crossed the river in safety, though a few soldiers who had witnessed the escape made all haste to the Confederate camp, about two miles distant, to obtain reinforcements sufficient to stop the passage of the fugitives. By the time the soldiers arrived on the scene the entire party of emigrants was safely on Mexican soil. The journey was continued through Mexico and into Arizona where the crossing of the Colorado River was effected at Yuma. On October 11, 1861, the jaded and travel-worn sojourners arrived at San Bernardino County, California, the original Curtis party, with four wagons, having come through intact, notwithstanding the hardships and dangers en-

countered on the long and weary overland journey. The addition to the original party had been many, and the wagon train increased to fully 100 wagons. There were over sixty deaths in the combined party, chiefly as the result of mountain fever, but fortunately with the Indians there was but one encounter to the perils of the journey. After establishing his family in a primitive dwelling in San Bernardino, William Curtis gave his attention principally to gold mining on Lytle Creek until about 1867, and his returns from this enterprise was sufficient to enable him to purchase a tract of sixty acres, partially improved, in the district known as old San Bernardino, near the old Mission. Seven acres of the land were planted to grapes at the time Mr. Curtis purchased; the property, and a profit was obtained by drying the fruit and shipping it by freighting teams to the Arizona mines.

The Indians had constructed rude water ditches for irrigation purposes, and Mr. Curtis and other pioneers utilized these primitive water courses for irrigating their lands, thus utilizing the first distinctive "water rights" in this section of California. Mr. Curtis was one of the early orange-growers of the district, his first venture having been made with seedlings, and later years having recorded his adoption of the now famous navel type of oranges, his property having been excellently improved with the passing years and the entire tract being now given to the propagation of oranges of the finest type. About the year 1886 Mr. Curtis erected a modern house of two stories, and he provided other excellent buildings on his fine fruit ranch. The land is now divided among his heirs, the old homestead being owned by Miss Ruth A. Curtis, a daughter who was born in Texas, July 24, 1855. She resides in the attractive old home dwelling erected by her father, and it is needless to say that the place is endeared to her by many hallowed memories and gracious associations, the while she has a host of friends in the community that has represented her home since the pioneer days.

William Curtis was a man of vision and public spirit, and he and his wife delighted to extend to friends and to the wayfarer the hospitality of their home. Indians and Mexicans were plentiful in this section in the early days, and none was turned away hungry from the Curtis door. A gentle and gracious personality was that of this honored pioneer, and both he and his devoted wife are held in reverent memory by all who knew them.

They became the parents of five sons and three daughters: Henrietta, who was born October 16, 1851, became the wife of John Furney and was

about twenty-two years of age at the time of her death. She is survived by one daughter, Mary Ida, who is now the wife of Leroy Oliver Yount, a prosperous fruit-grower of the Redlands district. Mary A., the second child, was born March 31, 1853, and is the wife of Hugh Henry Cole, of San Bernardino County. They have one son and three daughters: Lela (Mrs. Wilbur Bell), Henrietta Sarah (Mrs. Harry Porch), Alma Mary (Mrs. George Roster) and William Henry. Ruth A., the third daughter, remains at the old home, as previously noted in this review. William George, who was born October 24, 1857, married Miss Elvira Wilcox, and they maintain their home at Redlands. They have two children: George Edwin, who married Miss Eva Easton, and Miss Faye, who was graduated in a business college at San Bernardino and also in Claremont College, now holds a responsible position in the Internal Revenue office at San Bernardino.

Eli, the fifth child, was born February 24, 1860, and thus an infant at the time of the memorable hegira of the family from Texas, as described in earlier paragraphs. He too continues his residence in San Bernardino County, where he was reared and educated. He married Miss Jennie Newton, in 1885, she being a native of the state of New York, and they have three children: Nellie is the wife of Maurice B. Doughten, of Camden, New Jersey, their marriage having been solemnized May 17, 1919. Mrs. Doughten went to the national capital in 1910, and was there employed in one of the government offices. Later she held a responsible position with the General Electric Company, as a representative of which she was sent to the Panama-Pacific Exposition, in San Francisco. Grace, the second child of Eli Curtis, was born in 1887, and was graduated in the Redlands High School. In January, 1919, she assumed a position in the government war-risk department, at Washington, District of Columbia. In June, 1921, she resigned this position and is now employed in the county library in San Bernardino. Theodore, the third of the children was born in 1890, and is now associated with his father in the activities of the latter's orange ranch. Jeremiah Joseph Curtis, the first of the family born after the removal to California, was born in San Bernardino County, February 10, 1864. September 5, 1886, recorded his marriage to Miss Zilpha Wilson, and they reside in Old San Bernardino, their two children, Alice and Mabel, being married. Newell B. Curtis, the seventh child, was born June 20, 1868, and he likewise is one of the successful exponents of orange culture in San Bernardino County. He married Miss Rachel Watkins, a native of Pennsylvania, and they have three children: Ethel, born December 8, 1895; Mary, born December 17, 1897, married June 22, 1921; and Ray-

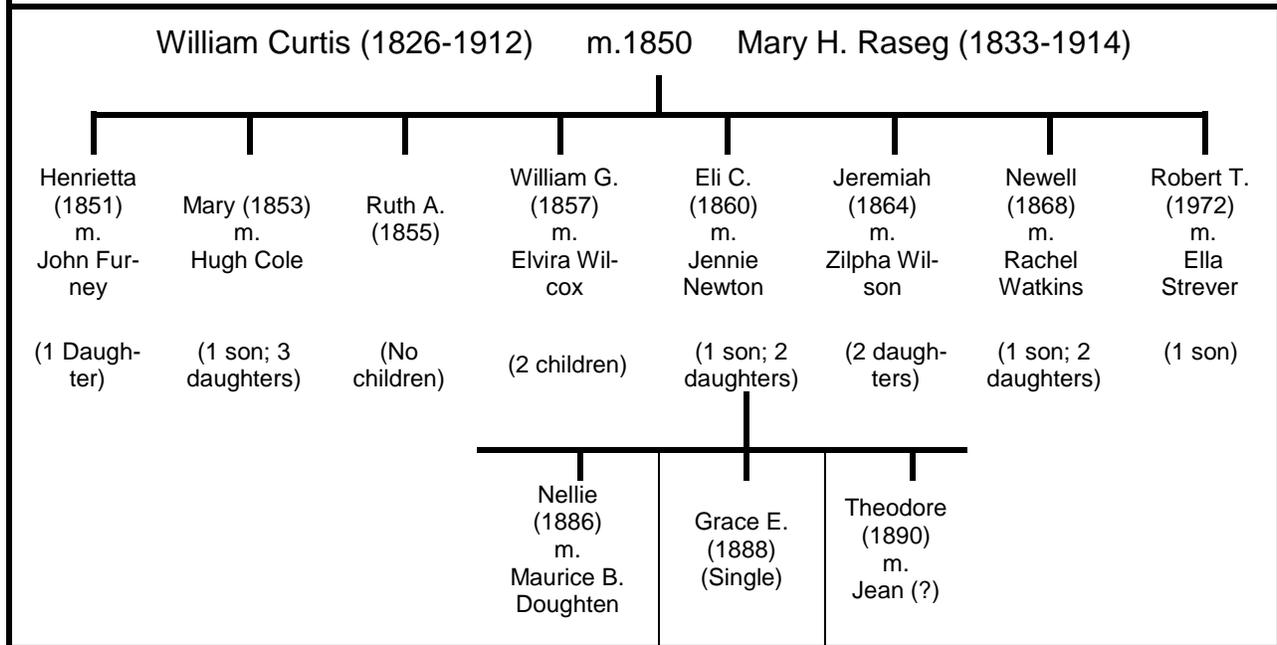
mond, born February 14, 1904. Robert T., the youngest of the children of the late William Curtis, was born August 2, 1872. He married Miss Ella Strever, and they have one son, Strever. The family home is in Tulare County, California.

It was about the year 1867 that William Curtis established his residence on the fine ranch estate which is still held in the possession of the family. Eventually he developed a prosperous enterprise in manufacturing wine from the grapes raised from vines planted on the land prior to his purchase of the same, and this he continued in connection with orange-growing, for a number of years. A former owner of the place planted the first walnut trees, and two of these now large and venerable trees add to the attractions of the old homestead. Three of the seedling orange trees which were on the place when Mr. Curtis bought it are still bearing fruit **[possibly from the van Leuvens; emphasis added]**. Mr. Curtis was an apostle of civic and industrial advancement in Southern California and his worthy and useful life touched with benignity this favored section of the state, where he lived and wrought to goodly ends and where his name is held in enduring honor. The old Curtis homestead is situated two and one-half miles east of Redlands. **[NOTE: the reference to “east” of Redlands should actually read “west” of Redlands, as the Curtis home is northwest of California Avenue and Barton Road, on Mission Road.]**

Based on this biography, it is apparent William Curtis settled in San Bernardino between 1861 and 1867, then purchased and relocated to his 60 acre ranch near Loma Linda/Redlands in 1867. There is no reference to previous owners, but it is suggested the land was held by the Van Leuvens. When he purchased the property, it was already under cultivation (walnuts), and he added grapes and citrus.

William and Mary Curtis had eight children and raised them in the family residence constructed west of California Street and north of Mission Road. The original family residence was replaced by a more modern two story residence by 1886. This residence is no longer present, the complex having been recently demolished (ca. 2014). The Curtis family tree is presented below (Table 1) and research confirmed that shortly after the 1887 subdivision of the Barton Ranch, members of the Curtis family acquired additional acreage to the east of California Street. These purchases involve Lots 1 and 2 of the Barton Ranch subdivision (see Figure 5). A schematic plan of the Curtis holdings is presented in Figure 6. These properties were individually owned by the extended families of the children of William Curtis, consisting of ten to twenty acres each, but worked collectively. The current project area involves the purchases of Eli and Jeremiah Curtis.

Table 1. Curtis Family Tree.



In 1910, the U.S Census data identified various members of the Curtis family living in the "Mission Township." These members and the extended nuclear families included:

- William and Mary Curtis on Mission Road
- Eli Curtis on California Street
- Jeremiah Curtis on Orange Avenue
- Newell Curtis on Orange Avenue
- Robert T. Curtis on Orange Avenue
- George Curtis on Colton Avenue

In 1920, the Census data identified:

- Ruth Curtis on mission Road
- Eli Curtis on California Street
- Jeremiah Curtis on Orange Avenue
- Newell Curtis on Orange Avenue
- Leroy and Mary Yount on Ornage Avenue
- [Oliver Fisk on Orange Avenue]

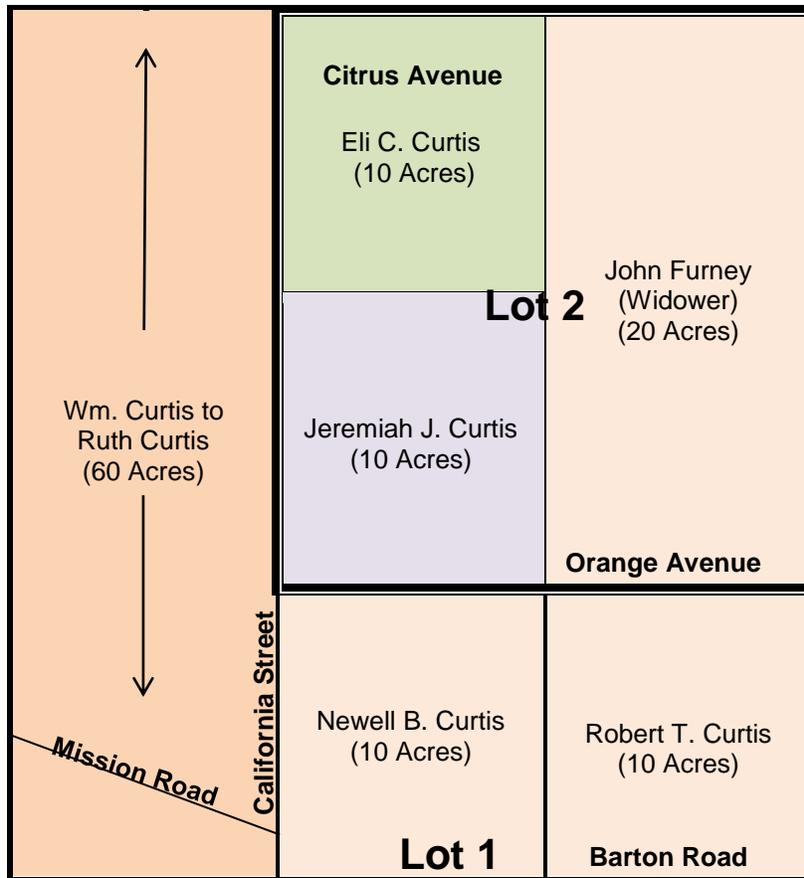


Figure 6. Schematic Plan of Curtis Family Property Ownership in 1892.

It was apparent from research that the Robert T. Curtis residence on Orange Avenue became the home of Oliver Fisk and, eventually, was relocated from its original location on Orange Avenue to a new location "... beside the zanja" (Loma Linda Historical Commission 2005:126). There was never residence on the Furney 20 acre property. The original William Curtis residence (ca. 1867) was replaced in 1886 and this second complex was replaced by a modern residential complex in 1962, incorporating some of the earlier elements. This later complex was demolished in 2014.

The Newell Curtis residence was south of Orange Avenue was demolished for recent residential developments and the late-period Curtis residences west of California Street were erected between Citrus Avenue and Park Avenue (10684 California Street in 1920 and 10852 California Street in 1959; Figures 7 and 8 respectively). None of these properties are within the current project area and will not be impacted by the proposed project. The California Street properties are discussed in more detail below and later in this report.



Figure 7. Theodore Curtis Residence at 10684 California Street (WSW).



Figure 8. Raymond Curtis Residence at 10852 California Street (NW).

With respect to the current project area, the northwestern quarter of Lot 2 was purchased by Eli Curtis and the southwestern quarter was purchased by Jeremiah Curtis.

Records on file at the San Bernardino County Archives identified Eli C. Curtis as the owner of the northwestern quarter of Lot 2 (Barton Ranch) in 1895. At that time, the property was assessed at \$910; improvements at \$45, and trees and vines at \$10. These values suggest Eli Curtis was in the early phases of establishing in property, but had yet to build a residence.

By 1899, the Eli Curtis property was assessed at \$850 for the land, \$900 in improvements, and \$220 in trees/vines, suggesting his Victorian Era residence was constructed in ca. 1898-1899. Between ca. 1914 and 1932, the value of the residence remained fairly consistent, while the land values and tree values increased to a high of \$1680.

Eli and Jennie Curtis occupied the residence with their minor children until the death of Eli Curtis in 1926. Jennie Curtis remained in the residence until her death in 1935. The property was inherited by the three Curtis (adult) children, but only occupied by Grace Curtis, the unmarried daughter. Nellie had previously relocated to the State of New Jersey (after marrying) and Theodore occupied the residence at 10684 California Street, likely built by Ruth Curtis, after marrying. The Theodore Curtis residence (see Figure 7) is identified as a 1920 California Bungalow with clapboard siding, a raised foundation, and a covered porch supported by square columns. It is a 852 square foot building with two bedrooms and one bath, and in relatively poor condition.

Grace Curtis took sole ownership of the property in 1939 and maintained ownership until her death in 1979. Eli C. (Cordaroman) and Jennie Curtis are buried in Hillside Memorial Park in Redlands, as are Theodorre (d. 1950) and Grace (d. 1979). Following Grace's death, the following owners were identified in the County Assessor records:

Raymond J. and Joyce L. Soudant (1981-1992)
Robert W. and Karen A. Bell (1992-1993)
Robert W. Bell Trust and New West Fruit Corporation (1993-2013)

Occupancy of the Curtis residence after 1979 was associated with the maintenance of the Bell/New West Fruit Corporation groves, which including the other Curtis properties. The residence was well maintained and still exhibits its historic setting, although there are some obvious, although minor, changes (discussed later in this report) and areas requiring repair. The property is referred to as the "Bell" property.

The Jeremiah Curtis property was purchased as early as 1895 (likely earlier) and, in 1895, the land was valued at \$1000 and trees/vines at \$45. No structural improvements were noted. The first reported structural improvements appear in 1914 with a value of \$600 (tree and vines at \$450). The Furney property, to the east, showed no evidence of a residence, but a recorded structural improvement of \$175 in 1917 was noted. Further research identified the Jeremiah Curtis residence at 26520 Orange Avenue (at the corner of Orange Avenue and California Street) and the Leroy and Mary Younts residence at 26596 Orange Avenue, bit within the boundaries of the historic Jeremiah Curtis holdings. Mary Younts was the daughter of Henrietta Curtis (Jeremiah and Eli's sister) and John Furney. The presence of her residence on the Jeremiah Curtis property is a testament to the working relationship with in the family to conduct the citrus business as a collective.

The Jeremiah Curtis residence dates to 1906, despite the Assessor record absence of an assessment. It is currently described as a three bedroom, one bath residence of 1,389 square feet and:

... [a] great single story home in a nice neighborhood ... charming kitchen with bay window view to backyard ... the back yard has a cement patio slab with picket fence. Formal living room with a fireplace, sliding doors to the patio from the kitchen and from the master bedroom. The two-car garage has direct access into the house ... evaporative cooling ...

It rests on less than one acre of land separated from the larger, historic Jeremiah Curtis property (see Figure 9). It is a relatively fair sized California Bungalow with a high-pitched hipped-gable roof, clapboard siding, a raised foundation, and sash windows. It is in relatively good condition and exhibits its original design. It is well landscaped and includes the original milk house/wash house to the rear (north).

The Leroy and Mary Younts residence at 26526 Orange Avenue is a 1910 California Bungalow with a cross-gable roof, raised foundation, clapboard siding, and sash and casement windows. A covered porch is location on the south elevation (facing Orange Avenue; Figure 10), and the detached garage is located at the end of a long drive behind the residence. This property was more likely developed by John and Henrietta (Curtis) Furney, but following Henrietta's death at age 22, Furney raised Mary and eventually gave her the residence. John Furney is not listed as an occupant, but Leroy and Mary are present by 1920. This residential property is still associated with the larger Jeremiah Cutris orchard and now rests on the 8.36 acre property.



Figure 9. Jeremiah Curtis Residence at 26520 Orange Avenue (NNE).



Figure 10. John Furney/Leroy and Mary Younts Residence at 26526 Orange Avenue (NW).

Overall, County archival records showed the Curtis family owned 60 acres west of California Street (in an elongated property extending from Barton Road to the Mission Elementary School property) and another sixty acres east of California Street (between Barton Road, Citrus Avenue, and New Jersey Street).

These acres were planted in citrus (mainly oranges and grapefruit). To the west of California Street, planting dates to the late 1860s, but predominantly in the 1870s and later. To the east of California Street, the citrus was not planted until after the Barton Rancho properties were sold into private hands and, in this case, after 1887. Citrus has dominated these properties and continues to dominate the properties today.

With respect to the ownerships, the property to the west of California Street were owned and occupied by William and Mary Curtis since ca. 1867 and the family home was established on the north side of Mission Road, just west of California Street. William Curtis died in 1913 and Mary Curtis died in 1914. Following their deaths, the property was occupied by Ruth Curtis, their third daughter, who never married and never had children. Subsequent to her passing, the original Curtis residence was occupied by Theodore Curtis, Eli Curtis' son, who had previously occupied the small residence at 10684 California Street.

The William Curtis property (60 acres) is identified today as consisting of multiple parcels, including:

0292-111-17 (7.29 acres)	0292-122-16 (3.8 acres)
0292-111-46 (6.46 acres)	0292-122-17 (7.55 acres)
0292-111-49 (1 acre)	0292-122-20 (6.15 acres)
0292-111-50 (14.03 acres)	0292-122-26 (2.68 acres)
0292-121-15 (4.33 acres)	0292-122-27 (2.71 acres)
0292-122-15 (3.8 acres)	0292-122-46 (fraction)

The property is still dominated by citrus, but the original family complex has been demolished and little evidence of its location remains (26472 Mission Road).

On the east side of California Street, the Eli Curtis, Jeremiah Curtis, Newell Curtis, Robert T. Curtis, and John Furney (widower of Henrietta Curtis) properties have been identified. There is no evidence Furney ever lived on his 20 acres, but can be tentatively associated with a second residence on the Jeremiah Curtis property. The two residential complexes were identified within the Jeremiah Curtis property (26520 and 26526

Orange Avenue) are still present and occupied. The Jeremiah Curtis property is still under citrus, as are the Eli Curtis and John Furney properties.

In all, the Curtis family holdings totaled 120 acres of land dominated by citrus orchards and held by the family members for decades. A review of the occupational data compiled by McKenna et al. showed the following:

- The William Curtis property (60 acres) was owned by William and Mary Curtis from 1867 to ca. 1914 and followed by the occupation by Ruth Curtis. Following the death of Ruth Curtis, Theodore Curtis and his family moved into the Curtis family home. The residential complex was redeveloped in 1962 (Cross-referenced as APN 0292-122-26 at 26472 Mission Road) and demolished in 2014. Modern period owners have been identified as:

Loma Linda Properties West (1993-2005)
Southeastern CA Conf. of Seventh Day Adventists (2006)
Shirou and Sarsuki Kunihira Trust (2007-2009)
Shirou and Sarsuki Kunihira Trust and Daniel Kunihira (2010-2011)
Daniel and Richard Kunihira (2012-2014)

- A second residence was constructed on the William Curtis property and associated with present-day APN 0292-121-17. This ca. 1920 residence was identified by Tibbet (2003) as a California bungalow located at 10684 California Street and attributed to the Theodore Curtis family. Given the date of construction, this residence was likely built during the Ruth Curtis ownership and later occupied by Theodore Curtis, born in 1890, married, and approximately 30 years of age at the time of its construction. The residence is within a property that is still dominated by citrus and likely served as worker's housing following a relocation of Curtis family members.

The following owners of the parcel associated with the residence (0292-122-17) have been identified:

Arthur S. Sharp (1967-1990)
James F. Finley (1990-2008)
James Finley Trust (2009-2014)

- The third residential complex on the original Curtis property was constructed in the 1950s and identified by Tibbet as the Raymond Curtis resi-

dence (10852 California Street). Raymond Curtis (b. 1904) was a grandson of William Curtis and son of Newell Curtis. According to Tibbet (2003:2) the other structures in this complex date to the 1920s, suggesting the existing 1959 residence replaced an earlier residence. The earlier residence was reported to have been occupied by Robert E. and Myrtle Curtis between 1952 and 1954. Robert E. Curtis, son of Raymond Curtis, is tentatively credited with the newer construction (1959). His son, Bennett, eventually owned the property, before selling to the Ramirez family. The complex at 10852 California Street is currently separated from the surrounding properties and within its own lot: APN 0292-111-49, consisting of one acre with existing citrus trees. Subsequent owners have been identified as:

Bennett Curtis Trust (1981-1992)
Myrtle Curtis (widow of Raymond; 1981-1992)
Bennett Curtis Trust (1993-1994)
Bennett and Kathryn Curtis (1995)
Robert Curtis Trust (Bennett and Kathryn Curtis; 1996)
JJ and Amelia Ramirez (1997-2002)
JJ and Amelia Ramirez Trust (2003-2010)
Laura Anne Ramirez (2011-2104)

As listed, this property remained in the Curtis family until 1997, when it was sold to the Ramirez family.

To the east of California Street, as previously noted, there are five properties associated with the extended Curtis family – two south of Orange Avenue and three north of Orange Avenue. The two southern properties have been redeveloped recently and exhibit mixed uses (residential, commercial, and other). The historic homes have been relocated or demolished.

- John Furney, widower of Henrietta Curtis, owned twenty acres along New Jersey Street (between Citrus Avenue and Orange Avenue), but never built a residence on this property. His residence was on the adjacent Jeremiah Curtis property. All twenty acres are under citrus.

The twenty acres west of the Furney property were owned by Eli Curtis (north ten acres) and Jeremiah Curtis (south ten acres). Two residential complexes were established on

the Jeremiah Curtis property: 26520 Orange Avenue (southwest corner; Curtis residence) and 26526 Orange Avenue (southeast corner; the Furney/Younts residence). Both properties face south. Currently, the residential complex at 26520 Orange Avenue is on its own parcel (0292-191-08; less than one acre), while 26526 Orange Avenue is associated with the remainder of the property and APN 0292-262-12.

- Jeremiah Curtis died in 1922 and his wife, Zilpha, died in ca. 1956. The first structural improvements on the Jeremiah Curtis property appeared in the 1914 assessments, although research indicated the residence actually dates to 1906 and the citrus planting occurred even earlier. The two daughters of Jeremiah and Zilpha are not known to have remained on the property following their respective marriages. Subsequent owners have been identified as:

LaRue J. Harper (1993-1999)
William Strange (2000-2009)
Laura Anne Ramirez (2011-2014)

The residential complex is still maintained and occupied. It is surrounded by orchards that are no longer legally associated with the complex.

- The second residential complex on the Jeremiah Curtis property is a ca. 1910 bungalow. Located at APN 0292-161-12, this property was subsequently owned by:

JJ and Amelia Ramirez (1997-2002)
Amelia Ramirez Trust (2003-2010)
Laura Anne Ramirez (2011-2014)

- The Eli Curtis property remained in the immediate family until the death of Grace Curtis, Eli's daughter, in ca. 1979. Since that time, the residence was occupied by owners and/or caretakers for the surrounding orchards (see previous discussion). The residence is currently vacant, but very recently damaged by vandalism and illegal occupation.

In addition to the Curtis activities within the project area, historic maps and documents have identified a railroad spur crossing the northwestern corner of the property. Specifically, this alignment has been identified as a Southern Pacific Railroad spur generically referred to as the "Redlands Dinky" line (Laska 2014, Personal Communication).

A map prepared by Haenszel illustrates the rail alignment as extending from the Southern Pacific main line (south of Barton Road) and running north along California Street to Citrus Avenue. Here, the line runs along the north side of Citrus Avenue and extends past Alabama Street (Figure 11).

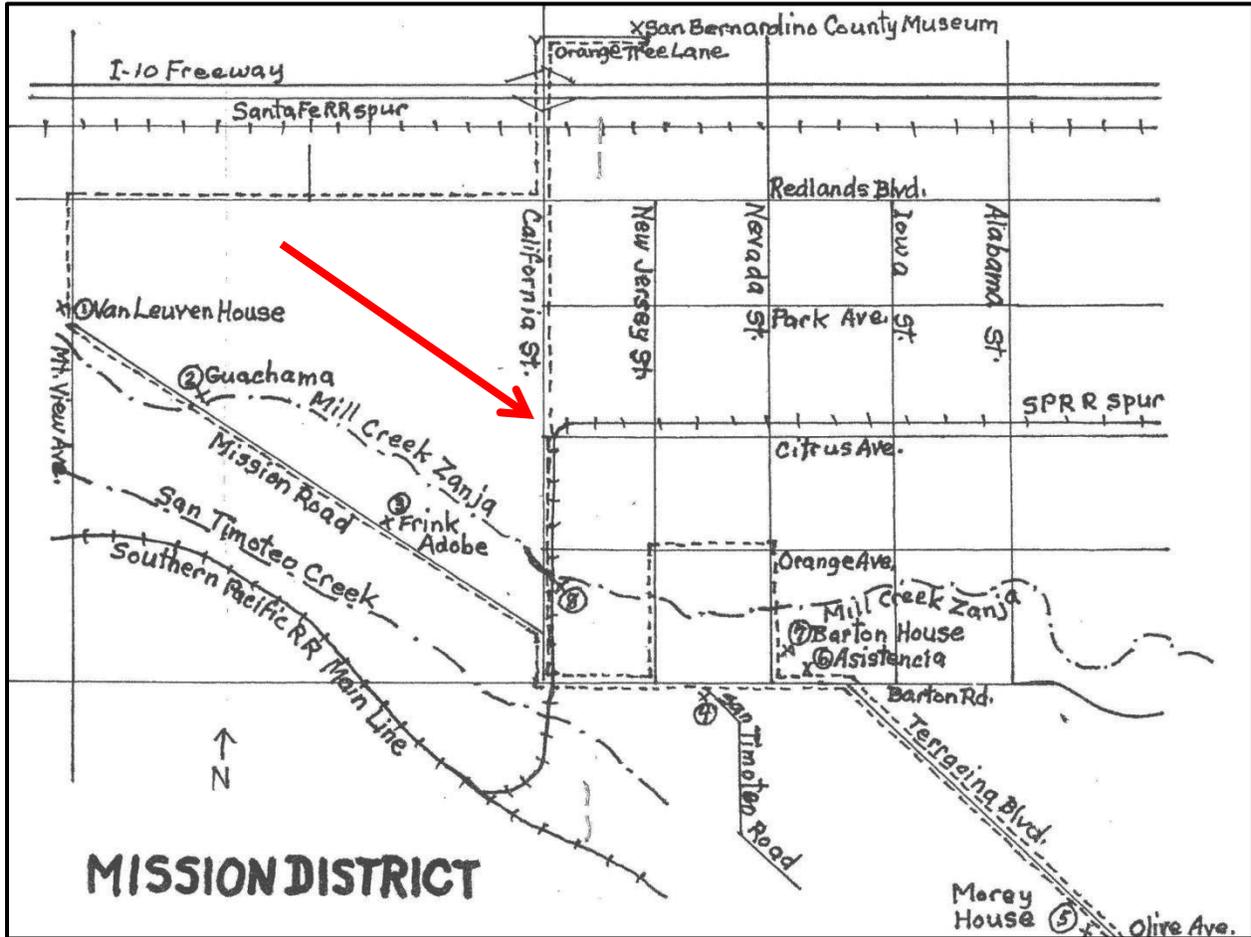


Figure 11. Haenszel's Map of the Mission District Illustrating the SPRR Spur on Citrus Avenue (undated).

Landis (n.d.) described the development of rail lines and the spur as follows:

Long before there were paved roads or freeways in the San Bernardino Valley, short line railroads and streetcar systems weaved intricate patterns through busy city streets and open fields, providing the region's first version of mass transit.

Toward the end of the 1800's, entrepreneurs in the San Bernardino Valley joined the rush of new railroad construction and began building a hodge-podge of short rail and streetcar lines to serve the developing cities.

Amid cheers and celebration from the local population, the first passenger train steamed into San Bernardino in September of 1883. The California Southern Railroad (which became part of the Santa Fe Railroad) built the new line into the valley, completing a major link to the rest of the country. San Bernardino's first Depot was a humble boxcar that was set up as an interim facility at the site of today's Santa Fe Depot. In 1886, the boxcar was replaced with a huge wood frame and brick depot that became the center of transportation in the region.

Public transportation in the San Bernardino Valley began with simple horse-drawn streetcars (they were called horse cars even though they were usually pulled by mules). In 1885, The City Street Railroad Company was organized and their horse cars began providing service from the Santa Fe station to downtown San Bernardino.

In 1889, the fledgling city of Redlands got its first horse-drawn streetcar line. For a nickel, you could travel on the 5 ½ miles of track that ran in the city's newly laid streets.

The mules often balked at their heavy tasks making for noisy rides and sometimes unpredictable schedules. In some areas, the grades proved too much for even the toughest mules and passengers had to get out and help push the cars over the steep slopes.

In 1888, the San Bernardino and Redlands Railroad Co. built a 10-mile-long narrow gauge line (36 inches between the inside edge of the rails) between the two cities and regular passenger service began on June 4th, of that year. The fare on the route was 30¢ one-way and 50¢ for a round trip. Described, in part:

The steam locomotive-powered line meandered through a picturesque route and was the primary mode of public transportation between the two cities until 1903.

The motor line of 1888 from San Bernardino to Redlands reportedly was a most important factor in the early growth of Redlands. A roundhouse fire destroyed the first two locomotives in 1893 ... Due to its size it was called the "Redlands Dinky." [Emphasis added]

The Redlands Street Railway Company, a small horse-drawn line incorporated in 1888, became the Valley's first streetcar line to be electrified. The line got an infusion of new financial backing in 1898 when the Fisher family of Redlands purchased a controlling interest in the company.

In July of 1898, the Redlands Citrograph optimistically reported the electrification of the line; "A careful estimate has been made of the cost of the change from the present system to an electric system and it is found that it will cost \$35,000."

Along with the Southern Pacific and Santa Fe mainlines, Redlands had several smaller streetcar systems including; The Terracina & Redlands Street Railway Company, and The Redlands Central Electric Railway Company. By the early 1900's, Redlands had established an excellent public transit system that was expanding to handle the prosperous new city.

The San Bernardino Valley Traction Company (SBVT) incorporated in June of 1901, became the first electric line to operate in the city of San Bernardino. The proposed standard-gauge line (4 feet - 8 ½ inches between the inside edge of the rails) was to be built from Redlands to San Bernardino, with the route passing through Colton.

The SBVT had good financial backing and was a mainstay in the San Bernardino Valley's public transportation system for the next ten years. With razor-thin or non-existent profit margins, rail line mergers and closures were commonplace. As the SBVT gained a strong foothold in the valley, it began purchasing many of the smaller struggling lines and consolidating their facilities.

As public transportation was emerging in the San Bernardino Valley, Henry Huntington and the Pacific Electric Railway Company (PE) were building a vast network of railroad systems around Southern California. In 1911, the SBVT was purchased by the Pacific Electric and the company began converting and upgrading the facilities to meet their standards.

In 1914, San Bernardino Valley residents celebrated as the PE completed an electric trolley line connecting Los Angeles with San Bernardino and their Eastern Division. The PE continued passenger service from LA to the San Bernardino Valley until 1941.

During the 1930's and 40's, highways and automobile transportation were greatly improved. Even the mighty Pacific Electric Railway couldn't compete with the automobile and the steel rails were eventually replaced with freeways ... By 1938, PE abandoned local passenger service on all but the original SBVT route from San Bernardino to Colton. PE buses were used

until 1953 when the service was absorbed by the Metropolitan Coach Lines.

Lerch and Haenszel (1981) also illustrate the spur running along the north side of Citrus Avenue (Figure 12). Britt (2003) summarized the rail system as it relates to the current project area. Here, he states the Citrus Avenue to Brookside route was part of the San Bernardino Valley Traction system established by Henry Fisher and others. Specifically, he states:

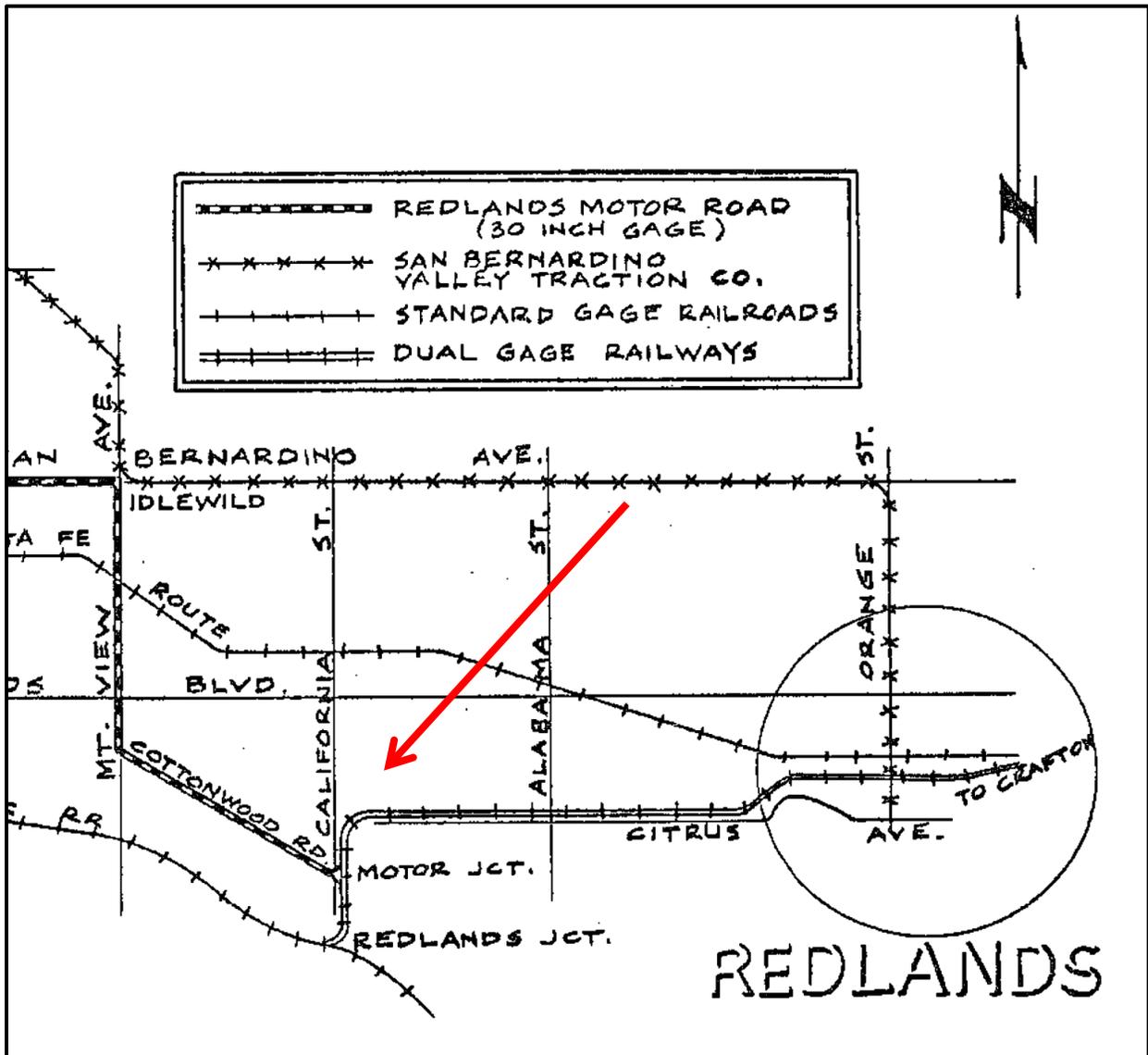


Figure 12. Lerch and Haenszel's Map (1981) of the Area, Illustrating the Early Features Associated Cottonwood Row and Redlands.

Henry Fisher was born in Pittsburgh on December 18, 1843, the son of immigrants from Germany ... In 1891, Henry Fisher and his wife began spending the winter months at the Terracina Hotel in Redlands for the benefit of his wife's health. She died in 1893. After spending a few more winters in Redlands with his son John "Fritz" Fisher, Henry made Redlands his permanent residence in 1898 ... During his first of second winter in Redlands, Henry Fisher met Harry H. Sinclair, an electrical engineer, who had also moved to Redlands for his health. Sinclair was promoting the idea of placing a hydroelectric plant on Mill Creek above Redlands but was not succeeding in raising enough financial backing. Fisher liked the idea and provided the needed funds. The result was the first powerhouse for what eventually became the Southern California Edison Company. Because of his investment, Henry Fisher was a major owner.

Seeing the possibility for using some of the now available electric power to replace the slow mule and horse drawn Redlands street cars, in 1896-97, Henry Fisher began quietly buying up interest in the street railways of Redlands. By 1901 he had controlling interest in the companies and proceeded to string the necessary wires and purchase electric powered cars. By the time he finished adding to the routes, Henry Fishers electric powered street cars were going up Cajon and Garden to the Country Club, east on Citrus Ave to Wabash and west on Brookside to San Mateo. Plans to run the Brookside line all the way to Bryn Mawr were never completed.

A third route went southwest on Olive Avenue, eventually reaching the Terracina Hotel. The fourth, and oldest Redlands route came up Cajon Street from down town, turned southwest on Cypress, turned up hill on Center to Cedar then southwest on Cedar to the base of the Smiley property. From there the tracks wound generally downhill where Serpentine Street is today, eventually meeting the line that came out [of] Olive Avenue.

With the completion of a second hydroelectric power plant in the Santa Ana River, supplied by water from Big Bear Lake, Henry Fisher and some other investors created the San Bernardino Valley Traction Company which bought up the local street lines in San Bernardino and then laid new track connected the cities of Redlands and Riverside with San Bernardino. This meant that by 1903 there was another option for travel to most of the population centers of what is today called the Inland Empire. Both the Southern Pacific and the AT & SF provided local passenger service on

their steam powered trains but San Bernardino Valley Traction offered more convenient, faster and more frequent service. Southern Pacific was still the most direct route to downtown Los Angeles but for Pasadena, Orange County or San Diego, AT & SF was the only possibility. That would not change until 1914 ...

In the meantime, Henry Huntington had been quietly buying up stock in San Bernardino Valley Traction and reached a controlling interest in April of 1903. He appointed his son, Howard Huntington as president of his newly controlled railway, thus replacing Fritz Fisher, the son of Henry Fisher who had appointed his son as president when he and others had formed San Bernardino Valley Traction.

Henry Fisher continued to own Redlands Central Railway. This was the Citrus Avenue - Brookside route with the car barn on Citrus just west of Church Street which is still standing and in use as an auto repair facility. Fisher sold this last railway holding to Henry Huntington in 1908. [Emphasis added]

Huntington now owned controlling interest in all of the streetcar and inter-urban lines of San Bernardino and Riverside Counties. They were controlled solely by him, were not part of Pacific Electric. Although the San Bernardino and Riverside County lines did not connect to any cities outside the two counties, Huntington was still giving the major railroads some competition.

The AT & SF began rail service to Redlands in 1888. Three months later, the San Bernardino and Redlands Railroad began service. This was a steam powered, narrow gauge passenger line than ran from San Bernardino through Bryn Mawr to near the corner of Orange Street and Redlands Blvd. In 1891 this line was purchased by the Southern Pacific, a third rail was added allowing for dual gage use. Now S.P. trains could come into down town Redlands from the continental main line in Bryn Mawr which allowed S.P. to compete in Redlands with arch rival, AT & SF for both passenger service and the lucrative shipping of fresh oranges to the east. With the arrival of the SP in 1891, downtown Redlands had service from three steam railroads providing passenger service. The S.P. tracks were soon extended to the Crafton area above Mentone and across Mill Creek into East Highlands. The 1903 electric line came into town along San Bernardino Avenue, turned south on Orange and joined the other streetcar

lines at Citrus and Cajon. By 1906, S.P.'s narrow gauge passenger service had been virtually been driven out of business by what were now Huntington's electric cars.

The competition was not only for local passenger service but for freight. Citrus packing houses came into existence along the electric routes. For example, the Marigold, Crown Jewel and Sunkist packing houses along San Bernardino Avenue in north Redlands had sidings which allowed the loading of boxed oranges directly into refrigerator cars which would then be taken by an electric locomotive to an "ice house" in Colton or San Bernardino. The packing houses were also passenger stops provided easy transportation for workers. San Bernardino Valley traction had connections with all three of the major railroads to the east, offering shippers more options for out of state shipments. Packing houses were often distribution centers for bunker oil used in smudge pots which would be delivered in railroad tank cars pulled by electric locomotives ...

As if he had inherited his uncle's ability to anticipate the right thing at the right time, Henry Huntington made a big move. The news came on November 10, 1910. Huntington had sold all of his southern California interurban interest to the Southern Pacific. While the details were never made known, time revealed that S.P. ended up with full ownership of all the standard gauge railways formerly owned by Huntington in addition to all of his interest in P.E. In return, Huntington received full ownership of the narrow gauge Los Angeles Railway which provided local service on the streets of Los Angeles. In the earlier scrambles for control, Huntington and S.P. had each ended up with equal interest in L.A. Railways (the Yellow Cars). Huntington continued as president of LA Railways until his death in 1927.

Another part of the settlement was that Huntington also gained full control of Pacific Light and Power, an electric company that had been controlled by Pacific Electric. Financial reports later indicated that in the year after the exchanges of properties, Huntington's Los Angeles Railway serving the denser population of Los Angeles showed a profit of about two million dollars while Harriman's new Pacific Electric showed a loss of a little over five hundred thousand dollars. It was several years before passenger service on PE showed a profit and this happened for only a few years of PE's existence. Huntington went out of the interurban rail business and into the electric power business as the automobile was beginning to be a favorite

mode of transportation and the need for electric power was increasing daily. But the Southern Pacific and Harriman probably felt reassured by the fact that Huntington no longer owned any standard gauge track on which he could move freight cars.

The Southern Pacific immediately took over management of the eight trolley companies it now fully owned. This included a variety of equipment ranging from the newest large closed cars running between Los Angeles and Long Beach to tiny open wooden cars like the ones used on the Redlands line that went to the County Club. The names of the eight companies that were part of the Southern Pacific acquisition were abandoned in favor of Pacific Electric and all of the trolley cars, regardless of size or style, were painted red. This was the Great Merger which took place over much of the year 1911.

With complete ownership by S.P., the freight carrying abilities of P.E. became an asset. In addition to P.E. serving orange packing houses in the Redlands area, both the Southern Pacific and Union Pacific railroads used Pacific Electric to distribute much of their "less than car load" freight and all of their Railway Express business in the San Bernardino area. Every day small loads of freight, Railway Express parcels, bundles of newspapers for daily delivery and the US Mail were carried in combination passenger and freight cars or in "box motors" which were like a freight car with its own power and looked like a street car without windows. The distribution center for the region was next to the P.E. depot on 3rd Street near E Street in San Bernardino.

The trolley had come to be accepted as the most efficient means for commuting as well as for casual travel and great plans for expansion were soon announced. These included lines that had been projected by Huntington. If all their plans had been carried out, the Pacific Electric would have expanded from Santa Ana into San Diego and up the coast from Santa Monica to Ventura. Plans were even considered to continue the track from the Arrowhead Springs Hotel up the mountain to Lake Arrowhead but were abandoned as being too expensive. On March 14, 1912, *The San Bernardino Daily Sun* reported that in anticipation of the tracks connecting Los Angeles to San Bernardino, Pacific Electric planned [sic] to "electricize" the SP track from Redlands to Crafton and extend to Yucaipa. That never happened.

But the P.E was laying tracks east from Los Angeles. On August 31, 1912, the line reached Pomona and connected with the local lines there. P.E. tracks reached Colton in 1914 which connected all of the former San Bernardino Valley Traction lines with the rest of the vast Pacific Electric system. This meant that beginning June 11, 1914, Redlands with a population of about 10,000 was connected to the largest interurban electric railway in the world. By 1916 there were 7 round trips a day covering the 67 miles from Citrus and Orange in Redlands to 6th and Main in Los Angeles in about 2 ½ hours.

Local service into and out of Redlands improved under the management and ownership of the Pacific Electric. In 1912, a Red Car left downtown Redlands for 3rd and E Street in San Bernardino every 40 minutes with 29 round trips a day. Travel time was about 30 minutes. Seven times a day the cars to San Bernardino continued on to Riverside by way of Colton

and there were an equal number of return trips each day. The Riverside line extended on to Corona. There were plans to reach Corona from the west with a line running east from the city of Brea paralleling the AT & SF through Santa Ana Canyon. However, the tracks were never completed east of Placentia ...

As part of the Pacific Electric system, the quality of equipment and service in Redlands improved, for a while. Larger, closed cars were brought for use on the local routes through the streets of Redlands. **An article in the *Redlands Review* in 1911 praised P.E. for getting rid of the “lousy little dinky cars” that had been used on the street routes of Redlands since electrification in 1901.** [Emphasis added]

With the completion of the 1914 line from Los Angeles, Redlands was well connected to the four counties of southern California that contained the majority of the population, commerce, farming and recreational opportunities in the area. The Pacific Electric grew to 1,000 miles of track with over 2,700 scheduled trains each day at its peak in the mid 1920's, the largest interurban railway in the world at that time ... But there was a problem. As one historian put it, “The Redlands lines were a losing proposition as far back as 1909. Redlands was a rather affluent town and people purchased automobiles as quickly as they appeared in showrooms. In spite of the fact that most of the Redlands lines were losing money when P.E. acquired them in the Great Merger of 1911, the company stayed with them

for several years, but it was putting off the inevitable. **The Brookside line was abandoned June 26, 1916.** [Emphasis added] Trees were planted in the right of way down the middle of the street. The line extending west from Cajon on Olive Avenue was abandoned December 20, 1921. The line extending from Cypress up Cajon and Garden to the Country Club was abandoned May 26, 1923.

Henry Fisher held on to the Citrus Avenue line for 5 more years after selling the rest to Henry Huntington. It turned out that was the line that made the most money. This was probably because it served the High School. It and the Smiley Heights line continued to carry passengers until all Pacific Electric passenger service to Redlands was converted to buses. [Emphasis added]

In summary, the rail line that ran along California Street and east on Citrus Avenue (Citrus Avenue – Brookside Route) was established in ca. 1888, shortly after land within the Barton Ranch became available for public sale and use, and continued until 1916. It had various owners, but can be directly associated with Henry Fisher and the Redlands Central Railway company and the San Bernardino Valley Traction company.

With respect to the citrus industry, William Curtis has been referred to as an individual credited with introducing some of the earliest citrus groves in this area. He was preceded by a few years by the Van Leuven and certainly planted earlier than the Riverside Groves. Within a few decades (e.g. by 1887 and shortly before the official founding of Redlands and Loma Linda) citrus was becoming one of the most successful industries in the agricultural acreage near the Santa Ana River and southwestern San Bernardino County. Citrus truly developed to commercial scale during the 1870s and later.

The acreage between Redlands and Loma Linda (the Mission Township), along with the areas east of Redlands (Mentone, Grafton, Yucaipa, etc.) were dominated by citrus by 1900. Although Riverside (and northwestern Riverside Counties) were also famous for their citrus industry, San Bernardino County was not far behind. Hall (1992:52) noted that, by 1893, the citrus industry was so successful, it was becoming difficult to transport the harvest and additional infrastructure was needed. In the 1880s, San Bernardino County established the “Orange Show” and, in 1893, the California Citrus Industry was featured at the World’s Fair in Chicago.

A brief history of the “Orange Fair” in San Bernardino County (southeastern San Bernardino) reads:

It is safe to say that the National Orange Show's long and storied history is an integral part of San Bernardino's history. From its development in 1889 to the present day, The National Orange Show has made a major economic and cultural impact on the Inland Empire.

Fruitful Beginnings

Originally a Latin American mutation of a variety from the Iberian Peninsula named for its "belly button" at the blossom end, the Washington Navel Orange was first brought to the area in 1873. The fruit soon became a major catalyst for the development of California's Citrus Industry. But the story goes back much further...

According to Ingersoll's Century Annals of San Bernardino County, Anson Van Leuven brought the first orange trees, six in number, to San Bernardino Valley from San Gabriel Valley in 1857. In 1869, Lewis F. Cram was given the opportunity to buy 500 trees, but opted to purchase only enough rootstock to plant 1 $\frac{3}{4}$ acres. By 1887, he showed a net profit of \$1,757 on this meager planting, over \$1,100 net per acre—a good fortune in those days. In 1873, the U.S. Department of Agriculture sent California's two original orange trees to Eliza Tibbets. The tree's seemingly endless oranges won awards at major expositions for their superior quality and taste. Ms. Tibbets soon had a booming business selling buds from her celebrated stock. By 1910, one year before the National Orange Show began, at least 100,000 acres in California were planted with the progeny of her trees and California navel orange sales had reached \$200 million.

Flavorful a-Fairs

Along with the growing industry, a series of citrus fairs were held in the 1880s and 1890s. The world's first Citrus Fair was staged in Riverside in February of 1879. It was at this fair that the Washington Navel was first exhibited and its superior qualities recognized. The fair was such a success that a second fair followed in February 1880, and a third in March of 1881. The citizens of Riverside were so delighted with the success of the fair that they turned it into an annual event and actually erected a pavilion for the fair of 1882. Annual citrus fairs were held in Riverside, except for one or two that were held in Colton, until 1891. At the same time, similar fairs were being held in Los Angeles and San Bernardino County.

In 1889, the very first "Orange Show" was staged in San Bernardino. This premier show was scheduled to run a week, but the promoters were doubtful as to whether or not the show would last that long. Each day, a brief message appeared in the Courier (the forerunner of San Bernardi-

no's newspaper, The Sun) urging committee members to obtain exhibitors. When the show opened, fifteen county communities were represented in the citrus exhibits. Other county products also on display included raisins, walnuts, lemons, limes, grapes, apples, and Cucamonga wines and brandies. The show opened with the City of San Bernardino band playing from a Van Dorin Building balcony on Third Street. The event cost \$744.25 to produce, with \$1,180.25 in revenue. Since financial success was apparent and the show was so well received by the community, the event was extended to an eleven-day run.

The "Orange Show" went "National" in 1911 with tents pitched at Fourth and "D" Streets in San Bernardino. By that time, the impact of the citrus industry on San Bernardino economics had escalated. For example, the 7,511 orange trees in 1872 had grown to 1,347,911 by 1900; the 15,000 boxes of oranges shipped in 1881 stood at 1,562,108 boxes by 1902-03; and the cash value of the orange crop had grown from \$2,450 in 1860 to \$1,634,783 in 1900. This introduction provided the setting and circumstances for the genesis of the National Orange Show, which has taken place every year since its inception in 1911, with the exception of four years during World War II.

Growing Tradition

Over the years, the National Orange Show has evolved into one of the Inland Empire's premier events centers, hosting hundreds of interim events, including concerts, trade shows, and festivals, as well as annual events and year-round attractions. But, the Citrus Fair has remained at the heart of the National Orange Show.

In 1998, after reducing the run of the fair to five days, the content of the fair was restructured to the needs of the surrounding areas. At the realization that some children in the area have never seen a pig or a cow and have no concept of where their food comes from or what their clothes are made of, the National Orange Show developed livestock and agricultural programs that cater to education rather than competition. In addition, the fair stepped away from the industry-wide Schools Involvement Program to create a program that fits the needs of local educators. The National Orange Show's carnival company offers affordable prices so families can enjoy an economical day at the festival. Above all else, the National Orange Show strives to present an event that is memorable, entertaining, and innovative ... As decades pass and needs and trends change, so will the National Orange Show. But what remains at the heart of the fair will always be commitment to the community, entertainment for the whole family, and a homegrown appreciation of California oranges.

Of the approximate 7500 citrus trees in San Bernardino County in ca. 1872, an estimated 1500 trees likely planted on the William Curtis properties represented approximately 20% of the crop. By 1900, the various Curtis properties accounted for approximately 7.5% of the citrus in San Bernardino County, rendering the Curtis family one of the more significant and successful growers. The original groves in California, including those further north (e.g. Santa Barbara and Santa Clara) were not the famous Washington navel oranges introduced to California by Eliza Tibbets, but Tibbets' oranges eventually dominated the industry (Ortlieb and Economy 2011). McCall (2012) concluded a ten acres orange orchard could support a family and provide higher education for the second generation of the family. Such was the case with the Curtis family – many of William and Mary Curtis' grandchildren completed high school and, in some cases, college.

Obviously, the citrus industry continued to grow and the Curtis family's percentage of the overall industry lessened. Nonetheless, their holdings and yields were enough to support the collective households, educate the following generations, and provide the Loma Linda and Redlands areas with a legacy of almost one hundred years of their presence in the area. Members of the Curtis family served on local boards, were active members of local professional and social organizations, and contributed to the general welfare of the populations by providing work, housing, and other modes of support. While the Curtis family was not considered "wealthy" in comparison to some residents of Redlands and Loma Linda, they were self-sufficient and maintained a upper-middle class status.

METHODOLOGY

To adequately investigate and address this project area for compliance with the California Environmental Quality Act, as amended, and the City of Loma Linda, McKenna et al. completed the following tasks:

1. Archaeological Records Search: McKenna et al. completed a standard archaeological records search through the San Bernardino County Museum, Archaeological Information Center in Redlands (Appendix B). This research included a review of previously completed projects within one mile of the project area; a review of the recorded cultural resources within one mile of the project area; a review of listings for the National Register of Historic Places, the California Register of Historical Resources, California Landmarks, and California Points of Historical Interest. Historic maps were also reviewed. The results are documented later in this report (see Previous Research).

2. Native American Consultation: McKenna et al. consulted with the Native American Heritage Commission as to the presence/absence of sacred or religious sites in the vicinity of the project area. McKenna et al. also sent letters to those Native American representatives identified by the Commission, requesting information on any issues, concerns, or resources they may be aware of and requested written responses. At the request of the City, McKenna et al. represented the City with respect to SB-18 consultation. All correspondence and responses have been incorporated into this report, both in Appendix C and in a later discussion.
3. Paleontological Overview: A paleontological overview was prepared by the Natural History Museum of Los Angeles County for the project area (Appendix D).
4. Historic Background Research: Historic background research was completed through a review of the Bureau of Land Management, General Land Office Records, the San Bernardino County Assessor's Office, the San Bernardino County Archives, and the McKenna et al. in-house library. Additional research was completed at the University of California, Riverside, Historic Map Library and the County Recorder's Office. In response to issues raised by the Office of Historic Preservation, McKenna et al. also reviewed brief histories of the City of Redlands and the City of Loma Linda, conducted additional property-specific histories, and developed more in-depth discussions on the histories of the family and their holdings. (supplemental data is presented in Appendix E of this report).
5. Field Survey: The field survey was completed on July 2 and July 4, 2014, by Jeanette A. McKenna, MA/RPA, and Principal Investigator for McKenna et al. Prior to the completion of the field survey, the property was identified physical boundaries (e.g. streets and landmarks). To insure adequate coverage, the property was subjected to a systematic pedestrian survey of east/west transects in the groves and more intensive coverage in the vicinities of structures and/or features. The surveyor carried a Garmin GPS unit to record any identified resources and the survey was supplemented by field notes (on file, McKenna et al.). Subsequently, the property and surrounding properties owned by the Curtis family were subjected to additional visual inspection (windshield survey; no physical access available to these private property). This subsequent research was completed in February of 2015. The original photographic record was supplemented and a full photographic record is appended to this report (Appendix F).
6. Analysis: The analysis was dependent upon the nature of the resources, if any, were identified within the project boundaries, in accordance with both the state and federal guidelines and criteria for identifying and assessing the significance of the resources.

7. Report Preparation: This report was prepared in a format and with the data requirements consistent with the Office of Historic Preservation Archaeological Resource Management Report guidelines, the data requested by the San Bernardino County Museum, Archaeological Information Center, Redlands.

EVALUATION CRITERIA

The approach to the current research was designed to address the potential eligibility of any identified cultural resource for eligibility for the National Register of Historic Places (Section 106) and/or the California Register of Historic Resources (CEQA, as amended).

Federal Criteria

This level of investigation is based on the federal criteria presented in the Code of Federal Regulations 36 CFR 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structure, and objects that possess integrity of locations, design, setting, materials, workmanship, feeling, and association, and:

- (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) That are associated with the lives of persons significant in our past; or
- (c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) That have yielded, or may be likely to yield, information important in prehistory or history.

State Criteria

The state (**CEQA**, Section 15064.5) criteria for evaluation mirror the federal guidelines and read as follows:

a) For purposes of this section, the term “historical resources” shall include the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant

or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:

- A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B) Is associated with the lives of persons important in our past;
- C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D) Has yielded, or may be likely to yield, information important in prehistory or history.

PREVIOUS RESEARCH

As noted, research into previously completed studies and recorded resources was completed through the San Bernardino County Museum, Archaeological Information Center (Appendix B). This research confirmed the project area was not specifically surveyed for cultural resources, but included in the general overview prepared by Hatheway in 1988. Overall, five general overviews and seventy-four area specific studies have been completed in the immediate area (Table 2). One additional Study (1067458) was identified on the maps as being completed west of the project area, but not identified in the bibliography prepared by the San Bernardino County Museum, Archaeological Information Center.

Records at the San Bernardino County Museum, Archaeological Information Center, identified two (2) prehistoric archaeological sites, 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 have been identified (Table 3). As identified, the majority of resources identified in the area are 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 obliterated or buried such evidence. It is noted, many of the features associated with the *Asistencia* were constructed with Native American labor, reflecting their presence in the immediate area.

Of particular interest are the references to other Curtis properties, specifically P-36-019921 and P-36-019922 (Tibbet 2003a and b). Each is located on the west side of California Street and northwest of the current study area. P-36-019921 is identified as the "Curtis Residence" dating to the 1920s. It consists of a relatively small California bungalow residence cross-referenced as 10684 California Street. It was declared ineligible for listing as a historically significant resource.

P-36-019922 was identified as the Raymond Curtis House dating to the 1950s. It is minimal traditional California ranch style residence with no outstanding architectural features and was declared insignificant.

Table 2. Cultural Resources Investigations Completed within One Mile of the Current Project Area.

Report	Citation	Description	Status
1060006	Rumble 1937	Mill Creek Zanja	
1060042	Haednszel 1960	Asistencia – Mission Period	
1060043	Belden 1960	Asistencia – Rancho Period	
1060044	Knight 1960	Asistencia – Mormon Period	
1060045	Haenszel 1960	Asistencia – Post-Mormon Period	
1060065	Hinckley 1965	Asistencia Restoration	
1060200	Archer 1974	San Bernardino Asistencia	
1060427	Hearn 1976	Bryn Mawr	
1060447	Scott (1976)	Water Facilities Development	Overview
1061425	Altschul et al. 1984	Upper Santa Ana River Drainage	Overview
1060557	Hearn 1978	Bryn Mawr Survey	
1060600	Hearn 1978	Loma Linda Survey	
1060647	Hearn 1978	63 Acres in Loma Linda	
1060811	Simpson 1979	Redlands Survey	
1061074	Lerch & Haenszel 1981	Cottonwood Row	
1061160	Smith et al. 1981	315 Acres in Mission District	Adjacent
1061470	Foster 1984	Loma Linda Forest Fire Station	
1061499	Foster & Greenwood 1985	Pacific-Texas Pipeline	
1061567	Seff 1986	Khoury's Subdivision	
1061593	Seff 1986	Khoury's Subdivision	
1061596	Lerch 1986	Harter Medical Hospital Site	
1061764	Hatheway 1988	Windshield Survey, Loma Linda	General
1061783	Hornbeck & Botts 1988	Seven Oaks Dam Water Systems	
1061813	Swanson 1988	150 Acres in Loma Linda	
1061837	Goldberg & Arnold 1988	Prado Basin Regional Context	Overview
1061852	Hampson & Swanson 1989	San Timoteo Flood Control	
1061902	Swanson 1989	6.13 Acres in Loma Linda	
1061920	McKenna 1989	Asistencia Chapel Testing	
1062027	Harley 1989	Two Asistencias?	
1062114	Diffield & McKenna 1990	Asistencia Structural History	
1062419	Hallaran 1991	Well No. 38, Redlands	
1062485	White 1991	2 Acres in Redlands	
1062504	Alexandrowicz et al. 1992	Thai Church in Redlands	
1062853	Foster et al. 1991	Inland Feeder	Adjacent
1062855	McKenna 1994	Freitzsche Property	
1062963	Haenszel 1992	Mormons in San Bernardino	Overview
1063083	Juliana 1995	Asistencia (CA-DBR-2307/H)	
1063139	Swope & Lerch 1993	Housing Development, Redlands	
1063287	Swope 1997	Mission Road Project	Adjacent
1063731	SB Co. Trans. Dept. 1978	Rock Wall Documentation	

Table 2. Cultural Resources Investigations Completed within One Mile of the Current Project Area (cont'd.).

Report	Citation	Description	Status
1063741	Duke 2002	Cell Tower Site	
1063754	Chace 1998	Creekside Gardens-Sunset Haven	
1063757	Wenzell 1999	Redlands Well Site	
1063953	Dahdul 2003	Loma Linda Survey	
1063954	Tang 2003	Loma Linda Site Testing	
1064039	Budinger 2004	6 Acres in Redlands	
1064040	Dahdul 2003	Redlands Survey	
1064041	Dice 2003	Cell Tower Site	
1064042	Dice 2002	Mission Glen Project	
1064059	White & White 2003	1.3 Acres in Redlands	
1064583	Dice 2003	Letter Rport, Loma Linda	
1061584	Dice 2003	Trails at Mission Park	
1064585	Dice 2004	Trails at Mission Park	
1064586	Lerch 2004	Zanja at Mission Road	
1064587	Tibbet 2004	Mission Grove Project	
1064588	McKenna 2004	Shady lane Project	
1064589	Bedinger 2004	8.6 Acres in Redlands	
1064590	Grant 2004	Cell Tower Site	
1064812	Dice 2004	Cell Tower Site	
1064813	Sander 2005	8.5 Acres in Redlands	
1064814	Smallwood 2005	Testing in Loma Linda	
1064814	Dice 2005	Mission Lane Project	
1065161	Jacquemain 2005	Mission Assoc. Parkinghouse	
1065661	Tang 2006	Monitoring in Loma Linda	
1065662	Glenn 2006	5 Acres in Redlands	
1065663	Smallwood 2007	Barton Vineyard Project	
1066023	Crews & Sander 2007	3.25 Acres in Redlands	
1066027	Bholat & Chandler 2008	Loma Linda Fed. Credit Union	
1066028	Forrest 2008	Cell tower Site	
1066291	Smith et al. 2008	E Street Corridor	
1066437	White & White 2000	10 Acres in Redlands	
1066446	Chasteen 2008	E Street Corridor	
1066447	Chasteen 2009	E Street Corridor	
1066498	NW Econ. Assoc. 2004	Ethnographic Overview	Overview
1066756	Andrews 2009	YVWD Brineline Project	
1066843	McKenna 2010	Loma Linda Medical Center	
1067368	Tang & Quinn 2012	YVWD Monitoring Program	
1067557	Tang et al. 2003	Orchard Park Project	
1067558	Tang et al. 2003	University Village Project	
P-36-02307	NA	Asistencia; CHL-SBR42	Unknown

Table 3. Cultural Resources Identified within One Mile of the Project Area.

Site No.	Citation	Description	Status
P-36-002311	Savage 1959; Smith and Chace 1962; Smith and Suss 1974; Arbuckle 1979; Hatheway 1987; Swope 1996; Dice 2005	Guachama; Village/ Encampment; California Historic Landmark #95	Destroyed; Insignificant
P-36-002663	Brock 1989	1890 Structure and Refuse	Unknown
P-36-006173	ECORP 2008; Hampson et al. 1988	Bryn Mawr Townsite	Unknown
P-36-006847	NA	Railroad	Unknown
P-36-007083	Alexandrowicz et al. 1992	Historic Road	Destroyed
P-36-007829	NA	Residence	No Record
P-36-008092	Smith and Suss 1974; Toren 1994; Schmidt 1995; Swope 1996; Smallwood 2006	Mill Creek Zanja; NRHP-L-77-329; CHL-43	Partially Destroyed
P-36-010565	NA	Frink Adobe; CRHR; CPHI-SBR-28	No Record
P-36-010877	Smallwood 2003;	Historic Foundation and Refuse Scatter	Unknown
p-36-011263	Leach and Haenszel 1977; Hatheway 1987; Hinckley 1988; Ballester 2004;	Hinckley Ranch Foundation	Unknown
P-36-011287	Smallwood 2003	Historic Refuse Scatter	Unknown
P-36-011854	Porter 2004	Historic Hearth Remains	Destroyed
P-36-012365	NA	Dairy	Unknown
P-36-012853	Sanka 2006	Historic Water Control System with Artifacts	Unknown
P-36-012854	NA	Residence	No Record
P-36-013887	NA	Residence	No Record
P-36-013888	NA	Residence	No Record
P-36-013889	NA	Residence	No Record
P-36-013892	NA	Residence	No Record
P-36-013893	NA	Residence	No Record
P-36-016417	Beattier 1925; Ballester 2003	San Bernardino-Sonora Road Alignment; CPHI-SBR-21	Destroyed
P-36-016640	NA	"White House" NRHP-78-2369	No Record

Table 3. Cultural Resources Identified within One Mile of the Project Area (cont'd.).

Site No.	Citation	Description	Status
P-36-017049	NA	Barton Villa; NRPH-96-1176	No Record
P-36-019917	NA	Residence	No Record
P-36-019918	Tang and Eddy 2004	Rural Landscape (Palms)	Unknown
P-36-019919	NA	Carriage House	No Record
P-36-019920	NA	Residence	No Record
P-36-019921	Tibbet 2003	Curtis Residence	Unknown
P-36-019922	Tibbet 2003	Curtis Residence	Unknown
P-36-019923	NA	Residence	No Record
P-36-019924	NA	Residence	No Record
P-36-019925	NA	Residence	No Record
P-36-011926	NA	Residence	No Record
P-36-019927	NA	Residence	No Record
P-36-019928	NA	Residence	No Record
P-36-019929	NA	Residence	No Record
P-36-019930	NA	Residence	No Record
P-36-019931	NA	Structural Location	No Record
P-36-020133	NA	Residence	No Record
P-36-020135	NA	Residence	No Record
P-36-023406	McKenna 2010	Lee Younts Ranch	Unknown
P-36-023575	Cotterman 2009	Orchard & Irrigation Sys.	Unknown
P-36-025603	NA	Residence	No Record
P-36-025788	Cotterman 2012	Dairy Complex w/Barton School House	Unknown
P-36-026030	Morgan, Hall and Miller 2013	Isolated Glass Bottle Base (post-1929)	Collected
P-36-026032	NA	Residence	No Record
P-36-026033	NA	Residence	No Record
P-36-026034	NA	Residence	No Record
P-36-026035	NA	Residence	No Record
P-36-026036	NA	Residence	No Record
P-36-026037	NA	Residence	No Record
P-36-026038	NA	Residence	No Record
P-36-026039	NA	Residence	No Record
P-36-026040	NA	Residence	No Record
P-36-026041	NA	Residence	No Record
P-36-026042	NA	Residence	No Record
P-36-026043	NA	Residence	No Record
P-36-026044	NA	Residence	No Record

Table 3. Cultural Resources Identified within One Mile of the Project Area (cont'd.).

Site No.	Citation	Description	Status
P-36-026045	NA	Residence	No Record
P-36-026046	NA	Residence	No Record
P-36-026051	Davidson, Goodwin, and Smith 2012	Devers-San Bernardino Transmission Line	Unknown
P-36-026223	NA	Power Transmission Line	No Record
P-36-026224	NA	Public Transmission Line	No Record
P-36-060202	Smith 1982	Isolated Manos (2)	Collected
P-1063-13	NA	Chinese Refuse Scatter	Pending
P-1063-14	NA	Structural Locations	Pending
P-1063-19	NA	Structural Locations	Pending
P-1063-20	NA	Structural Locations	Pending
P-1063-21	NA	Structural Locations	Pending
P-1063-22	NA	Structural Locations	Pending
P-1063-23	NA	Structural Locations	Pending
P-1063-31	NA	Structural Locations	Pending
P-1063-69	NA	Residence	Pending
P-1063-70	NA	Residence	Pending
P-1063-72	NA	Residence	Pending

There were no other records of Curtis residences being formally identified. To date, the only residences identified as specifically associate with the Curtis family are the two relatively late residences on the west side of California Street and, although not previously recorded, the two residences on Orange Avenue and the Eli Curtis property (the current area of concern).

Overall, the area is highly sensitive for historic period resources that may be identified in as residences, landscapes (orchards, etc.), roads, irrigation features, or any other that may be indicative of the post-1887 improvements.

RESULTS OF THE INVESTIGATIONS

To comply with the CEQA and local data requirements McKenna et al. completed Native American consultation, a paleontological overview, historic background research, and a field survey of the project area. The results of each are presented below.

Native American Consultation

The Native American Heritage Commission reviewed their files and reported they have **no records** of Native American sacred or religious sites in or near the current project area (Appendix C). McKenna et al., at the request of the City of Loma Linda, acted as the point of contact for SB-18 consultation. To this end, sent letters to the identified Native American representatives identified by the Native American Heritage Commission as wishing to be informed and permitted to comment on projects within their traditional territories. In this case, the following individuals or groups were contacted:

Pechanga Band of Mission Indians	(Paul Macarro)	Luiseno
Soboba Band of Mission Indians	(Joseph Ontiveros)	Luiseno
Ramona Band of Cahuilla Mission Indians	(Joseph Hamilton)	Cahuilla
Morongo Band of Mission Indians	(William Madrigal)	Cahuilla/Serrano
Morongo Band of Mission Indians	(Ernest Siva)	Cahuilla/Serrano
Serrano Nation of Mission Indians	(Goldie Walker)	Serrano
San Manuel Band of Mission Indians	(Carla Rodriguez)	Serrano
San Manuel Band of Mission Indians	(Daniel McCarthy)	Serrano
Gabrielino/Tongva Nation	(Sandonne Goad)	Gabrielino
Gabrielino Band of Mission Indians	(Andrew Salas)	Gabrielino
Gabrielino Tongva Nation	(Sam Dunlap)	Gabrielino
Gabrielino/Tongva Band of Mission Indians	(Anthony Morales)	Gabrielino

As identified, the Native American Heritage Commission acknowledges that any one or more of the four main Native American populations may be represented in the archaeological record in the Loma Linda/Redlands area, including the Luiseno, Cahuilla, Serrano, and Gabrielino. As noted in this report, current archaeological data indicates the area is likely to yield evidence of the Serrano, Cahuilla, and/or Gabrielino, but too far north for a strong Luiseno influence – though such an influence is not totally discounted.

Of the twelve individual/group contacts, McKenna et al. was informed that Ernest Siva (Serrano/Cahuilla) has passed away. The letter to Sam Dunlap (Gabrielino) was returned as “no longer at this address.” Attempts to contact Ms. Goad (Gabrielino) and Ms. Walker (Serrano) resulted in a failure to obtain a response.

Only two formal responses were received by McKenna et al. – from the Soboba (J. Ontiveros) and Gabrielino/Tongva Band of Mission Indians (A. Morales). The Soboba response (see Appendix C) has requested additional information pertaining to the project

be forwarded to their representative(s) and person-to-person consultation with City representatives. They also requested the Soboba/Luiseno be recognized as the consulting tribal entity for this project. Included in the response was an emphasis on the high level of sensitivity for the area to yield evidence of the Native American presence in the area. If the property is monitored during site preparation, a request for a Soboba representative was included.

The Gabrielino/Tongva Band of Mission Indians responded personally. Anthony Morales called the offices of McKenna et al. (August 11, 2014) and stressed the association of the Gabrielino/Tongva to the *Asistencia* and surrounding areas. He noted that Gabrielino/Tongva Natives accompanied the Mission San Gabriel de Arcangel padres to the *Asistencia* area and participated in the development of the *Asistencia* and *Mission Zanja*. He also reiterated the high level of sensitivity for Native American archaeological resources and requested a monitoring program be incorporated into the recommendations for this project. As of this writing (March, 2015, no additional responses have been received with respect to this project.

Paleontological Overview

A paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County (Appendix D). 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. Deep excavation may impact older Quaternary deposits, however, the relative depth of the older deposits in this area are generally below any development impact areas. Paleontological monitoring was only recommended if older deposits are encountered.

Cultural Resources

This study involved Investigations into cultural resources within the larger project area associated with the proposed annexation into Loma Linda, but the field survey was limited to the 9+/- acres of proposed development (northern half of the project area). The southern portion of the annexation acreage will not be impacted by development and the structures within these parcels will remain privately held and well outside any areas of proposed development.

Field Survey Results

The intensive field survey was conducted on July 2 and July 4, 2014, and supplemented in February of 2015, by Jeanette A. McKenna, Principal Investigator for McKenna et al. To summarize, the survey area is associated with a general area known to have been inhabited by Native Americans prior to and during the establishment of the *Asistencia*. Despite the acknowledged sensitivity for the area to yield evidence of the prehistoric or protohistoric Native American resources, no physical evidence of Native American resources was found.

The project area is also within the boundaries of the historic Barton Ranch (pre-1887) and later owned by Eli C. and Jennie Curtis (northern half; ca. 1895 and likely a few years earlier) and Jeremiah and Zilpha Curtis (southern half; ca. 1895 and likely earlier). As noted above, the Jeremiah Curtis property is only included in this study because of the proposed annexation. Only the Eli Curtis property is proposed for redevelopment.

Eli C. Curtis was the son of William and Mary Curtis, early settlers to the Loma Linda/Redlands area and the owners of land on the west side of California Street (which was not a part of Barton Ranch). Eli Curtis was one of eight children of William Curtis and his siblings owned properties adjacent to or near his holdings.

Eli C. Curtis was born in Texas in ca. 1860 and arrived with his family in 1861. He married Jennie Newton in 1885 (at 25 years of age) and had three children between 1886 and 1890). He purchased the 10+/- acre property from the Barton Land and Water Company after its subdivision in 1887 and his siblings purchased adjoining properties. Eventually, the Curtis family held up to 120 acres of land developed with citrus orchards (and possibly some vines) on either side of California Street. While the siblings held separate land titles, it appears they worked together in the planting, maintenance, and harvesting of their orchards. In fact, two siblings established residences on one property, although holding separate deeds (Jeremiah Curtis and Henrietta Curtis Furney).

The recent investigations of the Eli and Jeremiah Curtis properties, and their surrounding family properties, resulted in the identification of numerous resources both within and/or adjacent to the current project area. Resources identified within the project area include:

- The Eli C. Curtis Residential Complex
- The Eli C. Curtis Orchard
- The Eli C. Curtis Palms
- The Jeremiah Curtis Residential Complex
- The Jeremiah Curtis Orchard

- The Henrietta and John Furney Residential Complex
- The “Dinky” Railroad Right-of-Way

Resources identified on immediately adjacent to the Eli and Jeremiah Curtis properties include:

- The William Curtis Residential Ruins
- The William Curtis Orchard
- The Raymond Curtis Residential Complex (36-019922)
- The Theodore Curtis Residential Complex (36-019921)
- The Palms on New Jersey Street (36-019918)
- The John Furney (Leroy and Mary Younts) Orchard
- The California Street Alignment
- The Citrus Avenue Alignment
- The Orange Avenue Alignment

Two resources, the Newell Curtis and Robert T. Curtis residences, were confirmed to have been removed from their respective property, via demolition and relocation, respectively. Overall, however, these resources are all related to the Curtis family properties and, therefore, considered a tentative “district” comprised of the Curtis holdings, although the street alignments are railroad right-of-way were not owned by the Curtis family.

Roadway Alignments

Three roadways were identified with respect to the currently defined project: California Street, Citrus Avenue, and Orange Avenue. Although other alignments are located nearby, the currently proposed project will not involve any other alignments.

California Street Alignment (Historic Road)

California Street runs along the western boundary of the 1887 Barton Ranch properties and was originally mapped as extending from Barton Road (south) to Colton Road (north) – a length of approximately one mile. Although not officially named until the establishment of the Barton Ranch subdivision (ca. 1887), an earlier road alignment (later, Mission Road) was present and provided access to the William C. Curtis property located to the west of the roadway (Figure 13). As illustrated, the future alignment of California Street was only a short road extending from Barton Road and north to the inter-

section of what is now Mission Road. Mission Road was designed to avoid impacts to the Barton Vineyard. Based on map references, it is apparent that portion of California Street adjacent to the Curtis properties post-dates 1877, but was well established, on paper, by 1887.

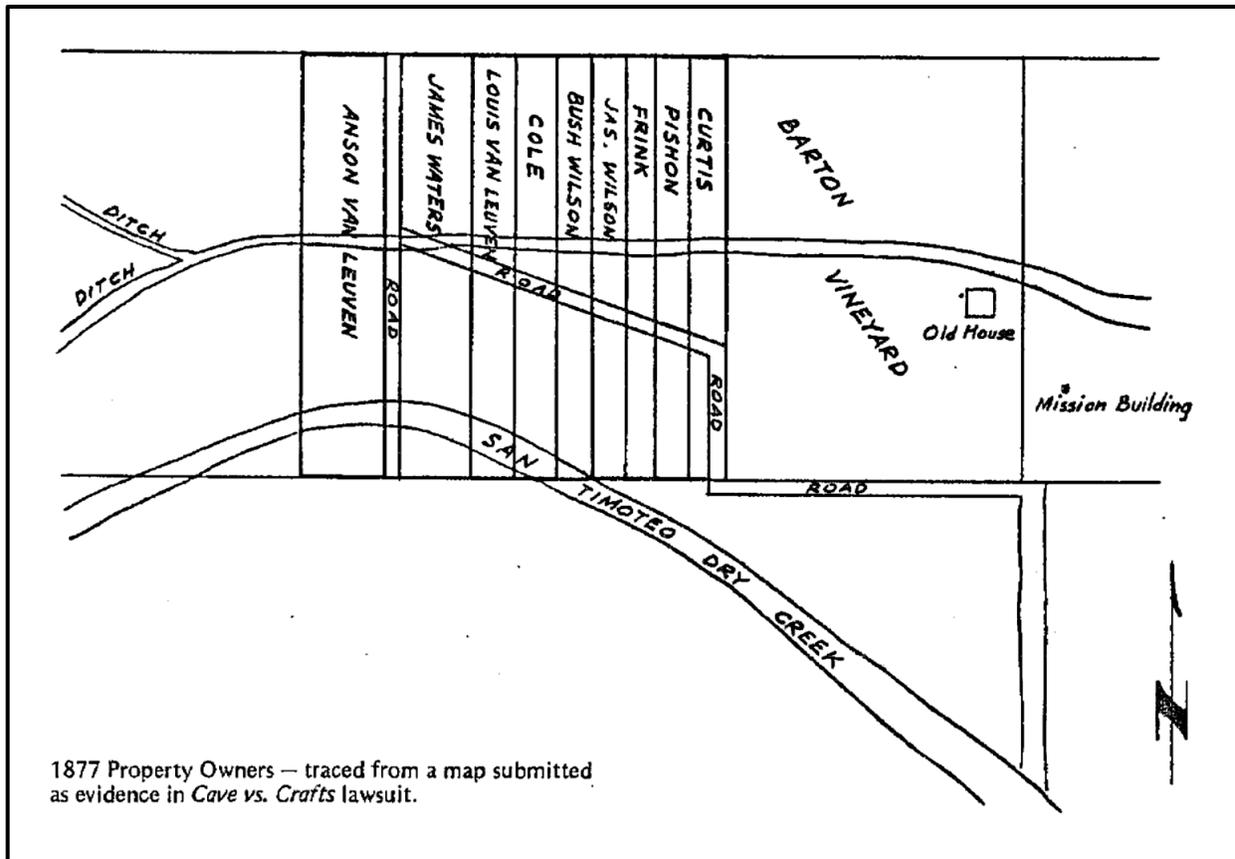


Figure 13. Map of 1877 Illustrating a Road on West Side of the Barton Vineyard, Accessing the William Curtis Property.

At the time of the current survey, California Road was identified as a paved street (asphalt) with two lanes (one northbound and one southbound). There are no curbs or sidewalks (Figure 14). There is a significant amount of space between the paved road and the beginning of the orchard tree alignment.

This expanse is associated with the abandoned Redlands Central Railway “Dinky” track alignment that ran along the eastern side of California Street from below Barton Road to Citrus Avenue. A low berm associated with the track alignment is still evident (see later discussion), but no other physical evidence of the rails remains.



Figure 14. Overview of California Street from the Eli C. Curtis Driveway (South).

Transmission poles are present on the western side of California Street, but not within the Eli Curtis property. California Street has been improved over the years, including widening, paving, and maintenance. No evidence of the historic alignment was found, but the alignment was recorded.

Citrus Avenue Alignment (Historic Road)

Citrus Avenue was established within the community of Redlands prior to the subdivision of Barton Ranch and extended west, through the subdivision at about the same time the “Redlands Dinky” rail line was being established. As noted earlier, the maps provided by Haenszel (n.d.) and Lerch and Haenszel (1981) illustrate the alignment of the rail line along the north side of Citrus Avenue, which is accurate for the alignment east of New Jersey Street. The recent field investigation resulted in the identification of the alignment on the south side of Citrus Avenue, west of New Jersey Street (see later

discussion). Citrus Avenue is a narrow street (slightly wider than one lane) with an asphalt pavement and no curbing or sidewalks. The north side of the road was lined with citrus trees and some sporadic palm trees. The south side was lined, in part, by mature palm trees along the Eli C. Curtis property and the berm associated with the abandoned railway alignment (Figure 15).



Figure 15. Citrus Avenue Alignment from a Point Near California Street (East).

These palm trees are similar to those recorded by Tang and Eddy as a rural landscape (2004). According to Tang and Eddy, mature “California Fan Palms” have been present in this general area since ca. 1938, but can date as early as 1927. These palms were often used as property boundary markers and windbreaks. In this case, the palms mark the northern extent of the Eli C. Curtis property, but were more likely planted by Grace Curtis and long after the abandonment of the Redlands Central Railway in ca. 1916), as they impact the general area or the rail alignment. The original roadway was a dirt road

and no physical evidence of its alignment was noted during this investigation, but the alignment was recorded.

Orange Avenue Alignment (Historic Road)

The Orange Avenue alignment was also established as a result of the Barton Ranch subdivision of 1887 and designed to connect with the Redlands alignment. This road, like Citrus Avenue, terminates at California Street. Originally consisting of a dirt road that allowed for direct access to the Jeremiah Curtis, Newell Curtis, Robert T. Curtis, and John Furney residences and orchards, this road, continuing east, also provided access to the Lee O. Yount property (southeast of New Jersey Street and Orange Avenue), in-laws to the Furneys.

At the time of this recording, McKenna et al. noted the roadway was widened and improved (south side) via recent redevelopment of the Newell and Robert Curtis properties. The roadway now consists of a two lane road with curbing and infrastructure on the south side of the road and unimproved frontage on the north side. The surface is simple asphalt. There is no physical evidence of the original alignment between New Jersey Street and California Street. The current alignments, however, is atop of the historic alignment and, therefore, McKenna et al. recorded Orange Avenue as a historic road.

Railroad-Related Features

The “Dinky” Railroad extended from the main tracks south of Barton Road, up California Street, east on Citrus Avenue, and terminating in the City of Redlands. The segment(s) of the railroad identified during the course of this investigation were limited to the California Street frontage between Orange Avenue and Citrus Avenue and the Citrus Avenue alignment between California Street the Morey Ditch crossing.

Redlands Central Railway “Dinky” Alignment (SPRR Spur)

The Redlands Central Railway “Dinky” spur was established in 1888 and abandoned in 1916. It ran along the eastern side of California Street (from the SPRR main line), north to Citrus Avenue, and ran along the south side of Citrus Avenue to a point east of the Morey Ditch. From New Jersey Street, the spur ran along the north side of Citrus Avenue into Redlands. At the time of this recent investigation, McKenna et al. noted the remnants of the railroad berm within the Eli C. Curtis property – extending from a point

north of the Curtis driveway on California Street to the eastern boundary of the Curtis property on Citrus Avenue (Figures 16 and 17). All evidence of the railway alignment has been obliterated south of the Eli C. Curtis property.



Figure 16. Redlands Dinky Alignment on California Street, South of Citrus Avenue (north).

The remaining berm, impacted in some areas by erosion, is a simple, hard packed earthen berm that would have supported the ties and rails. No evidence of the tracks remains other than the scarring of the berm. While the spur served a major role in early Loma Linda/Redlands development, the existing remains lack integrity and no longer represent the original use or design.

McKenna et al. has recorded this alignment as being on the south side of Citrus Avenue, not along the northern side of the road, as previously mapped. The Redlands Cen-

tral Railway alignment does shift to the north side of Citrus Avenue, but not until it crosses New Jersey Street. The physical shift in the alignment of Citrus Avenue (west of New Jersey Avenue), suggests the Railway alignment was established prior to the actual delineation of Citrus Avenue (west of New Jersey Street), indicating the road alignment depicted on the 1887 Barton Ranch subdivision map was adjusted after the filing of the map and following the establishment of the railway alignment in 1888.



Figure 17. Redlands Dinky Railroad Alignment on the South Side of Citrus Avenue (East).

UTM coordinates along the railroad berm within the Eli C. Curtis property were taken at the southwestern corner of the property, the northeastern corner of the property, and at a point at the center of the curve (southeast of the intersection of California Street and Citrus Avenue. The coordinates (NAD 27) are:

Southwestern Corner	479220 Easting/3767950 Northing
Center of the Curve	479287 Easting/3768122 Northing
Northeastern Corner	479431 Easting/3768170 Northing

The berm, itself, averages 16 feet wide (and varies) with additional variation in height, depending on the extent of erosion. Overall, the berm is in very poor condition, including extensive erosion at the curve, where irrigation water has washed away a part of the berm and the area is inundated with irrigation water when the irrigation valves are open. The alignment lacks integrity within the Eli C. Curtis property.

Concrete Wall

A relatively short concrete retaining wall was identified along Citrus Avenue, east of California Street, and between the railroad berm and the Citrus Avenue pavement. The Citrus Avenue palm trees are located north of this wall (Figure 18). Examination of the retaining wall showed it was formed between wooden planks and averaged eight (8) inches wide. The relative height of the wall varied slightly, accounting for the minor changes in elevation.

The top of the wall is flat and level, providing a stable surface. Spreading of the concrete at the base of the wall indicated the wall was never designed to be over two feet in height. On the western end of the wall, a small, squared concrete box was noted. This “box” consists of an open framed structural approximately three feet square and framed in a manner similar to the wall.

Originally thought to be an irrigation feature, McKenna et al. has reinterpreted this structure as one associated with the railroad alignment. It served multiple purposes: 1) the retaining wall protected the rail alignment from erosion and undermining; 2) the box was likely the base of a short step; 3) the wall and steps were likely topped a wooden “platform” that provided access to the rail car; and, 4) in addition to providing access for riders, the platform could be used for loading citrus products from the Curtis properties for transport to the SPRR main line or downtown Redlands.

The specific nature of the feature’s uses is only suggested, given its location and proximity to the rail line. The feature appears to be a mere remnant of the original feature and, therefore, has lost much of its integrity. McKenna et al. has associated this feature directly with the railway and, therefore, included it in the site record for the Redlands Central Railway “Dinky” site description.



Figure 18. Concrete Retaining Wall on Citrus Avenue (East/Southeast).

The Curtis "District"

The Curtis "District" is suggested by the presence of multiple contiguous properties owned and maintained by the extended Curtis family, an early family settling in the Redlands/Loma Linda area originally known as "Mission." Arriving in 1867, the Curtis holdings were originally described as consisting of 60 acres west of California Street, but eventually expanding to twice the size (120 acres) with the acquisition of at least 60 acres of the Barton Ranch property east of California Street. In all, McKenna et al. identified six distinct properties:

- The Newell Curtis Property (10 acres)
- The Robert T. Curtis Property (10 acres)
- The William Curtis Property (60 acres)
- The Jeremiah Curtis Property (10 acres)

- The Henrietta Curtis/John Furney Property (20 acres)
- The Eli Curtis Property (10 acres)

The Newell Curtis and Robert T. Curtis Properties (20 acres, collectively)

Of these, and as previously noted, the Newell and Robert T. Curtis properties have been redeveloped. As such, twenty acres of citrus and one residential complex were destroyed and one residence was relocated. These properties were south of Orange Avenue, north of Barton Road, east of California Street, and west of New Jersey Street.

The only remaining component of the Robert T. Curtis property is the palm tree alignment recorded by Tang and Eddy in 2004. Recorded as a “cultural landscape” (36-019918), these palms pre-date 1938, but may date before 1927. They certainly post-date the purchase of the property by Robert T. Curtis. As such, these palms would date to the period associated with the Robert T. Curtis ownership of the property and later maintained by the Fisk family. The Curtis/Fisk property has been redeveloped, but the trees were incorporated into the current landscape. Although associated with the Curtis family, this alignment is well outside the current project area boundaries and will not be impacted by the proposed development.

The William Curtis Property

The William Curtis property has been associated with at least four major features: 1) the site of the Curtis residential complex; 2) the William Curtis orchard; 3) the Theodore Curtis residence at 10684 California Street; and 4) the Raymond Curtis residence at 10852 California Street.

The William Curtis Residential Complex

The William Curtis residential complex involved three periods of construction: 1867-1886 (by William Curtis); 1886-1862 (by William Curtis and maintained by Ruth Curtis); and 1962-2014 (redeveloped by William’s grandson). The 1962 complex, located outside the current project area, was recently demolished (ca. 2014). The remnants are visible in the form of concrete walkways, narrow concrete sills, and a concrete fountain (Figure 19). As noted earlier in this report, the 60 acres William Curtis property has been subdivided into numerous parcels, these residential ruins being located on the southernmost parcel and near the intersection of Mission Road and California Street.



Figure 19. Concrete Fountain at the Remains of the William Curtis Residential Complex.

These parcel is also associated with an early water irrigation/distribution system that is still actively providing water to the nearby orchards.

The William Curtis Orchard

The William Curtis property was developed as a citrus orchard and much of the area is still associated with orchard development. Specifically, the acreage north of the residential ruins is dominated by an orchard that extends north to the Mission Elementary School property. These orchards are currently owned by the Ramirez family and still yielding commercial citrus. The current orchard consists of eight individual parcels totaling 47.5 +/- acres (approximately 75% of the original William Curtis property). Parcel under cultivation include:

- | | |
|---------------------------|--------------------------|
| 0292-111-17 (7.29 acres) | 0292-122-15 (3.8 acres) |
| 0292-111-46 (6.46 acres) | 0292-122-16 (3.8 acres) |
| 0292-111-50 (14.03 acres) | 0292-122-17 (7.55 acres) |
| 0292-121-15 (4.33 acres) | 0292-122-46 (fraction) |

The Theodore Curtis Residential Complex

The Theodore Curtis residence is located at 10684 California Street and was previously recorded as 36-019921 (Tibbet 2003). At the time of recording, the owner was identified as James Findley [sic; should be Findlay] of San Rafael, California. This 1920 California Bungalow is a relatively small two bedroom and one bath residence once occupied by Theodore Curtis, Eli's son, following his marriage. It has been suggested that Ruth Curtis built this residence, possibly occupying it for a few years, before Theodore Curtis took up residency. When built, it was part of the larger William Curtis property. As described by Tibbet (2003:1) this residence is:

...[R]ectangular in plan, this one-story wood-framed single-family dwelling has an asymmetrical facade and a medium-pitched, cross-gabled composition roof and is clad in horizontal wood siding. The asymmetrical facade features wood-framed windows on either side of the entry and an off-centered, gable-roofed porch supported by slightly battered posts resting on concrete piers. The residence appears to be relatively unaltered and retains most of the character-defining elements of its California Bungalow design.

This residence (see Figure 7) is located on Parcel 0292-111-17, a 7.29 acre property that it currently listed as being owned by the James Findlay Trust. Findlay purchased the property sometime between 1967 and 1990. Despite maintaining its original design and use, Tibbet determined this residence was not a significant resource as defined in CEQA.

The Raymond Curtis Residential Complex

The Raymond Curtis residential complex was recorded by Tibbet in 2003 and described as a relatively new residence associated with older components. Specifically, Tibbet states:

This property consists of a single-family residence, a large rear ancillary building, and other related structures. The ancillary building, which includes a garage, secondary residential quarters, and a storage shed, appears oldest of the group. The one-story, Ranch-style residence of stucco is rectangular in plan with a medium-pitched, side-gabled, wood-shingle

roof. The front entrance opens to the side of a small, recessed entry porch, and is accompanied with the asymmetrical facade by wood-framed windows with patterned panels, mostly double-hung. A side entrance is centered under the south-facing gable and is flanked by two windows, all sheltered under awnings.

The Bungalow-influenced ancillary building is a one-story, wood-frame structure built on a rectangular plan and surmounted by a medium-pitched front-gable roof sheathed with corrugated metal panels. The exterior walls are clad in horizontal flush boards and fenestrated with wood-framed casement windows and double-hung windows. The asymmetrical facade features a secondary gable supported by wooden brackets and a metal-framed mesh canopy, both sheltering a tilted bin that serves as a fruit stand. A rustic split-log fence lines the front and side of the structure. These buildings retain a high level of architectural, visual and design integrity.

Illustrated in Figure 8, the Raymond Curtis residence has since been dated to 1959 and the original shake roof reported in 2003 has been replaced by a composition shingle roof. The vegetation surrounding the residence has grown and the building is not readily visible from California Street. For all intents and purposes, if an earlier residence was once present, there is no physical evidence remaining. This residence is not considered significant under CEQA or federal criteria.

As noted by Tibbet, the ancillary buildings are noticeably earlier, reflecting 1920s or earlier construction and serving as orchard-related structures – parking and/or storage of orchard vehicles and/or machinery; harvesting materials; and the referenced fruit stand. Illustrated in Figures 20 and 21, these structures are located south of the residence and nearer the California Street frontage. They currently reflect the same design elements as identified by Tibbet in 2003.

These structures are currently located within a one-acre parcel (APN 0292-111-49) separated from the remaining William Curtis orchard. Research, however, confirmed this residence was occupied by “Robert” E. and Myrtle Curtis, not “Raymond” and Myrtle Curtis, as identified by Tibbet. Following Robert E. Curtis’ death, the home belonged to Myrtle D. Curtis and her son, Bennett Curtis. Various members of the Curtis family maintained ownership until 1996, when the property was sold to the Ramirez family. It is still owned by the Ramirez family (via Laura Anne Ramirez). Tibbet concluded this residential complex was not significant under CEQA or federal criteria.



Figure 20. Garage and Storage Area at 10852 California Street (W).

The Jeremiah Curtis Property

The Jeremiah Curtis property originally consisted of 10 acres within Lot 2 of the Barton Ranch subdivision. Jeremiah Curtis established his residence in 1906 (on the southwestern corner of the property) and planted the remaining acreage in citrus - predominantly in oranges. Today, the property is defined as consisting of two parcels: 0292-161-08 and -12. The residence is located on the smaller lot -08, while the orchard dominates lot -12.

The Jeremiah Curtis Residential Complex

The Jeremiah Curtis residence dates to 1906 and, as previously described, is located at 26526 Orange Avenue. This residence is currently owned and occupied by members of

the Ramirez family, a family that purchased much of the original Curtis holdings, including structures and orchards.



Figure 21. Ancillary Fruit Stand at 10852 California Street (W).

Illustrated in Figure 9, this residence is located on the northeastern corner of Orange Avenue and California Street and the southwestern corner of the Jeremiah Curtis property. This California Bungalow provided 1,389 square feet of living space (six rooms, including three bedrooms and one bath) and exhibits a raised brick foundation; red brick chimney(s); high-pitched hipped-gable roof with new composition shingles (replacing the original shake shingles); wood-framing and clapboard siding; a wrap-around wooden porch with a concrete stoop; pillars of river cobble and round columns; a porch trellis; a rear porch with wooden steps; fixed, casement, and double hung sash windows; and at least four doors (front, two side, and one rear). A skylight system was added, as was the evaporative cooling system and window air conditioners. The interior has been remodeled and sliding glass doors have been added to the rear bedrooms.

In addition, there is a two car garage and original milk-house/wash house behind the residence, with the driveway entering the property from California Street.

This residence has been referred to as having "... a lot of potential and curb appeal." It has also been described as in need of "major" and "minor" repairs. The residence is also well landscaped and appears to reflect its original design and construction. Overall, the residence is in fair condition, but has been legally separated from the adjacent orchard. McKenna et al. has concluded this residence may qualify for local recognition, but fails to meet the minimum criteria for State or federal listing. As such, it warrants some level of protection.

The currently proposed project will not require any changes to this residential complex and will not involve the adjoining orchard, except with respect to the annexation. Therefore, the project will have no adverse environmental impact and no mitigation is required at this time.

The Henrietta Curtis/John Furney Property

The Henrietta Curtis/John Furney residence is actually located on the Jeremiah Curtis property and adjacent to the Curtis/Furney orchard (20 acres to the east). Henrietta Curtis and John Furney married relatively young and, following the birth of their only child (Mary), Henrietta Curtis Furney died at the age of 22. John Furney maintained his residence and orchard, eventually transferring the residence to his daughter and her husband, Leroy Younts – also a member of a local pioneering family.

The residence is legally associated with the remaining 8.36 acres of the Jeremiah Curtis property (and orchard) and a street address of 26526 Orange Avenue (APN 0292-262-12). This relatively large California Bungalow (with some Craftsman design elements) provides 1,593 square feet of living space (three bedrooms and one bath), with a detached three-car garage (1,008 square feet). Illustrated in Figure 10, this residence exhibits a raised foundation; a cross-gable roof design with composition shingles; a large covered front porch with tapered wooded columns; French Doors/Windows; eave vents; and wide eaves with exposed brackets. This is a wood-framed structure with clapboard siding and in relatively good condition. It was constructed in 1908, and likely built for the extended Curtis family, but eventually being occupied by the Furneys and Younts. Construction is tentatively credited to Jeremiah Curtis, but may have been a family endeavor and not an individual effort. The Ramirez family has owned this property since at least 1997, adding over eight acres of citrus to their other holdings that were once Curtis holdings.

This residence would qualify as a locally significant resource, similar to that of the Jeremiah Curtis residential complex, but not rising to the level of State or federal recognition. As a locally significant resource, it would warrant some level of protection. The current project will not involve any changes to this residential complex or its associated orchard. The project only involves this property with respect to the annexation of the property into the City of Loma Linda. As such, the project description will not involve any adverse impacts to this resource and, therefore, no mitigation measures are required at this time.

The Eli C. Curtis Property

The Eli C. Curtis family's holding was always listed as consisting of ten acres, indicating Curtis maintained ownership of his land separate from his siblings and parents – as did his siblings. His land was also spatially associated with the “Dinky” railroad alignment, which required an easement on Curtis' northwestern corner (at Citrus Avenue and California Street). It is highly likely Curtis received compensation for the railroad easement, providing him with an income in addition to the revenues realized from the citrus orchard.

The first record of improvements (other than the orchard planting) within the Eli C. Curtis property dates to 1895, with a \$45 structural improvement. The nature of this improvement was not identified, but more likely associated with the orchard and not a residence. Between 1898 and 1899, a major improvement (\$900) was recorded, indicating the Curtis residence was erected at this time. The assessed value of the orchard steadily increased over time, but there is no additional record of major structural improvements.

The Eli C. Curtis family held the property (and the active orchard) until the death of Eli C. and Jennie Curtis' daughter, Grace Curtis, in 1979. Subsequent owners maintained the residence and orchard, although the residence is currently vacant. The property is generically referred to as the “Bell” property, a reference to a post-Curtis property owner.

The recent field survey resulted in the identification of a number of features associated with the historic occupation and/or use of the property. These features included roadways (the California Street alignment and the Citrus Avenue alignment (historic road), the Redlands Central Railway “Dinky” alignment (SPRR spur), a concrete wall along the railroad alignment, the Eli C. Curtis orchard and irrigation system, the Eli C. Curtis residence, the Curtis garage, and the Curtis out building. Resources identified outside the

project area include the four standing residences attributed to the extended Curtis family, the remnants of the William and Mary Curtis complex, and the expanse of the remaining citrus groves. Peripheral and not related to the Curtis family is the alignment of palm trees on New Jersey Street.

The features directly associated with the current project area are representative of a minimum four separate “sites,” but, in actuality, the cluster of resources are more indicative of a small district that includes all of the components of the Curtis family holdings (110 acres).

Eli C. Curtis Orchard and Irrigation System

Eli C. Curtis was the listed owner of the northwestern quarter of the Barton Ranch Lot 2 by 1895. It is highly likely the land was purchased earlier – but certainly after 1887. A newly planted orchard may take up to five years to mature and provide a cash crop. Assessor records confirm the planting of trees by 1895.

The trees (orange and some grapefruit) are planted in rows oriented north/south (see Figure 4) and originally designed to accommodate between 30 and 35 rows. With the establishment of the rail alignment, the Curtis orchard lost a few trees along both California Street and Citrus Avenue, as well as along the rail line curve. The majority of the orchard is still in existence and yielding fruit, although it is likely many of the trees are replacement trees. Research has shown that a stable and successful orchard has a life of approximately 50 years (McKenna 2013), indicating the orchard within the Curtis property may be representative of subsequent plantings and the maintenance of the setting surrounding the residence. Overall, the orchard setting is over one hundred years old and representative of some of the earliest plantings in the County.

Early orchards were generally irrigated through a gravity fed system that did not involve buried pipes or distribution systems. In general, piping systems were introduced after 1900 and, more likely, associated with improvements that post-date World War I (post-1917). The buried concrete pipe and standpipe irrigation systems are considered to be a 20th century systems (McKenna 1987 and 1989) and were installed when the orchards were financially viable and proven worthy of the investment. Illustrated in Figure 22, the irrigation system within the Curtis orchard is indicative of the post-1917 system and a system that was considered to be an expensive long term investment. This system is credited to the late-Eli Curtis period (or early Jennie and Grace Curtis period) and the extended family members (Jeremiah, Newell, Robert Curtis and John Furney). This system extends outside the limits of the Eli Curtis property, attesting to the collaborative efforts of the family to maintain the orchards.



Figure 22. Operating Standpipe Irrigation Feature within the Eli C. Curtis Orchard.

Given the design of the irrigation system and the intensive labor required to install a buried irrigation system, McKenna et al. suggests this system was installed at a time when some of the original orchard trees were being replaced with new plantings – by ca. 1930. It is also possible this system was installed just prior to the Great Depression, as such expenditures were not likely to be undertaken on small properties during the Depression. If this is the case, Eli C. Curtis may have been responsible for the installation (he died in 1926), along with his siblings. The irrigation system is intact and still operating. It was in operation during the recent survey, negating the potential to survey certain areas during the first day of survey, but allowing a survey a few days later.

Eli C. Curtis Residence

As previously stated, research identified the Eli C. Curtis residence as a 1898-1899 improvement, originally valued as \$250 in 1898 and \$900 in 1899. This residence is a rel-

atively large and excellent example of a Eastlake Victorian residence with Queen Anne Victorian design elements; indicative of the period between 1880 and 1890 (Figure 23). Characteristics are summarized below (Table 4).

As noted, there are design elements of each style present, but also design elements missing, indicating a personal preference in the actual design, possibly related to cost. In any case, the size and style of structure is markedly different from the other Curtis residences in the area, again suggesting Eli C. Curtis had a supplemental income to allowed for the more extensive and expensive residential construction.

Specifically, the Eli C. Curtis residence is a two and a half story wood framed structure with a basement (accessed from the north elevation). The residence faces west (towards California Street), and is set back from California Street and within the existing orchard. The residence is not visible from the street.

This structure is on a raised foundation and accessed on the west, south, and east elevations by porch steps. The structure is sided with clapboard siding (1st and 2nd floors) and fish scale shingles on the 3rd floor (2 ½ floor). A relatively large, wrap-around porch bounds the west and north elevations.

The porch roof is supported by a series of turned columns and the baluster is designed as a simple square-cut wood railing. This railing may be a replacement for a more substantial and original design. The base of the porch is lined with lattice work and, on the south elevation, red brick. The original steps leading to the porch and front door have been replaced with poured concrete steps.

The porch floor and also been replaced, in part, with plywood sheets replacing the original wooden slats. Electrical fans and ceiling lights have also been added to the porch. The plan of the house reflects an irregular floor plan with angles walls, projections, and cut corners. The first and second floors exhibit the same plan, while the third floor (½ floor) exhibits a smaller plan emphasized by dormers with smaller windows.

There are two tall, red brick chimneys – one on the north elevation and another on the east elevation. Both are incorporated into the structure and are not visible in the exterior elevations. All of the original windows are present and identified as double hung sash windows of various sizes. They are trimmed with simple flat framing (square cut) and narrow sills. The original hardware appears to be present. These windows were designed to accommodate screens (exterior), but not all screens were present. The glass appears to be original, as well, although some panes may have been replaced over time.



Figure 23. The 1898-1899 Eli C. Curtis Residence (East/Northeast).

Table 4. Architectural Characteristics of the Eastlake and Queen Anne Victorian Residences (from City of LA Bureau of Engineers 1981; Blumenson and Blumenson 1995).

Eastlake		Queen Anne	
Multi-planed Roof	X	Multi-planed Roof	X
Fish Scale Shingles	X	Fish Scale Shingles	X
Surfaced Divided into Panels	X	Domed Turret	X
Jigsaw and Lath Work on Porch Posts and Railings	X	Encircled Porch or Veranda on 1 st Floor	X
Cutout Pattern between Porch Balusters	X	Tall Thin Chimney	X
Massive Turned Posts and Knobs	X	Encircled Porch	X
Use of Projected Brackets with Finials		Recessed Porch on 2 nd /3 rd Floors	
Scroll Brackets	X	Pedimented Entrance	X
Polygonal Bay Window(s)	X	Projecting Gable	X
Lattice Porch Base	X	Flared 2 nd Story	X
Molding(s)		Horizontal Siding	X
Stick Work in Eaves		Attic Gable with Recessed Porch	
Tapered Round Posts		Verge Boards	
Spindles and Spool-Like Balusters		Verge Boards with Dentils	
Spindles along Porch Frieze		Tower with Conical Roof	
Carved Panels			
Fan-like Brackets			

The main entrance is on the west elevation and consists of an oversized wooden door with a single, large window pane dominating the top 2/3 of the door. The original screen door is also present. A second entrance was identified on the north elevation and provides access to the porch. Here, the door is also a wooden feature with a single window pane dominating the top 1/3 of the door. A second visit to the site resulted in the identification of damage to this door (broken off its hinges) to obtain access to the residence.

A third doorway was noted on the south elevation. Here, the wooden door exhibits a single window pane covering the center-top half of the door. The small porch associated with this doorway has been replaced with a "make-shift" structure that likely replaced a simple set of steps. A fourth door is on the east elevation and in an area tentatively associated with the kitchen or service area. This solid wooden door (no windows) is accessed via a short set of concrete steps (replacing the original wooden steps) and exhibits the original screen door. A similar door is located on the north elevation and ac-

cessed via a set of wooden steps (original). This north-facing door is adjacent to the basement access door and also exhibits its original screen door.

A view of the interior of the residence was accessible from the porch windows on the first floor. This vantage point resulting in a confirmation the stairway to the second floor was on the south elevation and just inside the main entrance. The floors are hardwood and the walls appear to reflect the original plaster. There is a fireplace in the living room and the archways between the various rooms are wood-framed. The rooms appear to be in excellent and clean condition and it is assumed the upper floors reflect the same conditions.

This residence is an excellent and well maintained example of its type. This residence served two full generations of the Eli Curtis family, including all three of the Eli C. Curtis children. The Curtis family occupied the residence from its date of construction (1898-1899) until the death of Grace Curtis in 1979 – an 80 year span. The Curtis residence is located at UTM (NAD 27) coordinates 479258 Easting/3767980 Northing.

A recent visit to the Eli Curtis property showed the residence has been vandalized and occupied by (presumably) homeless individuals. The door off the main porch has been broken off its hinges to acquire access and refuse has been level in the building (Figure 24). There is a small amount of graffiti in an upstairs bedroom closet. Some personal items have been left (food, travel bag, sleeping bag, etc.) suggesting the occupants will be returning. Photo documentation of the current conditions has been added to this report.

Curtis Garage

The Curtis garage is a small structure accessed off California Street via a narrow asphalt driveway running from the street and past the south elevation of the residence. It is located approximately 200 feet east of the residence and oriented on a 45° angle, rendering the main entrance as a southwest facing elevation (Figure 25). This structure is slightly larger than a standard single car garage. It is a wood framed structure with clapboard siding and a corrugated metal roof (a replacement roof). There is no door on the southwest elevation, but bracket and springs identified within the bay indicate there was a spring-action bay door at one time. This structure was located at UTM (NAD 27) coordinates 479325 Easting/3767980 Northing. The asphalt driveway stops short of the garage and the drive between the asphalt and garage consists of local soils (dominated by sandy silt). A concrete floor has been added to the garage (not original to the structure). A basketball backboard has also been added to the structure.



Figure 24. Broken Porch Door at the Eli C. Curtis Property (SW).



Figure 25. Curtis Garage (North/Northeast).

This structure is considered an addition to the property and likely not associated with the Eli C. Curtis occupation, or representative of the late Eli C. Curtis occupation. McKenna et al. has tentatively associated this structure with the 1920s and was likely added to the property with the acquisition of an early automobile by the Curtis family. It may also have been used to store equipment for maintaining the orchard. In any case, it is in poor condition (no door, a replaced roof, and evidence of deterioration of the siding). It is not considered indicative of the original construction period and lacks architectural integrity. Overall, it is not a contributing element of the significance of the Curtis complex.

Curtis Out Building

The Curtis out building is located behind the main residence (to the east) and in the small yard area associated with the residence. It is a rectangular structure with clapboard siding, a shed roof, and a slightly raised wooden floor (Figure 26). An interior wall

divides this structure into two rooms. The western room is accessed via a doorway on the west elevation and there are simple window frames (no panes) on the north and south elevations. The eastern room is accessed via a doorway on the south elevation. There are no windows in this room. There is no evidence of electricity or water associated with this structure.



Figure 26. Curtis' Out Building (North).

At the time of this study, the out building was leaning to the west and only supported by its existing framing. Rotting of the siding (some already missing) will soon result in the collapse of this structure. McKenna et al. has tentatively identified this structure as a wash house and/or storage shed (or both). It appears to be contemporaneous with the residential construction and, therefore, dates to the turn of the century. While it is still standing, the floor has rotted and the building is listing to the west. It exhibits its original materials, but lacks architectural stability and integrity. It is not considered a contributing element to the overall Curtis Complex. A more recent photograph of this out build-

ing (see Appendix F) shows the continued deterioration of the structure and additional “slanting” or the framing. The structure is in a state of significant disrepair and on the verge of collapse.

Summary

In summary, McKenna et al. found no evidence of Native American cultural resources 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.

The project area is in an area considered unlikely to yield evidence of paleontological resources and, therefore, no further studies are warranted with respect to paleontological resources or specimens. This conclusion may change, should evidence of older Quaternary alluvial deposits be identified.

With respect to the historic period resources, McKenna et al. found the majority of resources extended beyond the physical boundaries of the current project area. For example:

- California Street fronts the western boundary of the project area and bisects the Curtis family properties. The alignment extends both north and south of the project area (well north of Redlands Blvd. and south to Barton Road). This study addressed the alignment, but only that segment in the immediate vicinity of the project area (e.g. Orange Avenue to Citrus Avenue). Improvements to California Street are proposed, but these improvements will not constitute an adverse impacts, as the roadway has already lost its historic integrity.
- Citrus Avenue fronts the northern boundary of the project area, east of California Street. This alignment continues east and into the core of Redlands. McKenna et al. addressed only that portion of the roadway between California Street and mid-way to New Jersey Street – the alignment fronting the Eli C. Curtis holdings. This roadway has also lost its historic integrity and the proposed improvements will not constitute an adverse impact. Maintenance of the palm tree alignment is recommended.
- The “Dinky” Railway ran from the main rail line south of Barton Road, up California Street, east on Citrus Avenue and into Redlands. McKenna et al. addressed that portion of the railway fronting California Street between Orange Avenue and Citrus Avenue and that portion of Citrus Avenue be-

tween California Street and New Jersey Street – again, only those areas fronting the Curtis family holdings. This resource has lost its historic integrity, has been recorded, and the proposed project will not result in an adverse environmental impact.

- The specific project area is associated with the Eli C. Curtis property and the Jeremiah Curtis property. The Jeremiah Curtis property is only involved with respect to annexation, but the Eli Curtis property will be completely redeveloped, should the proposed project be approved. These two properties are portions of the overall Curtis family holdings that once extended across California Street (to the west) and between Mission Road and the Mission Elementary School property; south of Citrus Avenue, north of Barton Road, and west of New Jersey Avenue (all east of California Street). The Curtis family owned 120 acres of land, approximately 70-80 acres of which is still under cultivation (citrus).
- Although the Curtis family properties once covered 120 acres, none of these acres remain in the Curtis family. The majority of the Curtis holdings now belong to the Ramirez family, who occupy at least two of the Curtis residences. With respect to the current project, the Ramirez family now owns the Jeremiah Curtis property (and residences) and the Eli Curtis property – now vacant – was later known as the “Bell” property. Project related impacts will involve the Curtis/Bell property, only.

ASSESSMENT OF THE RESOURCES

In assessing the significance of the resources identified as a result of this investigation, McKenna et al. has come to the following conclusions (summarized in Table 5).

California Street

California Street is a historic period roadway that was established along the western boundary of the Barton Rancho, but not until after the Barton Rancho was subdivided following Barton’s death (ca. 1887). Over the course of many years, the roadway was extended north – north of Redlands Blvd. and improved. Starting as a simple rural dirt road designed to access the various citrus orchards in the area, it eventually became a more heavily used road for local traffic. It has also been associated with a segment of the “Dinky” Railway.

At the time of this study, McKenna et al. concluded the California Street frontage extending from Barton Road/Mission Road (south) to Park Avenue (north) has been wid-

Table 5. Summary of Evaluations.

Resources/ Features	Federal Criteria				State Criteria			Local	
	A	B	C	D	Landmark	CPHI	CRHR	Recognition	
California Street	--	--	--	--	--	--	--	--	
Citrus Avenue	--	--	--	--	--	--	--	--	
Orange Avenue	--	--	--	--	--	--	--	--	
“Dinky” Railway	--	--	--	--	--	--	--	X	
Railway Wall	--	--	--	--	--	--	--	--	
Wm. Curtis Prop.	--	--	--	--	--	--	--	X	
Jeremiah Curtis	--	--	--	--	--	--	--	X	
Robert T. Curtis	--	--	--	--	--	--	--	--	
Newell Curtis	--	--	--	--	--	--	--	--	
John Furney	--	--	--	--	--	--	--	X	
Eli C. Curtis	--	--	--	--	--	--	--	X	
<p>None of the identified resources meet the minimum requirements for recognition on the federal level. The persons and events are not nationally recognized; the architectural is interesting, but no unique, and the events are common for the area. There is no identified potential for scientific research, as required for recognition. The resources have been recorded on the appropriate forms.</p>				<p>None of the identified meet the minimum requirements for recognition on the state level, as the persons and events are not recognized as significant on any level other than locally and there is a noted lack of integrity for all but a few components of the greater area. The resources have been recorded on the appropriate forms.</p>			<p>McKenna et al. determined that some resources did qualify for local recognition. The railroad berm is recognized for its association with local persons and events; the Curtis properties, in part, have been evaluated and found locally significant; the orchards required additional consideration as part of a larger holding. All resources have been recorded on the appropriate forms.</p>		

ened, paved multiple times, and maintained periodically to insure adequate access for local traffic. It remains a simple roadway (no curbs or gutters), but no longer representative of its historic design. It lacks the integrity needed to be considered a signifi-

cant cultural resource and, therefore, while identified as historic by age and use, it fails to meet the required level of integrity to be considered significant under federal, state, or local criteria. Proposed improvements to California Street in the vicinity of the Citrus Lane Project will have no adverse environmental impacts and, therefore, no mitigation measures are warranted.

Citrus Avenue

Citrus Avenue is a historic period roadway that was established along the northern boundary of the project area and included on the Barton Rancho subdivision map of 1887. However, the actual alignment between California Street and New Jersey Street was established later, after the installation of the “Dinky” Railway, necessitating a shift in the original alignment (north of the railway alignment).

Starting as a simple rural dirt road, Citrus Avenue eventually provided access along the “Dinky” Railway alignment for foot and vehicle traffic – again leading to Redlands. It became a more heavily used road and widened to accommodate the local needs. The segment identified between California Street and New Jersey Street remains uncurbed, but has been widened and, along the frontage of the Eli C. Curtis property, has an alignment of palm trees that mark the property boundary and provide a landmark for the identification of the privately owned property.

At the time of this study, McKenna et al. concluded the Citrus Avenue frontage extending from California Street (west) to New Jersey Street (east) post-dates the establishment of California Street and New Jersey Street, has been widened, paved multiple times, and maintained periodically to insure adequate access for local traffic. It remains a simple roadway (no curbs or gutters), but no longer representative of its historic design.

There are palms along the roadway that are representative of the property boundaries and consistent with a cultural landscape. McKenna et al. recommends maintenance of the palms in the project design.

Overall, Citrus Avenue lacks the integrity needed to be considered a significant cultural resource and, therefore, while identified as historic by age and use, it fails to meet the required level of integrity to be considered significant under federal, state, or local criteria. No adverse impacts are anticipated and, with the retention of the palms, there will be no adverse impacts.

Orange Avenue

Orange Avenue is also a historic-period roadway, but one that has been subjected to significant modern improvements, including curbing, infrastructure, and widening. This alignment has lost its historic integrity and is not considered a significant resource. This particular roadway will not be impacted as a result of the currently proposed project and, therefore, there will be no adverse environmental impacts and no mitigation needed.

“Dinky” Railroad

The “Dinky” Railroad ran from the main rail line south of Barton Road, up California Street, and east on Citrus Avenue – to the City of Redlands. It was established after the subdivision of the Barton Rancho and the purchases of the Curtis properties to the east of California Street. The “Dinky” provided rail access to the local populous with numerous stops and starts and a low cost for transport. The “Dinky” provided a service at a time when personal vehicles were not the norm and when the use of horses was not always practical (e.g. getting children to school or doing relatively minor errands).

At the time of this study, the “Dinky” Railway has long-since been abandoned and dismantled. Within the project area, the remnants of the railway were limited to the berm (representing the track alignment) and a broken concrete feature interpreted as a retaining wall and water diversion system designed to stabilize the railway in an area where the ground level was slightly higher than the adjacent roadway and where unchecked erosion would destabilize the system. This simple wall system may also have been supported by a loading platform for persons or materials (e.g. crops) being moved to and/or from Redlands. This resource is considered locally significant for its association with persons and events resulting in the successful development of the Redlands and Loma Linda areas. However, in the immediate vicinity of the proposed project area, this alignment has lost its integrity and, therefore, the proposed project will have no adverse environmental impact and no mitigation is warranted.

Retaining Wall

The retaining wall has been recorded as part of the “Dinky” Railway system, but also lacks integrity and does not appear to have any potential to yield additional data pertaining to the actual operation of the railway. It lacks the physical integrity to be considered a historical resource on the federal or state levels.

William Curtis Property

The William Curtis property is outside the boundaries of the current project area and will not be impacted by the project. Remnants of the original holdings are limited to approximately 40 acres of the orchard and two later-period residential complexes. These resources have been recorded and tentatively considered locally significant as parts of the larger Curtis holdings (the Curtis "district"). The actual William Curtis residential complex has been demolished. The orchard remains as a yielding orchard operated by the Ramirez family. The two residences on California Street were previously assessed as insignificant, but this conclusion may require re-assessment, pending future plans west of California Street. At this time, there is no immediate plan to impact wither the orchard of the standing structures. No mitigation is needed with respect to this property.

Jeremiah Curtis Property

The Jeremiah Curtis property is now subdivided into two properties, but owned by the same family (Ramirez). The 8.3+ acres of orchard remain intact and the two residences on the southern boundary are intact and occupied. This property will be annexed into the City of Loma Linda, but no physical changes are proposed. These resources (two residences and the orchard) are considered locally significant, but none are included in the proposed Citrus Lane development. Therefore, no mitigation measures are needed at this time. If, at some later date, changes to these properties are proposed, the impacts must be reassessed.

Robert T. Curtis Property

The Robert T. Curtis property is south of Orange Avenue and outside the current project area boundaries. Virtually all evidence of the Robert T. Curtis property improvements have been demolished or relocated (the orchard is gone and the residence was moved). The only remaining evidence of the early use of the property is in the form of the palms planted along New Jersey Street. These trees were previously recorded and identified as a cultural landscape, but also assessed as an insignificant resource. McKenna et al. has completed a preliminary assessment of these trees and identifies them as part of the larger Curtis "district" and representing the property boundary. They are the last remaining physical evidence of the Robert T. Curtis property. While the overall property has been impacted by recent redevelopment, the trees are contributing elements of the earlier Curtis family improvements and should be protected. They will not be impacted by the currently proposed project and, therefore, no mitigation is needed.

Newell Curtis Property

The Newell Curtis property is also south of Orange Avenue and outside the boundaries of the current project area. All evidence of the Newell Curtis improvements has been demolished and

the property has been recently redeveloped. No mitigation is needed with respect to this property.

John Furney Property

The John Furney property is east of the current project area and consists of approximately 20 acres of orchard (no structures). It is considered part of the larger Curtis family holdings. The orchard is actively maintained and harvested. No changes are proposed for this property and no mitigation is needed.

Eli C. Curtis Property

The Eli C. Curtis property constitutes the northern half of the proposed annexation acreage and is directly associated with the proposed Citrus Lane development. As currently designed, the project improvements would require the removal of the Eli C. Curtis improvements, including the residence, garage, out building, palms on Citrus Avenue, and the orchard and irrigation system.

McKenna et al. assessed this property in a more detailed manner, having access to the property on a level not available to surrounding properties. As part of the larger Curtis "district," this property reflected improvements that differed from the other Curtis properties in that it exhibited a Victorian residence v. the other Curtis California Bungalows. It also represents the only Curtis family property with a residence that retains its original boundaries and improvements.

Issues were raised regarding the presence of the orchard as a part of a much larger industry for this area and McKenna et al. considered these acres with respect to the larger Curtis holdings and the industry as a whole. The Eli C. Curtis orchard represents approximately 12% of the overall Curtis orchards.

McKenna et al. concluded the Eli Curtis property is a locally significant resource and some level of protection is needed. The components of the complex considered to be contributing elements to the overall site include the residence and orchard, only. The palms are moderately significant. The garage and out building were determined to be non-contributing elements. The standard recommendation for significant resources is to protect and preserve them in place. In this case, the primary recommendation of McKenna et al. is to maintain the property on site, including the residence, orchard, and palms. If this is not possible, mitigation of impacts is needed and must be included in any discussions regarding the approval of the Citrus Lane project.

CONCLUSIONS AND RECOMMENDATIONS

In completing the cultural resources investigations for the Citrus Lane project, McKenna et al. defined the boundaries of the project as being limited to the 20+/- acres of proposed annexation acreage and, in more detail, the northern 10+/- acres to be redeveloped as a residential community. At the suggestion of the Office of Historic Preservation, McKenna et al. also researched the extent of the Curtis family holdings in the area and reassessed the specific project area with respect to the larger family holdings. In this case, the Curtis family has been associated with 120 acres of land (60 acres west of California Street and 60 acres east of California Street). These acres were held individually, but worked collectively by the Curtis family, including:

- The William Curtis property (60 acres);
- The Robert T. Curtis property (10 acres);
- The Newell Curtis property (10 acres);
- The Henrietta Curtis/John Furney property (20 acres);
- The Jeremiah Curtis property (10 acres);
- The Eli Curtis property (10 acres)

McKenna et al. recorded the Curtis properties as a whole and designated it a pending “district.” McKenna et al. had access to a limited number of acres during this investigation and, therefore, the final determination of a “district” will be dependent upon future studies addressing the remaining properties. At this time, McKenna et al. can state that at least 20 acres of the Curtis family holdings have been subjected to modern redevelopment. Another 70 to 80 acres is under citrus orchards (58%-66%). Five Curtis family residences remain (two west of California Street and three east of California Street) and an expanse of the original William Curtis property is vacant (no structures and no trees).

With respect to the currently proposed project, only elements within the Eli C. Curtis property will be affected by proposed redevelopment: the Eli C. Curtis Victorian residence, orchard, and palms on Citrus Avenue. The surrounding roadways are not considered significant resources and the two residences on Orange Avenue will not be impacted. The Citrus Lane project, as currently designed will required removal of the 8+ acres of orchard, demolition of the residence, and removal of the palms.

McKenna et al. determined all three of these resources are locally significant, both individually and as part of the larger Curtis family holdings. They require some level of protection and/or preservation. As such, McKenna et al. recommends, as the preferred al-

ternative, preservation in place. With this in mind, the following recommendations are presented to lessen impacts to a level of insignificance:

Alternative 1: Preservation in Place

- Design the project to keep the palms along Citrus Avenue.
- Design the project to keep the Eli C. Curtis residence in place and incorporated into the project design;
- Maintain the orchard as part of the larger citrus industry developed in the Redlands/Loma Linda area.

Alternative 2: Preservation via Relocation

- Design the project to incorporate the palms into the overall project;
- Relocate the Eli C. Curtis residence to the Loma Linda Heritage Park;
- Prior to relocation, complete a HABS document for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation;
- Include some of the original orange trees in the development of the relocation site;
- Include the planting of palms in the relocation site;
- Incorporate references to the Curtis family into the project design (e.g. road names).

McKenna et al. understands that there are issues related to the loss of citrus orchard acreage (raised by the State). These issues have to do with the loss of agricultural land and the loss of historic settings. Over the course of this project, the proponent has addressed the loss of the orchard through an agreement to maintain agricultural lands in

another area (a trade-off program). With respect to the cultural resources landscape, McKenna et al. suggests the planting of trees around the relocated Curtis Victorian residence will lessen the impacts associated with the Citrus Lane project and, with the concurrence of the Lead Agency, these planting will lessen the impacts to a level of insignificance.

If, at any time, evidence of human remains (or potentially human remains) are uncovered, the County Coroner must be notified immediately and permitted to examine the remains *in situ*. If the remain are determined to be of Native American origin, the Coroner will contact the Native American Heritage Commission and the Commission will identify the Most Likely Descendant (MLD). In consultation with the Lead Agency, project proponent, consulting archaeologist, and MLD, the disposition of the remains will be determined. Any cost incurred will be the responsibility of the project proponent.

McKenna et al. presents the recommendations outlined above for consideration by the Lead Agency with the understanding the Lead Agency may add additional recommendation, amend these recommendations, and/or eliminate recommendations. Specific details in instituting the recommendations can be adjusted, as needed, but the consulting cultural resources specialists and can be provided in more detail in any subsequent proposals for the completion of the mitigation measures. As presented, these recommendations are consistent with the standard disciplinary protocols and the mitigation of adverse impacts, as required under the California Environmental Quality Act (CEQA), as amended.

CERTIFICATION

CERTIFICATION. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological/ cultural resources report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Jeanette A. McKenna Mar. 10, 2014
Jeanette A. McKenna, Principal Investigator, McKenna et al. Date

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CITY OF LOMA LINDA
ENVIRONMENTAL CHECKLIST FORM
AND INITIAL STUDY

Project Title: GPA, Pre-Zone, Annexation and TTM 18963

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

Contact Person: Guillermo Arreola
Phone Number: (909) 799-2930

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

General Plan Designation: Business Park (City of Loma Linda); Multiple Residential (County of San Bernardino)

Zoning: Planned Community (City of Loma Linda); Multiple Residential (County of San Bernardino)

Project Location: The Project Site is composed of two separate properties: 1) the approximate 9.5-acre Bell Property (APN 292-161-01 and 11) located south of Citrus Lane and east of California Street; and 2) the approximate 9.25-acre Ramirez Property (APNs 292-161-08 and 12) located immediately south of the Bell property and north of Orange Avenue and east of California Street. At one time, APN 292-161-11 was a railroad spur; it is currently a legal parcel with no easement associated with it. Both properties are located in the County of San Bernardino unincorporated area of Loma Linda and within the Sphere of Influence of the City of Loma Linda (refer to Figure 1: Regional Location Map and Figure 2: Vicinity Map). The Bell property is developed with an existing orange grove and associated single-family residence and structures (i.e., garage, shed) located at 10997 California Street, and the Ramirez property is developed with an existing orange grove and two single-family residences located at 26520 Orange Avenue and 26596 Orange Avenue.

Project Description:

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 the Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property; 3) an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda in order to receive city services (e.g., water, sewer etc.); and 4) approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots. The 35 single-family residential lots would range in size from 7,215 square feet to 11,442 square feet (see Figure 3 Site Plan). The Project Site is currently located within the County of San Bernardino and Loma Linda's Sphere of Influence. The Bell property is currently developed with an existing single-family residence and citrus grove. The existing residence, citrus grove, and all related on-site improvements would be removed to allow

Figure 1

Figure 2

Figure 3

for the proposed development. Two points of vehicular access are proposed to serve the development including one along California Street and one along Citrus Avenue. All internal streets within the development 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.

No development is proposed for the Ramirez property at this time. The two existing single-family residences would remain on site and would be annexed into the City of Loma Linda. Under the County of San Bernardino General Plan the Ramirez property is currently zoned Multiple Residential. This designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. Therefore under this designation, approximately 248,292 square-feet of the site could be developed with buildings and impervious surfaces. If individual structures were to be developed, the Multiple Residential designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, the site could be developed with 24 dwelling units. With an average dwelling unit size of 3,000 square-feet, a total of 72,000 square-feet of building space could be developed on-site. Upon annexation the Ramirez property would be pre-zoned General Business (C-2) and would have a maximum 0.5 floor area ratio (FAR) and therefore could be developed with approximately 124,146 square-feet of building space, or 72% more building space than under the County General Plan zoning.

The Project Site (including both the Ramirez property and the Bell property) 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. Although the existing residences are on septic service, any future development on-site exceeding a density of ½-acre per unit would be required to have 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 Project Site (including both the Bell property and the Ramirez property) APNs 0292-161-01, 08, 11 and 12 into the City of Loma Linda. Both properties are required to be annexed simultaneously in order to preclude the formation of an island of territory. Both properties are currently adjacent to the City boundary and are required by the City to be annexed in order to receive City services.

Surrounding Land Uses and Setting (Briefly describe the project's surroundings):

The combined properties which compose the Project Site are currently developed with three single-family residences, associated structures (e.g., detached garage, shed) and citrus groves. Surrounding land uses include agriculture (citrus groves) and a church to the north, agriculture (citrus groves) to the east and west, and multiple-family residential development to the south. The area south of the Project Site occurs within the City of Loma Linda and is designated Very High Density Residential. The areas north and east as well as the Project Site are zoned County of San Bernardino Multiple Residential (RM). The area along the west side of California Street, across from the Project Site, occurs within the City of Loma Linda and is zoned Special Planning Area D. This area incorporates the area south of Redlands Boulevard, west of California Street and north of Mission Road and east of the Edison transmission lines. The area is intended for mixed uses including commercial, office, institutional, business and industrial parks, and single-family (and where appropriate multi-family) residential.

Project Background

An Initial Study/Notice of Intent to Adopt a Mitigated Negative Declaration was prepared for the Project and circulated for a 30-day review and comment period which ended on January 6, 2015.

On December 16, 2014, City Staff received correspondence from the Office of Historic Preservation – Department of Parks and Recreation (OHP) regarding the City's intent to adopt a Mitigated Negative Declaration. According to OHP, the Bell and Ramirez properties appear to be part of a larger Historic Vernacular Landscape associated with the citrus industry in San Bernardino County and Southern California. The OHP requested the City to provide additional analysis regarding the Eli C. Curtis residence within the larger historical context to determine if the impacts may be considered significant. They stated that impacts may warrant the preparation of a Focused EIR.

On December 31, 2014, the second State responsible agency to comment was the Department of Conservation (DOC) with regard to the loss of Prime Farmland. The Project Site was ranked as high quality for farmland and the potential impacts were determined to be significant (and documented as such in the Initial Study) based on the State's model. The DOC letter also recommended preparation of a Focused EIR if impacts to Prime Farmland could not be mitigated to less than significant levels.

At the February 2, 2015 Historic Commission meeting, the Commission opened the public hearing regarding the Certificate of Appropriateness and continued the public hearing until they could review the following documents: 1) Environmental Initial Study/Mitigated Negative Declaration; 2) Cultural Resources Investigation Report; 3) Addendum to Cultural Resources Investigation Report; and 4) Existing and Proposed Site Plan.

Staff provided the requested documents for the Commission's consideration, and on April 6, 2015 the Project was reviewed and a Certificate of Appropriateness, implementing the GPA, Pre-Zone, Annexation and TTM was approved.

Other Agency Approvals

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 Board where the annexation proposal is approved, denied, or modified. LAFCO will serve as the "Conducting Authority" for the city boundary changes.

California Regional Water Quality Control Board, Santa Ana Region (RWQCB – Santa Ana Region, General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES).

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 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"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <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
1. AESTHETICS. <i>Would the project:</i>				
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 proposed project 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 on the Bell Property would have less than significant impacts on the existing viewshed of the San Bernardino Mountains. No impacts to scenic resources, including scenic vistas would result.
- b) The Project Site does not occur within a State Scenic Highway. The Ramirez Property is developed within two single-family residences which would remain in place as no development is proposed at this time. The Bell Property is currently developed with an orange grove, single-family residence and associated structures (i.e., detached garage, shed). Proposed development would require removal of all citrus trees and structures. The existing single-family residence on-site has been identified as an important local historical resource which is discussed further in Section 5 Cultural Resources of this Initial Study. Its proposed removal is not considered to have an aesthetic impact as it is not visible from adjacent streets. Impacts are considered less than significant and no mitigation is proposed required.
- c) Removal of the citrus grove would change the existing visual character of the Bell property portion of the site. A meandering walkway that would be landscaped is proposed along the Project’s western boundary which is most visible from California Street. The Ramirez Property would remain unchanged under the Proposed Project. The removal of the citrus grove and construction of single-family residences is not

considered a substantial degradation to the existing visual character or quality of the site and its surroundings; less than significant impacts would result.

- d) Upon approval of the Project requested entitlements, the Project Site would be Pre-Zoned and annexed into the City of Loma Linda, a GPA for the Bell property would change the existing City of Loma Linda designation from Business Park to Low Density Residential (R-1), and TTM No. 18963 would be approved. Development of the Ramirez property is not associated with the Proposed Project, however any future development application would be subject to lighting plan approval by the City. Future development adjacent to 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
2. AGRICULTURAL RESOURCES. <i>Would the project:</i> a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	(✓)	()	()
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)
c) 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))?	()	()	()	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	()	()	()	(✓)
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?	()	(✓)	()	()

Comments

- a,e) The Project Site is mapped within California Department of Conservation Farmland Mapping and Monitoring Program Map “San Bernardino County Important Farmland 2010 Sheet 2 of 2.” The Project Site 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 Project Site as agricultural. Implementation of the Proposed Project would remove existing agricultural uses at the 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 are 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 Project Site is designated as Prime Farmland and therefore, implementation of the proposed project would convert Prime Farmland into a non-agricultural use.

Currently approximately eight acres (or 84.2 percent of the site), is occupied by citrus groves. Since the entire site is designated as Prime Farmland, the Proposed Project would affect 9.5 acres or 100 percent 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 consists of 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 86 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 36. Since the LESA Score is between 80 and 100 points, impacts to agricultural lands from implementation of the proposed project are considered significant.

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

Land Evaluation Factors	Factor Score	Factor Weight	Weighted Factor Scores
Land Capability Classification	100	0.25	25
Storie Index	100	0.25	25
<i>Land Evaluation Subtotal</i>		0.50	50
Site Assessment Factors			
Project Size	100	0.15	15
Water Resource Availability	80	0.15	12
Surrounding Agricultural Land	60	0.15	9
Protected Resource Land	0	0.05	0
<i>Site Assessment Subtotal</i>		0.50	36

Final LESA Score

86

A total of 9.5 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:

- a) The preservation of agricultural land uses is essential to the economic well-being of the County; and
- b) 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 either replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. At the direction of the City of Loma Linda, the Project Proponent shall either: 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 .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:

Within the meandering walkway proposed along the Project’s western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area’s rich citrus production. In addition to literature, the displays shall also include historic photographs of the plantings, irrigation and harvesting of citrus. To the extent possible, the landscape area within the walkway shall include historic artifacts associated with the production of citrus (e.g. smug pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft.

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

- b) The Project Site is mapped within the California Department of Conservation, Conservation Program Support map “San Bernardino County South Williamson Act FY 2012/2013.” The Project Site is identified as non-enrolled land which indicates that the 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 at the Project Site or in the vicinity; therefore, no impacts would occur.
- c,d) The Project Site is currently zoned Planned Community in the City of Loma Linda 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
3. AIR QUALITY. <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?	()	()	(✓)	()

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

a) The Proposed Project includes: 1) a General Plan Amendment (GPA) for the Bell property to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone at the Bell Property and the General Business (C-2) Zone at the Ramirez Property; 3) Annexation application to annex the Project Site into the City of Loma Linda for water and sewer service; and 4) approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell Property into 35 single-family residences and four (4) common lettered lots. 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 from Business Park to Low Density Residential (35 single-family residential subdivision) is not anticipated to significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan. No impact is anticipated.

b-c) Project Site development and construction 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_x), carbon monoxide (CO), and particulates (PM₁₀ and PM_{2.5}). Two of these, ROG and NO_x, are ozone precursors. Emissions assumptions were based on CalEEMod default values (worst case scenario) for 35 single-family residences. Default values were used for construction activities and for operational emissions related to traffic and energy use; the default values are consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates. The general construction phases include site grading and development. The emission resulting levels reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems.

Construction Emissions

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

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

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Demolition	4.6	48.7	37.2	0.0	2.8	2.4
Site Preparation	5.4	57.0	2.3	0.0	21.4	12.9
Grading	3.9	40.5	27.1	0.0	9.0	5.5
Building Construction	3.8	30.5	1.4	0.0	2.3	2.1
Paving	2.2	22.5	15.7	0.0	1.5	1.2
Architectural Coating	25.0	2.4	2.1	0.0	0.2	0.2
Highest Value (lbs/day)	25.0	57.0	37.2	0.0	21.4	12.9
SCAQMD Threshold	75	100	550	150	150	55
Significant	NO	NO	NO	NO	NO	NO

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

As shown in Table 2, 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 (PM₁₀). 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_x and PM₁₀ levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the District 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 (consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates, July 2014). Trips associated with the project consist of approximately 335 trips per day. Operational emissions associated with the proposed project are listed in Table 3. Future development of the Ramirez property under the Pre-Zone designation could result in approximately 72% more building space than development under the current County General Plan zoning of General Business. Considering the potential future land use changes, a reduced level of operational emissions could result from the Multiple Family designation based on daily trip (tpd) generation rates. The ITE Trip Generation Manual 7th Editions shows the following rates: Apartment low rise is 6.59 tpd per unit; Apartment high rise (more than 10 levels): 4.20 tpd per unit; Condo/Townhouse is 5.86 tpd per unit; Business Park (office, retail and wholesale stores, restaurants, light industrial) is 12.76 trips per 1,000 sq.ft; and General Office Building (Mixture of tenants, Bank, Insurance, broker, etc) is 11.01 trips per 1,000 sq.ft).

Table 3
Operations Emissions Summary
(Pounds Per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	10.6	0.3	20.5	0.0	2.7	2.7
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Mobile	1.4	4.8	16.3	0.0	2.6	0.7
Total Value (lbs/day)	12.0	5.4	36.9	0.0	5.3	3.4
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2013.2.2 Winter

- d) The Proposed Project includes the development of 35 single-family residences. 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 Municipal Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. As shown in Table 3 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
4. BIOLOGICAL RESOURCES. <i>Would the project:</i> 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) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. Under existing conditions the Project Site that is proposed for development is occupied with a citrus grove and a single-family residence and does not support habitat suitable

for sensitive or special status species. Records of observation for sensitive species were retrieved from the California Natural Diversity Data Base (CNDDDB) on July 30, 2014 for the San Bernardino South and Redlands USGS 7.5-minute quadrangles. The CNDDDB does not report past observations of sensitive species at the Project Site. However, one record for the coast horned lizard (*Phrynosoma blainvilli*) was posted within a one-mile radius of the Project Site. The coast horned lizard is not listed in the state or federal Endangered Species Acts. However, the species is listed as a species of special concern by the California Department of Fish and Wildlife. The proposed 35 single-family residential units would be located on a 9.5-acre site (Bell Property) that is currently developed. Therefore, it is anticipated that no impacts to 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 Wildlife or U.S. Fish and Wildlife Service would result.

- b) Currently the portion of the Project Site that is proposed for development is occupied with a citrus grove and single-family residence and does not support any riparian habitat or other sensitive natural community. The limits of the construction area are contained within the property boundary. No additional infrastructure off-site would be required for site drainage. Surface flows from the area flow north along California Street to an existing culvert, and eventually enter the Mission Zanja Creek ("Zanja"). No impacts would occur to sensitive natural communities identified in local or regional plans, policies regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.
- c) The portion of the Project Site that is proposed for development is currently occupied with a citrus grove and contains a single-family residence. During a recent visit to the site in July 2014, 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) The Project Site is located east of California Street, south of Citrus Avenue and north of Orange Avenue and in an area that is predominately developed with citrus groves and also includes scattered commercial, and institutional development (i.e., Mission Elementary School, Heart & Surgical Hospital) within the vicinity. It is unlikely that the Project Site provides an important location relative to regional wildlife movement. Wildlife movement near the site has been restricted by development, including adjacent roadways. Implementation of the Proposed Project would not impact a local or regional wildlife corridor.
- 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 trees at the Project Site 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. Implementation of Mitigation Measures 2 and 3, as provided in Section 1 of this Initial Study, would require the Applicant to landscape the rain garden common areas within the Bell Property with citrus trees; reducing impacts to a less than significant level. No development is proposed for the Ramirez Property at this time, and no removal of trees would result.

- 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
5. CULTURAL RESOURCES. <i>Would the project:</i>				
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 September 2014, McKenna et al. prepared a Phase I Cultural Resources Investigation of the Project Site. During the investigation numerous historic features were identified and recorded. These included two historic road alignments (California Street and Citrus Avenue); two features associated with the Redlands Dinky Railroad (railroad berm and retaining wall); and four components of the historic Eli C. Curtis and family residential and commercial complex (residence, out building, garage, and orchard/irrigation system). These resources have been recorded on the appropriate California DPR-523 forms and submitted to the San Bernardino County Museum, Archaeological Information Center, for the assignment of reference numbers.

In assessing the significance of these resources, McKenna et al. has determined the roadways do not reflect their original conditions and, in the case of Citrus Avenue, the original alignment. Neither is considered historically significant. The two features associated with the Redlands Dinky Railroad lack integrity and no longer reflect their original design or uses. Despite the contributions of the railroad in the development of the area, the investigation concluded that the retaining wall is not historically significant. The Redlands Central Railway “Dinky” line is 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). The lack of integrity for the rail line negates the recognition on the basis of construction or engineering design. Excavation in the area of the berm should be monitored for any evidence of buried components that will assist in understanding the mode of construction and/or the association with the adjacent retaining wall.

In completing the cultural resources investigations for the Project, McKenna et al. defined the boundaries of the Project as being limited to the 20+/- acres of proposed annexation acreage and, in more detail, the northern 10+/- acres to be redeveloped as a residential community. At the suggestion of the Office of Historic Preservation, McKenna

et al. subsequently researched the extent of the Curtis family holdings in the area and reassessed the specific project area with respect to the larger family holdings. In this case, the Curtis family has been associated with 120 acres of land (60 acres west of California Street and 60 acres east of California Street). These acres were held individually, but worked collectively by the Curtis family, including:

- The William Curtis property (60 acres);
- The Robert T. Curtis property (10 acres);
- The Newell Curtis property (10 acres);
- The Henrietta Curtis/John Furney property (20 acres);
- The Jeremiah Curtis property (10 acres);
- The Eli Curtis property (10 acres)

McKenna et al. has recorded the Curtis property as a whole, encompassing the orchard, irrigation system, and structures, and designated it a pending "district". McKenna et al. had access to a limited number of acres during this investigation and, therefore, the final determination of a "district" will be dependent upon future studies addressing the remaining properties. At this time, McKenna et al. has determined that at least 20 acres of the Curtis family holdings have been subjected to modern redevelopment. Another 70 to 80 acres is currently under cultivation as citrus orchards (58%-66%). Five Curtis family residences remain (two west of California Street and three east of California Street) and an expanse of the original William Curtis property is vacant (no structures and no trees).

Implementation of the Proposed Project would affect the Eli C. Curtis Victorian residence, orchard, and palms on Citrus Avenue. The surrounding roadways are not considered significant resources and the two residences on Orange Avenue would not be impacted. The Citrus Lane project, as currently designed would require removal of the 8+ acres of orchard, the residence and palm trees along Citrus Avenue.

City Staff has determined that all three of these resources are locally significant, both individually and as part of the larger Curtis family holdings, and therefore require some level of protection and/or preservation. Thus to ensure potential impacts to historical resources are reduced, the following mitigation measures shall be implemented:

Mitigation Measure 4

The Project Proponent shall relocate the Eli C. Curtis residence to the Loma Linda Heritage Park and provide a foundation at the new location and ensure the exterior preservation of the structure including new paint, roofing, or other structural elements as needed at the time of relocation.

Mitigation Measure 5

Prior to relocation, a Historic American Buildings Survey (HABS) document to include a standard digital photograph survey shall be completed for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation.

Mitigation Measure 6:

Architectural drawings shall be prepared prior to relocation activities and the drawings shall be used in the preparation of the foundation at the relocation site. All activities relating to the relocation shall be monitored and documented by a qualified architectural historian, including documenting the relocation site.

Mitigation Measure 7:

The demolition of the garage and out building shall be monitored to ensure adequate documentation and recording of any additional components of the early use of the property.

Mitigation Measure 8:

If, at any time, additional elements of the historic occupation and use of the property is uncovered, this archaeological evidence must be assessed in accordance with current professional standards and guidelines.

Mitigation Measure 9

The Project Proponent shall incorporate palms into the overall design of the proposed project including the installation of palms along Citrus Avenue. The Proponent shall also preserve existing citrus trees in place within the Project Site to the extent feasible and incorporate references to the Curtis family into the project design (e.g. road names).

Mitigation Measure 10:

The Project Proponent shall conduct an archaeological monitoring program during ground altering activities, including the removal of trees, the irrigation system, and during grading of the site.

Mitigation Measure 11:

The Project Proponent shall direct the monitoring towards the protection of any Native American cultural resources that may be uncovered, but also with an emphasis on the grading along the Redlands Central Railway berm and retaining wall.

Mitigation Measure 12:

The Project Proponent shall include a Native American monitor in the overall monitoring program. Given the proximity of the *Asistencia*, the Native American monitor shall be either Gabrielino or Serrano. If no Gabrielino or Serrano monitor is available, a representative of the Soboba (Luiseno) may be assigned. The assignment may be at the discretion of the Lead Agency or under contract to the archaeological consultant.

Implementation of the above mitigation measures would ensure potential impacts to historical resources are reduced 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. Therefore, implementation of Mitigation Measures 4 through 6 as presented above, would ensure potential impacts to prehistoric and protohistoric archaeological resources are reduced to a less than significant level. No additional mitigation is required.

- 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. Deep excavation may impact older Quaternary deposits, however, the relative depth of the older deposits in this area are generally below any development impact areas. Paleontological monitoring was only recommended if older deposits are encountered; therefore the following mitigation measure shall be implemented:

Mitigation Measure 13:

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 14:

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
6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	()	()	(✓)	()
ii) Strong seismic ground shaking?	()	()	(✓)	()
iii) Seismic-related ground failure, including liquefaction?	()	()	(✓)	()
iv) Landslides?	()	()	()	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	()	()	(✓)	()
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	()	()	()	(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	()	()	()	(✓)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	()	()	()	(✓)

Comment:

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

- i) According to Figure 10.1 of the City of Loma Linda General Plan, the Project Site and immediate surrounding area 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. While the Banning fault is shown as crossing the site, this fault is generally considered to be inactive. 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 project site'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 Project Site (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 structure. Construction of the 35 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 Project Site as occurring within a zone that has soils or conditions prone to liquefaction. According to the Geotechnical Investigation prepared for the Project Site, the potential for liquefaction is considered low and no significant impacts are anticipated.
 - iv) The Project Site is relatively flat with a gentle slope toward the northwest. There are no hills or prominent landforms in the immediate vicinity that would be susceptible to landslides seismic-induced settlement or rockfalls. No impacts would occur.
- b) During the development of a portion of the Project Site (Bell Property) which would include disturbance of approximately 9.5 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 Project Site is located approximately 1.6 miles northeast from the San Jacinto Fault Zone. The Project Site 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 implementation of the Proposed Project would result in soil that would become unstable as a result of the Project 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 Project Site, on-site soils have a very low expansive potential; therefore no impacts related to expansive soils are anticipated.
- e) Upon annexation, the proposed 35 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. The existing two single-family residences located on the Ramirez Property are currently served by septic which would remain in place. No impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSION. <i>Would the project:</i>	()	()	(✓)	()
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 (CO₂) Methane (CH₄) and Nitrous oxide (N₂O). SCAQMD’s CalEEMod model was used to determine emissions from GHGs. Model results for GHG emissions related to the development of 35 single-family residences are shown in Tables 4 and 5, construction and operational emissions, respectively. A threshold of 3,000 MTCO_{2e} 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 4
Greenhouse Gas Construction Emissions
MT Per Year

Source/Phase	CO₂	CH₄	N₂O
Demolition	39.4	0.0	0.0
Site Preparation	19.5	0.0	0.0
Grading	29.9	0.0	0.0
Building Construction	279.8	0.0	0.0
Paving	22.5	0.0	0.0
Architectural Coating	2.9	0.0	0.0
Total in MT Per Year	394.0		
Total CO_{2e} Per Year	370.5		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod 2013.2.2 Annual

Table 5
Greenhouse Gas Operational Emissions
“MT Per Year”

Source	CO₂	CH₄	N₂O
Area	11.4	0.0	0.0
Energy	140.0	0.0	0.0
Mobile	506.0	0.0	0.0
Waste	8.3	0.5	0.0
Water	13.8	0.1	0.0
Total in MT Per Year	679.5		
Total CO_{2e} Per Year	693.4		
SCAQMD Threshold	3,000		
Significant	N/A		

Source: CalEEMod 2013.2.2 Annual

As shown in Table 4 and Table 5, 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
8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i>	()	()	()	(✓)
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	()	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	()	()	()	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	()	()	()	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	(✓)	()
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	()	()	()	(✓)

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 the City of Loma Linda's existing Business Park and proposed change to Low Density Residential for the Bell Property, and the Pre-Zone of Single Family Residence (R-1) Zone for the Bell property and the General Business (C-2) Zone for the Ramirez property would not increase the potential for transport of hazardous materials. The construction and post-construction operation of 35 single-family residences would not involve the routine transport or use of hazardous materials. No significant impacts 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. The existing agricultural uses on-site involve the use of chemicals, including pesticides. The results of a limited subsurface investigation (*Author, date*) showed that levels of pesticides in the on-site soils would not result in a significant hazard to the public. 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 0.4 miles northwest and 0.4 miles east of the Project Site, respectively. Although the Project Site 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 copy of the most recent Cortese List was retrieved from the DTSC EnviroStor online Database on July 30, 2014; the Project Site is not identified on the list. No impacts are anticipated.
- e-f) The San Bernardino International Airport is located approximately 2.5 miles northwest of the Project Site. As identified in the City of Loma Linda General Plan Figure 10-4, which include the Project Site in the City's Sphere of Influence, the Project Site is not located within the Airport Influence Area. Additionally, no private airstrips occur in the vicinity of the Project Site. Implementation of the Proposed Project 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.

Implementation of the Proposed Project would result in the construction of 35 single-family residences. The Proposed site plan includes one access along California Street and one access from Citrus Avenue. 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. Surrounding land uses include citrus groves to the east and south, and to the north and west across Citrus Avenue and California Street, respectively. There are no intermixed wildlands areas within the vicinity. Implementation of the Proposed Project 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
9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>	()	()	(✓)	()
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?	()	()	(✓)	()

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The Proposed Project includes the development of the 9.5-acre Bell property, with 35 single-family residential units with associated access and open space. Rain gardens in three of the open space lots would provide water quality treatment of 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. Overflow runoff from larger storm events would enter the rain garden in Lot B and exit the site to the northwest under Citrus Avenue via a proposed storm drain and would continue north to the Zanja. Currently there are metal pipes on the east side of California and the project would connect to these pipes and continue as surface flow. No direct connection to the Zanja is proposed.

The Proposed Project would disturb approximately 9.5 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 project that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP. The Project falls within Permit-Specified Project Category 1, which includes all significant re-development projects and involves significant re-development or replacement of 5,000 square feet or more of impervious surface on an already developed site. In July 2014, 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 the project 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 15:

Landscaping at the rain gardens shall include orange trees with meandering river rock formations to reduce water use. All other landscaping shall be with native and drought tolerant trees and shrubs and groundcovers or turf. Wood fiber shall be used in the landscaping design. Plants shall be grounded with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping shall correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.

Mitigation Measure 16:

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 17:

Rain gardens are proposed to treat runoff. Rain garden maintenance shall begin within 30 days of project completion. The owner or a designated landscape maintenance company shall maintain rain gardens in private lots. Home Owner Association (HOA) staff shall maintain rain gardens in common lots. Rain gardens shall be 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 plants.

Mitigation Measure 18:

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.

Mitigation Measure 19:

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

Mitigation Measure 20:

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

Implementation of Mitigation Measures 14 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 Project Site is not used for groundwater recharge, therefore the Proposed Project would not impact groundwater recharge. In addition, the development of 35 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. Existing residential units are currently served by the City of Loma Linda Department of Public Works, Water Division, and irrigation water is provided by Bear Valley Municipal Water Company. Upon annexation, the City of Loma Linda would continue to provide domestic water to the site, and irrigation water for a 9.5-acre portion of the Project Site would no longer be required. Irrigation water would continue to be provided by the Bear Valley Mutual Water Company for the 9.25-acre Ramirez Property; resulting in no change in services.

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 portion of the Project Site's land use from agricultural to residential will result in a slight decrease in overall water demand. 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 Project Site is developed with three single-family residences and related citrus groves and does not support any natural areas including streams or rivers. The Zanja flood control channel and Morrey Arroyo occur approximately 400 feet northeast of the Project Site. The Tentative Tract Map submitted as part of the project application proposes a 24-inch storm drain near the northwest corner of the Project Site. The storm drain would connect to an existing outlet within California Street. In addition, a series of under-sidewalk drains and a rain garden proposed along the western property boundary adjacent to California Street would collect storm water from the site. Implementation of the Proposed Project would not change the existing drainage pattern in a manner that would result in erosion, siltation, or flooding either on-site or off-site. The Project Site would continue to drain into the City's storm drain system. The Proposed Project would increase the amount of impervious surfaces within a 9.5-acre portion of the site; however, flows would be maintained on-site and would not result in an impact from increased run-off. Less than significant impacts would result.
- 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. The Project Site is not within a flood hazard zone. The Zanja flood control channel is located just northeast of the project site; the Zanja flood zone as mapped by FEMA extends to a location catty-corner from the property's northeast corner. As identified in the City of Loma Linda General Plan Figure 10.2 the Project Site is located outside of the 500-year floodplain. The Proposed Project would not place housing or structures within a 100-year flood hazard area; therefore, no impacts would occur.
- 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 Zanja flood control channel and Morrey Arroyo occur approximately 400 feet northeast of the Project Site. The Project Site is not located within an inundation zone as identified in the FEMA Flood Insurance Rate Map. Upon annexation and implementation of the Proposed Project, no change to flood control services would result and no exposure of people or structures to a significant risk of loss, injury or death involving flooding would occur.

- j) There are no large bodies of water in the vicinity of the Project Site and therefore no hazards from inundation by seiche, tsunami, or mudflow are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. <i>Would the project:</i>				
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 three single-family residences, associated structures (e.g., detached garage, shed) and citrus groves. Surrounding land uses include agriculture (citrus groves) and a church to the north, agriculture (citrus groves) east and west, and multiple-family residential development to the south. The area south of the Project Site occurs within the City of Loma Linda and is designated Very High Density Residential. The areas north and east as well as the Project Site are zoned by the County of San Bernardino as Multiple Residential (RM). The area along the west side of California Street, across from the Project Site, occurs within the City of Loma Linda and is zoned Special Planning Area D. This area incorporates the area south of Redlands Boulevard, west of California Street and north of Mission Road and east of the Edison transmission lines. The area is intended for mixed uses including commercial, office, institutional, business and industrial parks and single-family and where appropriate multi-family residential.

The Proposed Project includes: 1) a GPA for the Bell property to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the 9.5-acre Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell Property and the General Business (C-2) Zone for the Ramirez Property; and 3) an Annexation application to annex the entire Project Site (both properties) 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 14 dwelling units per acre and a minimum lot size of 3,000 square-feet. Under this designation, the Project Site could be developed with approximately 133 dwelling units. Upon annexation into the City of Loma Linda and

approval of the GPA, the Proposed Project would be develop at a less intense density, resulting in approximately 98 fewer dwelling units.

Under the County of San Bernardino General Plan the Ramirez property is currently zoned Multiple Residential. This designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. Therefore under this designation, approximately 248,292 square-feet of the site could be developed with buildings and impervious surfaces. If individual structures were to be developed, the Multiple Residential designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, the site could be developed with 24 dwelling units. With an average dwelling unit size of 3,000 square-feet, a total of 72,000 square-feet of building space could be developed on-site. Upon annexation the Ramirez property would be pre-zoned General Business (C-2) and would have a maximum 0.5 floor area ratio (FAR) and therefore could be developed with approximately 124,146 square-feet of building space, or 72% more building space than under the County General Plan zoning.

The proposed GPA would be compatible with existing residential development to the south and potential future mixed uses to the west. The properties to the north and east are within the City of Loma Linda’s Sphere of Influence and have a land use designation of Business Park. The properties are currently developed with citrus groves. Potential future development could include professional offices, research and light industrial uses. With appropriate setbacks and developing the site in accordance with the City’s Municipal Code, the proposed GPA would be 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 City of Loma Linda general plans, 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
11. MINERAL RESOURCES. <i>Would the project:</i>				
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) Implementation of the Proposed 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
12. NOISE. <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 (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, 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 for the Bell Property; a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and General Business (C-2) zone for the Ramirez property; an Annexation application to annex the entire Project Site (both properties) into the City of Loma Linda; and 4) approval of Tentative Tract Map (TTM) to subdivide the approximate 9.5-acre Bell property into 35 single-family residences and four (4) common lettered lots.

Currently the Project Site, if it were developed under the jurisdiction of the County of San Bernardino, it would be required to comply with County of San Bernardino General Plan Noise Element goals, policies and measures. 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.

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. A Noise Impact Analysis for the Proposed Project was prepared by Kunzman Associates, Inc. (August 2014); the report is summarized herein and is available for review at the City of Loma Linda Community Development Department. The report analyzed the potential for project construction noise and operations noise to cause and expose person 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 nearest sensitive receptors residential units and two churches located approximately 250-300 feet north and northwest of the Project Site.

Construction Noise

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the Project Site, from the demolition and ground clearing/excavation, from grading, and from building activities. Unmitigated noise levels could reach 69.4dBAL_{eq} and 71dBAL_{max} ("A-weighted decibel, maximum sound level") at the nearby church. 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 both the City's Municipal Code and the County's standards no significant impacts would result from short term noise generated from construction activities.

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

Existing and existing plus Project noise levels for each roadway segment analyzed in the traffic study prepared for the Proposed Project (Kunzman Associates, Inc., August 2014) were modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Project generated increases in ambient noise levels along affected road segments were then calculated. Existing traffic noise modeling resulted in noise levels ranging between 58.2 and 70.9 dBA Leq at 100 feet from the centerline of the affected road segments; and the existing plus project traffic noise model resulted in noise levels ranging from 58.3 to 70.5 dBA Leq at 100 feet from the affected road segments. The Noise Impact Analysis concluded that vehicle traffic generated by the Proposed Project would not cause an increase in the ambient noise levels above 0.1 dB. 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 California Street are not expected to exceed 64.5 dBA CNEL at a distance of 100 feet from the centerline. All of the proposed residential lots are situated at least 100 feet from the centerline of California Street. Further, noise levels in the back yard areas proposed nearest to California Street can be expected to be approximately 5 dB lower (59.5 dBA CNEL) due to the attenuation provided by the proposed six-foot high perimeter block wall. New residential construction typically provides at least 20 dB of exterior to interior noise reduction as long as air circulation is provided to allow closed windows and doors. Interior noise levels at the homes located nearest to California Street would not exceed 45 dBA CNEL. The standards identified in the City of Loma Linda General Plan are the same as those identified for the County of San Bernardino.

- b) Construction activities can produce vibration that may be felt by adjacent 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 Project as the distance to the nearest sensitive receptor is approximately 250 feet north of the Project Site.
- e) The nearest airport to the Project Site is the San Bernardino International Airport. The Project Site falls outside of the 65 dBA noise contour for this airport. Aircraft noise associated with the San Bernardino International Airport is not considered to be a source that contributes to the ambient noise levels on the Project Site. The proposed 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 2.5 miles northwest of the Project Site. Excessive noise levels are not anticipated at the Project Site. No impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. <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. Under this designation, the maximum housing density is 14 dwelling units per acre and a minimum lot size of 3,000 square-feet. Under this designation the 9.5-acre portion of the Project Site could be developed with up to 133 dwelling units and approximately 366 people (based on 2.75 persons per dwelling unit). Under the existing City of Loma Linda General Plan, the Project Site occurs within the City's Sphere of Influence and has a General Plan designation of Business Park and is zoned Planned Community. The Business Park designation allows for professional offices, research and development activities, and light industrial uses.

The Proposed Project includes a GPA for the Bell property to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential, and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell property and General Business (C-2) Zone for the Ramirez Property. The Project also request approval of a TTM to subdivide a 9.5-acre portion of the Project Site (Bell Property) into 35 single-family residences and four (4) common lettered lots. Based on 2.75 persons per household, the proposed development would result in less people (96 verses 366) 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. Therefore the addition of 35 single-family homes would not induce a substantial population increase 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 9.5-acre portion of the Project Site would require demolition of one single-family residence, associated garage and shed and on-site citrus grove to allow for the proposed development. The existing on-site single-family residence is currently vacant, and would be replaced with 35 single-family residences. Therefore proposed development would not create a significant impact with the displacement of one unoccupied residence. A less than significant impact would result. A detailed discussion of the residential structure and its local historical value is provided in Section 5 Cultural Resources of this Initial Study.
- 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 or existing residents. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>14. PUBLIC SERVICES. <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></p>				
a) Fire protection?	()	()	(✓)	()
b) Police protection?	()	()	(✓)	()
c) Schools?	()	()	(✓)	()
d) Parks?	()	()	(✓)	()
e) Other public facilities?	()	()	(✓)	()

- 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 serviced 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 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.

The Proposed Project includes: 1) a GPA to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the 9.5-acre Bell Property; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for the Bell Property and General Business (C-2) Zone for the Ramirez Property; and 3) an Annexation application to annex the entire Project Site (both properties) 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 14 dwelling units per acre and a minimum lot size of 3,000 square-feet. Under this designation, the Project Site could be developed with approximately 133 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 98 fewer dwelling units.

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 of 96 new residents would be added to the City, this would result in a demand increase of approximately 0.4 percent in total firefighters to maintain the City's current level of service. Under the County's designation, an addition of 133 dwelling units would result in a demand increase of approximately 0.8 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 SBSD. Since the City of Loma Linda contracts with the SBSD, no substantial change in services would result. The SBSD 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 35 single-family homes would result in an additional 96 people (based on 2.6 persons per household). The officers to citizen ratio would change from 1:1,967 to 1:1,975 and result in a net change of 0.4 percent. Under the County's designation, an addition of 133 dwelling units would result in a demand increase of approximately 0.6 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 SBSD 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 35 single-family homes would result in an additional 96 people. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. 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 366 and would require less than one acre (0.9 acres) of developed parkland.

Upon annexation to the City and approval of other proposed entitlements, the Project Site would have a General Plan designation of Low Density Residential and zoned Planned Community. 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 96 new residents within the area would require an additional 0.48 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 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 and across from the project site along Orange Avenue. There are no traffic signals along the boundary of the project site.

Upon annexation, the project area will be automatically included into the City of Loma Linda's Street Lighting District. Once the project 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
15. RECREATION. <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 is in 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 of the County 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 366 and would require less than one acre (0.9 acres) of developed parkland.

Upon annexation to the City and approval of other proposed entitlements, the Project Site would have a General Plan designation of Low Density Residential and zoned Planned Community. 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 96 new residents within the area and would require an additional 0.48 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 would ensure no significant impacts would result

- b) 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 with mitigation incorporated. 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
16. TRANSPORTATION/TRAFFIC. <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 35 single-family residential units. In August 2014, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the Project. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed 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.

A series of scoping discussions were conducted with the City of Loma Linda to define the desired analysis locations for the Proposed Project's future analysis years. In addition, the San Bernardino Associated Governments staff was also contacted to discuss the project and its associated travel patterns.

No analysis is required further than five miles from the Project Site. Additionally, the Project does not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway. The project does 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 June/October 2013 and July 2014. 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 definition of an intersection deficiency has been obtained from the City of Loma Linda General Plan and Measure V. The 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 Project is projected to generate a total of approximately 333 daily vehicle trips, 27 of which would occur during the morning peak hour and 35 of which would occur during the evening peak hour.

For Opening Year (2016) With Project traffic conditions, the study area intersection of California Street and Redlands Boulevard is projected to operate at acceptable Level of Service consistent with Measure V during the peak hours with improvements. For Year 2035 with Project traffic conditions, the study area intersections of Redlands Boulevard at Citrus Avenue, and California Street at Mission Road are projected to operate at Level of Service D to F during the evening peak hour, without improvements. However with recommended mitigation, the study area intersections are project 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. Improvements that would eliminate all anticipated roadway operational deficiencies throughout the study area have been identified and incorporated as mitigation herein.

Mitigation Measure 21:

Consistent with Measure V, as mitigation for the potential traffic impacts, 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 costs is \$17,800.

Mitigation Measure 22:

Construct Citrus Avenue from California Street to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.

Mitigation Measure 23:

Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development.

Mitigation Measure 24:

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Mitigation Measure 25:

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 2.5 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 35 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 at California Street and at 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) An existing bus stop (Omnitrans) is located approximately 1,000 feet south of the Project Site at the intersection of California Street and Barton Road. Currently there are no designated bike lanes along California Street. Traffic ingress/egress onto adjacent exterior roadways would be provided by a new entry on California Street and a new entry on Citrus Avenue. Both entries would be required to comply with required sighting distances (see Mitigation Measure 26). 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
17. UTILITIES AND SERVICE SYSTEMS. <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 western side of the annexation area borders existing City sewer lines in California Street and Orange Avenue. The developer would be responsible for connecting the proposed 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 estimated at \$18,865 would be required by the City of Loma Linda for the 35 new residential units. No significant impacts are anticipated.

- c) The San Bernardino County Flood Control District services the City for local and regional flood control and drainage facilities. The Project Site and surrounding 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 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 through development impact fees estimated at \$24,570 for the proposed 35 new units.

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. The Project also includes the construction of on-site water retention facilities. No significant impacts are anticipated.

- d) 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 along the western and southern edges of the annexation area which are California Street and Orange Avenue, respectively. Development of the site 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. 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 1,000 tons per day, and has an estimated closure date of May, 2016. According to the California Integrated Waste Management Board's estimated solid waste generation rates for residential, the Proposed Project is expected to generate approximately 428 pounds per day (35 dwelling units times 12.23 pounds per household per day) or 0.428 tons per day. Proposed development would not generate a significant amount of additional solid waste into the City's waste stream. The San Timoteo Sanitary Landfill is permitted to receive 1,000 tons per day. Estimated project-generated waste represents approximately 0.0428 percent of the total permitted waste received at the landfill. Impacts to the solid waste collection system would be less than significant.

- g) As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their waste from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. 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 26:

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
<p>18. MANDATORY FINDINGS OF SIGNIFICANCE</p> <p>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?</p>	()	()	()	(✓)
<p>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)?</p>	()	()	()	(✓)
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	()	()	(✓)	()

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. Under existing conditions the Project Site that is proposed for development is occupied with a citrus grove and a single-family residence and does not support habitat suitable for sensitive or special status species. Records of observation for sensitive species were retrieved from the CNDDDB on July 30, 2014 for the San Bernardino South and Redlands USGS 7.5-minute quadrangles. The CNDDDB does not report past observations of sensitive species at the Project Site. However, one record for the coast horned lizard (*Phrynosoma blainvilli*) was posted within a one-mile radius of the Project Site. The coast horned lizard is not listed in the state or federal Endangered Species Acts. However, the species is listed as a species of special concern by the California Department of Fish and Wildlife. The proposed 35 single-family residential units would be located on a 9.5-acre site (Bell Property) that is currently developed. Therefore, it is anticipated that no impacts to 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 Wildlife or U.S. Fish and Wildlife Service would result.

In September 2014, McKenna et al. prepared a Phase I Cultural Resources Investigation of the Project Site. 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*. The *Asistencia* was established in 1819 as a part of the Mission San Gabriel's Rancho San Bernardino. The original *Asistencia* functioned as an outpost for cattle grazing activities. The *Asistencia* buildings can be visited today and are reproductions that were built in the 1930s and are located approximately one mile east

of the original site. 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. Therefore, implementation of Mitigation Measures 4 through 6 as presented in this Initial Study, would ensure potential impacts to prehistoric and protohistoric archaeological resources are reduced to a less than significant level. No additional mitigation is required.

During the cultural investigation numerous historic features were identified and recorded. These included two historic road alignments (California Street and Citrus Avenue); two features associated with the Redlands Dinky Railroad (railroad berm and retaining wall); and four components of the historic Eli C. Curtis and family residential and commercial complex (residence, out building, garage, and orchard/irrigation system).

In assessing the significance of these resources, McKenna et al. has determined the roadways do not reflect their original conditions and, in the case of Citrus Avenue, the original alignment. Neither is considered historically significant. The two features associated with the Redlands Dinky Railroad lack integrity and no longer reflect their original design or uses. Despite the contributions of the railroad in the development of the area, the investigation concluded that the retaining wall is not historically significant.

In completing the cultural resources investigations for the Project, McKenna et al. defined the boundaries of the project as being limited to the 20+/- acres of proposed annexation acreage and, in more detail, the northern 10+/- acres to be redeveloped as a residential community. At the suggestion of the Office of Historic Preservation, McKenna et al. subsequently researched the extent of the Curtis family holdings in the area and reassessed the specific project area with respect to the larger family holdings. In this case, the Curtis family has been associated with 120 acres of land (60 acres west of California Street and 60 acres east of California Street). These acres were held individually, but worked collectively by the Curtis family.

McKenna et al. has recorded the Curtis property as a whole, encompassing the orchard, irrigation system, and structures, and designated it a pending "district". McKenna et al. had access to a limited number of acres during this investigation and, therefore, the final determination of a "district" will be dependent upon future studies addressing the remaining properties. At this time, McKenna et al. stated that at least 20 acres of the Curtis family holdings have been subjected to modern redevelopment. Another 70 to 80 acres is currently under cultivation as citrus orchards (58%-66%). Five Curtis family residences remain (two west of California Street and three east of California Street) and an expanse of the original William Curtis property is vacant (no structures and no trees).

Implementation of the Proposed Project would affect the Eli C. Curtis Victorian residence, orchard, and palms on Citrus Avenue. The surrounding roadways are not considered significant resources and the two residences on Orange Avenue would not be impacted. The Project, as currently designed would require removal of the 8+ acres of orchard, removal of the residence and palm trees. City Staff has determined that all three of these resources are locally significant, both individually and as part of the larger Curtis family holdings. They require some level of protection and/or preservation.

Implementation of Mitigation Measures 4 through 12 would ensure impacts to historic resources are reduced to a less than significant level. 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 2, 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 project and found not to exceed SCAQMD thresholds. However, the Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas, etc.). The Project Site 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 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., 2014. Tentative Tract Map 18963, Traffic Impact Analysis.

Kunzman Associates, Inc. August, 2014 Tentative Tract Map 18963, Noise Impact Analysis.

LOR Geotechnical Group, Inc., April 25, 2014. Preliminary Geotechnical Investigation, Tentative Tract Map No. 18963, San Bernardino County, California.

Phase I Cultural Resources Investigation for the Proposed Annexation of Parcels 0292-161-01, 0292-161-08, and 0292-161-12, the Citrus Lane Project Area. McKenna et al., March 10, 2015.

MITIGATION MONITORING PROGRAM

Project: GPA, Pre-Zone, Annexation and TTM 18963

Applicant: Stratus Development Partners

Lead Agency: City of Loma Linda

Date: May 2015

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 either replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of final map approval, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit	Document verification	
<u>Mitigation Measure 3:</u> Within the meandering walkway proposed along the Project's western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area's rich citrus production. In addition to literature, the displays shall also include historic photographs of the plantings, irrigation and harvesting of citrus. To the extent possible, the landscape area within the walkway shall include historic artifacts associated with the production of citrus (e.g. smug pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft.	City of Loma Linda Community Development Department	Prior to issuance of grading permits	Upon issuing grading permit and City's final site inspection	On-site Inspection	
Cultural Resources					
<u>Mitigation Measure 4:</u> The Project Proponent shall	Applicant/	Prior to	During site	On-site	

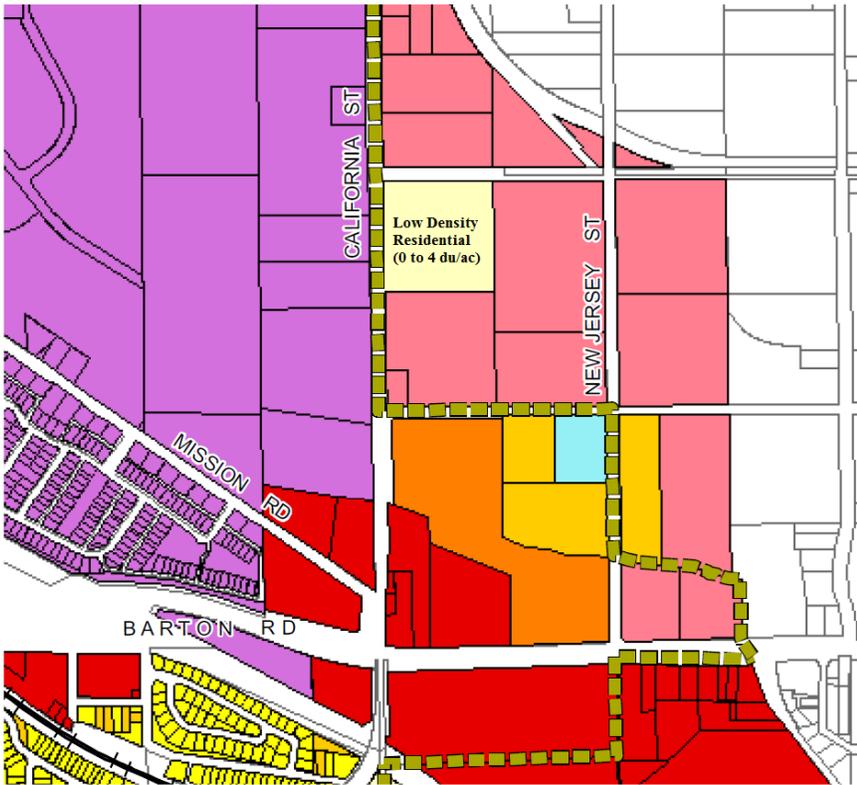
Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
relocate the Eli C. Curtis residence to the Loma Linda Heritage Park and provide a foundation at the new location and ensure the exterior preservation of the structure including new paint, roofing, or other structural elements as needed at the time of relocation.	Contractor; City of Loma Linda Community Development Department	issuance of building relocation permits	inspections	inspections	
<u>Mitigation Measure 5:</u> Prior to relocation, a Historic American Buildings Survey (HABS) document to include a standard digital photograph survey shall be completed for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation.	Applicant/ Contractor; City of Loma Linda Community Development Department	Prior to relocation of Eli C. Curtis residence	Upon completion and review of HABS document	Report Review and On-site inspections	
<u>Mitigation Measure 6:</u> Architectural drawings shall be prepared prior to relocation activities and the drawings shall be used in the preparation of the foundation at the relocation site. All activities relating to the relocation shall be monitored and documented by a qualified architectural historian, including documenting the relocation site.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Historian	Prior to issuance of relocation permits & during relocation	During relocation inspections & monitoring	On-site inspections	
<u>Mitigation Measure 7:</u> The demolition of the garage and out building shall be monitored to ensure adequate documentation and recording of any additional components of the early use of the property.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	Prior to issuance of demolition and grading permits	During ground disturbing activities	On-site inspections and Report Review if required	
<u>Mitigation Measure 8:</u> If, at any time, additional elements of the historic occupation and use of the property is uncovered, this archaeological evidence must be assessed in accordance with current professional standards and guidelines.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspection in the event a discovery is made	
<u>Mitigation Measure 9:</u> The Project Proponent shall incorporate palms into the overall design of the proposed project including the installation of palms along Citrus Avenue. The Proponent shall also preserve existing citrus trees in place within the Project Site to the extent feasible and incorporate references to the Curtis family into the project design (e.g. road names).	Applicant/ Contractor; City of Loma Linda Community Development Department	Prior to approval of Landscape Plan and issuance of grading permits	During review of Landscape Plan and at City's final site inspection	On-site inspection	
<u>Mitigation Measure 10:</u> The Project Proponent shall	Applicant/	During ground	During ground	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
conduct an archaeological monitoring program during ground altering activities, including the removal of trees, the irrigation system, and during grading of the site.	Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	disturbing activities	disturbing activities		
<u>Mitigation Measure 11:</u> The Project Proponent shall direct the monitoring towards the protection of any Native American cultural resources that may be uncovered, but also with an emphasis on the grading along the Redlands Central Railway berm and retaining wall.	Applicant/ Contractor; City of Loma Linda Community Development Department, and Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspections	
<u>Mitigation Measure 12:</u> The Project Proponent shall include a Native American monitor in the overall monitoring program. Given the proximity of the Asistencia, the Native American monitor shall be either Gabrielino or Serrano. If no Gabrielino or Serrano monitor is available, a representative of the Soboba (Luiseno) may be assigned. The assignment may be at the discretion of the Lead Agency or under contract to the archaeological consultant.	Applicant/ Contractor, County Coroner/ Qualified Archaeologist	During ground disturbing activities	During ground disturbing activities	On-site inspections	
<u>Mitigation Measure 13:</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 14:</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	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	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
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.					
Hydrology and Water Quality					
Mitigation Measure 15: Landscaping at the rain gardens shall include orange trees with meandering river rock formations to reduce water use. All other landscaping shall be with native and drought tolerant trees and shrubs and groundcovers or turf. Wood fiber shall be used in the landscaping design. Plants shall be grounded with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping shall 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	
Mitigation Measure 16: 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	
Mitigation Measure 17: Rain gardens are proposed to treat runoff. Rain garden maintenance shall begin within 30 days of project completion. The owner or a designated landscape maintenance company shall maintain rain gardens in private lots. Home Owner Association (HOA) staff shall maintain rain gardens in common lots. Rain gardens shall be 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 plants.	City of Loma Linda Community Development Department	Prior to approval of Landscape Plan	Prior to issuance of grading permits	Review of HOA Maintenance Documents and On-site Inspection	
Mitigation Measure 18: 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.	City of Loma Linda Community Development Department & HOA	Weekly by HOA; Annually by City	Upon establishment of HOA	Review of HOA Maintenance Documents and On-site Inspection	
Mitigation Measure 19: The HOA shall schedule an	HOA	Annually by	Upon	Review of HOA	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.		HOA and City	establishment of HOA	Documentation	
<u>Mitigation Measure 20:</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	Review of Final TTM	Review of Final TTM	Review of Final TTM	
Traffic and Circulation					
<u>Mitigation Measure 21:</u> Consistent with Measure V, as mitigation for the potential traffic impacts, 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 costs is \$17,800.	City Engineer	Review of Final TTM	Review of Final TTM	On-site inspection	
<u>Mitigation Measure 22:</u> Construct Citrus Avenue from California Street 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> Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-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 24:</u> On-site traffic signing and striping should be implemented 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 25:</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 26:</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	

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
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

Public and Quasi Public

- Elementary School
- Riding & Hiking Trails
- Community Park
- Community Facilities

Conditions Specified under Measure V

*Potential bonus of up to 1 du/5 acres when criteria of Hillside Conservation designation are met.

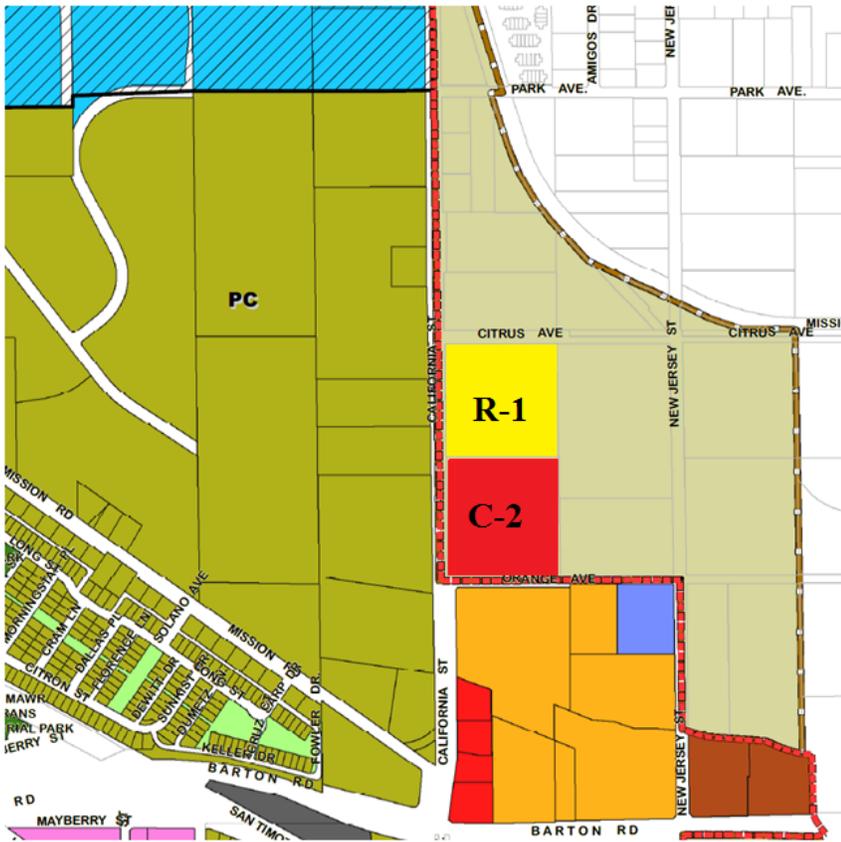
**Potential bonus when specified criteria of Chapter 2A of the General Plan are met.

***Future residential land uses not specified on the map.

0 237.875 475 950 1425 1900 Feet

City of Loma Linda
Adopted
General Plan
Land Use
 Adopted May 26, 2009

Pre Zone Map



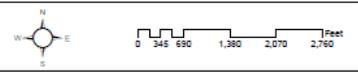
Zoning Legend

- CITY HALL / CORP YARD
 - INSTITUTIONAL (I)
 - ADMIN. PROFESSIONAL OFFICES (AP)
 - NEIGHBORHOOD BUSINESS (C1)
 - GENERAL BUSINESS (C2)
 - COMMERCIAL MANUFACTURING (CM)
 - COMMERCIAL INDUSTRIAL
 - RESTRICTED MANUFACTURING (MR)
 - SINGLE RESIDENCE (R1)
 - DUPLEX (R2)
 - MULTI FAMILY RESIDENCE (R3)
 - MOBILEHOME PARK (R4)
 - AGRICULTURAL (A1)
 - PLANNED COMMUNITY (PC)
 - PARK
 - PARK - OPEN SPACE
 - HILLSIDE
 - City Sphere of Influence
-
- RS SINGLE FAMILY RESIDENTIAL
 - 2500-RM MULTI-FAMILY RES. 15 DU MAX.
 - IC COMMERCIAL INDUST.
 - CG GENERAL COMMERCIAL
 - SD SPECIAL DEVELOPMENT
 - PI PUBLIC INSTITUTIONAL

East Valley Corridor Legend

- EAST VALLEY CORRIDOR
 - EVC-INSTITUTIONAL
 - EVC-GENERAL BUSINESS
 - EVC-GENERAL COMMERCIAL
 - EVC-COMMERCIAL INDUSTRIAL
 - EVC- SINGLE FAMILY RESIDENTIAL
 - EVC-MULTI FAMILY RESIDENCE
 - EVC-SPECIAL DEVELOPMENT
-
- FAULT LINES
 - CITY LIMITS

Amendments	
①	General Plan Update (Special Planning Area D) - 5/23/2014



City of Loma Linda
Zoning Map



Department of Public Works

- Environmental & Construction • Flood Control
- Operations • Solid Waste Management
- Surveyor • Transportation

Gerry Newcombe
Director

December 29, 2014

File: 10(ENV)-4.01

Guillermo Arreola
City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA. 92354

RE: CEQA – NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076), ANNEXATION (ANX 14-074) FOR THE CITY OF LOMA LINDA

Dear Mr. Arreola:

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 December 5, 2014**, and pursuant to our review, the following comments are provided:

Flood Control Planning Division (David Lovell, PWE III, 909-387-7964):

1. Drainage standards should conform to current Master Plan of Drainage #4.

If you have any questions, please contact the individual who provided the specific comment, as listed above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nidham Aram Alrayes".

NIDHAM ARAM ALRAYES, MSCE, P.E., QSD/P
Public Works Engineer III
Environmental Management

NAA:PE:nh/CEQAComments_LomaLinda_MND_GPA14-075etai_122914

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JOHN WOODS
Chair/President

GREGORY C. DIVEREAUX
Chief Executive Officer

Guillermo Arreola

From: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>
Sent: Thursday, December 04, 2014 8:40 AM
To: Guillermo Arreola
Cc: Christina Swindall; Tim Miguel; Matt Teutimez.Kizh Gabrieleno; Gary Stickle
Subject: when project does start; GPA, of Loma Linda Community Development Department
25541 Barton Road Loma Linda ca 92354
Attachments: IMG_2086.jpg

Dear Guillermo Arreola

This is regards to the above project

*"The project locale lies in an area where the traditional territories of the Kizh(Kitc) Gabrieleño, villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. **Therefore in order to protect our resources we would like to request one of our experienced & certified Native American monitors to be on site during any and all ground disturbances.***

In all cases, when the NAHC (Native American Heritage Commission) states there are " NO" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory is within the project area. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are NOT the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

Please contact our office regarding this project to coordinate a NA monitor to be present. Thank You

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh(Kit'c) Nation
PO Box 393
Covina, CA 91723
cell (626)926-4131
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians.org

Gabrielino

LOWELL JOHN BEAN AND CHARLES R. SMITH

The **Gabrielino** (gābrēal'ēnd) are, in many ways, one of the most interesting—yet least known—of native California peoples. At the time of Spanish contact in 1769 they occupied the "most richly endowed coastal section in southern California" (Blackburn 1962-1963:6), which is most of present-day Los Angeles and Orange counties, plus several offshore islands (San Clemente, Santa Catalina, San Nicolas). With the possible exception of the Chumash, the **Gabrielino** were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin valley Yokuts, as far east as the Colorado River, and south into Baja California.

Language, Territory, and Environment

Gabrielino was one of the Cupan languages in the Takic family, which is part of the Uto-Aztecan linguistic stock (Bright 1975).⁶ Internal linguistic differences existed, Harrington (1962:viii) suggesting four dialects and Kroeber (1923), *ibid.* Harrington's four-part division includes: **Gabrielino** proper, spoken mainly in the Los Angeles basin area; **Fernandeño**, spoken by people north of the Los Angeles basin, mainly in the San Fernando valley region; **Santa Catalina Island dialect**; and **San Nicolas Island dialect**—although according to Bright (1975) insufficient data exist to be sure of the Cupan affiliation of the San Nicolas speech. There were probably dialectical differences also between many mainland villages, a result not only of geographical separation but also of social, cultural, and linguistic mixing with neighboring non-**Gabrielino** speakers.

The names **Gabrielino** and **Fernandeño** (fernān'dē-nyō) refer to the two major Spanish missions established in **Gabrielino** territory—San Gabriel and San Fernando.

⁶ Italicized **Gabrielino** words have been written in a phonemic alphabet by Kenneth C. Hill, on the basis of John Peabody Harrington's unpublished field notes. The components are: (stops and affricate) p, t, (k, k'), ʔ; (fricatives) s, ʃ, x, h; (nasals) m, n, ŋ; (approximants) l, ʎ, r, j, w. Stressed vowels are i, e [ɛ], a, o [ɔ], u, which may occur long or short; in unstressed syllables the vowels are only i [ɪ], a, and u [ʊ].

It was to these two missions that the majority of the Indians living on the coastal plains and valleys of southern California were removed.

Although the major outlines of **Gabrielino** territorial occupation are known, the fixing of definitive boundaries is difficult. Generally, **Gabrielino** territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, several smaller intermittent streams in the Santa Monica and Santa Ana mountains, all of the Los Angeles basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicolas, and Santa Catalina (fig. 1). The area thus bounded encompassed several biotic zones (such as Coast-Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, Pine) and, following Hudson's (1971) studies, can be divided into four macro-environmental zones (excluding the islands): Interior Mountains/Adjacent Foothills, Prairie, Exposed Coast, and Sheltered Coast. Each area is characterized by a particular floral-faunal-geographical relationship that allows delineation of subsistence-settlement patterns "according to the macro-environmental setting." The interior mountains and foothills, according to Hudson, comprise an area of numerous resources including "many small animals, deer, acorns, sage, piñon nuts, and a variety of other plants and animal foods." Settlement-pattern studies

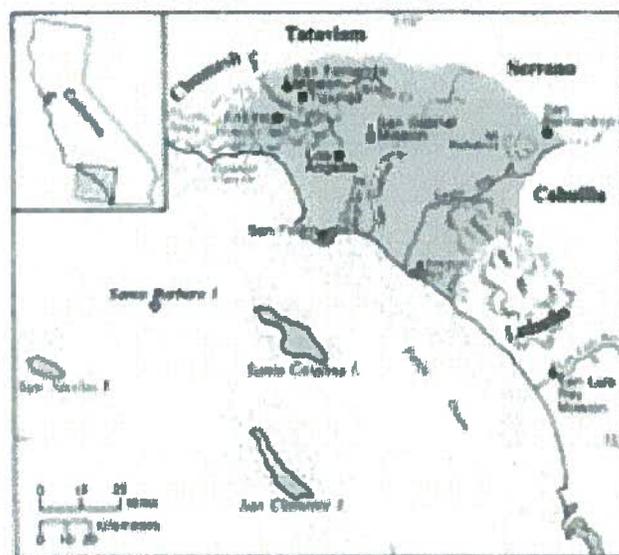


Fig. 1. Tribal territory

Guillermo Arreola

From: Melkonian, Adrineh@DOT <Adrineh.Melkonian@dot.ca.gov>
Sent: Tuesday, April 28, 2015 2:41 PM
To: Guillermo Arreola
Subject: Citrus Lane Annexation Project-35 single-family residential

Hi Guillermo,

The California Department of Transportation (Caltrans) has received the Initial Study on the City of Loma Linda California-Citrus 35 single-family Residential Development. The information provided is inadequate for a thorough review of potential impacts to the nearby State transportation facilities. In order to fully assess the impacts, please provide us:

- 2 hard copies of the project traffic impact analysis
- 3 CDs of the project traffic impact analysis (including the appendices)

You can have documents directed to me, at the mailing address in my signature below.

Thank you,

Adrineh Melkonian
Transportation Planner
Caltrans District 8
Office of Intergovernmental Review-Community and Regional Planning
464 West 4th Street, 6th Floor, MS 722
San Bernardino, CA 92401-1400
(909) 806-3928



Department of Public Works

- Environmental & Construction • Flood Control
- Operations • Solid Waste Management
- Surveyor • Transportation

Gerry Newcombe
Director

RECEIVED
DATE

MAY 11 2015

CITY OF LOMA LINDA
PUBLIC WORKS

File: 10(ENV)-4.01

May 6, 2015

City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA. 92354

RE: CEQA – NOTICE OF AVAILABILITY OF A RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076), ANNEXATION (ANX 14-074) FOR THE CITY OF LOMA LINDA

To whom it may concern:

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 April 13, 2015,** and pursuant to our review, we have no comments.

Sincerely,

NIDHAM ARAM ALRAYES, MSCE, PE, QSD/P
Public Works Engineer III
Environmental Management

NAA:PE:nh/2015-05-06-01.docx

BOARD OF SUPERVISORS

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Vice Chairman, First District

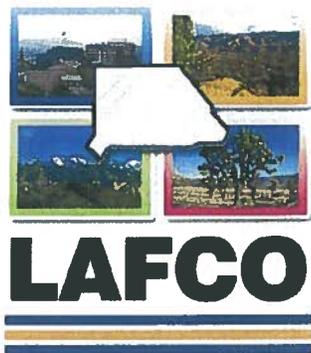
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Second District

JAMIE RAMOS
Chairman, Third District

GURI HAGMAN
Fourth District

JOSIE GONZALES
Fifth District

GREGORY C. DEVEREAUX
Chief Executive Officer



**Local Agency
Formation Commission
for San Bernardino County**

216 North "D" Street, Suite 204
San Bernardino, CA 92415-0490
909.383.9900 | Fax 909.383.9901
E-mail: lafco@lafco.sbcounty.gov
www.sbalafco.org

Established by the State of California
to serve the Citizens, Cities, Special Districts
and the County of San Bernardino

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STAFF

KATHLEEN ROLLINGS-McDONALD
Executive Officer

SAMUEL MARTINEZ
Assistant Executive Officer

MICHAEL TUERPE
Project Manager

REBECCA LOWERY
Clerk to the Commission

LEGAL COUNSEL

CLARK H. ALSOP

May 12, 2015

Guillermo Arreola, Associate Planner
Community Development Department
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

RE: Recirculation Notice of Public Hearing and Notice of Intent to Adopt a Mitigated Negative Declaration for General Plan Amendment GPA 14-075, Pre-Zone ZMA 14-076, Annexation ANX 14-074, an Tentative Tract Map TTM 18963 (Citrus Lane Project)

Dear Mr. Arreola:

LAFCO received the recirculated Notice of Intent and Mitigated Negative Declaration for the project identified above. A copy of this document has also been forwarded to the Commission's Environmental Consultant, Tom Dodson and Associates, who may respond under a separate cover.

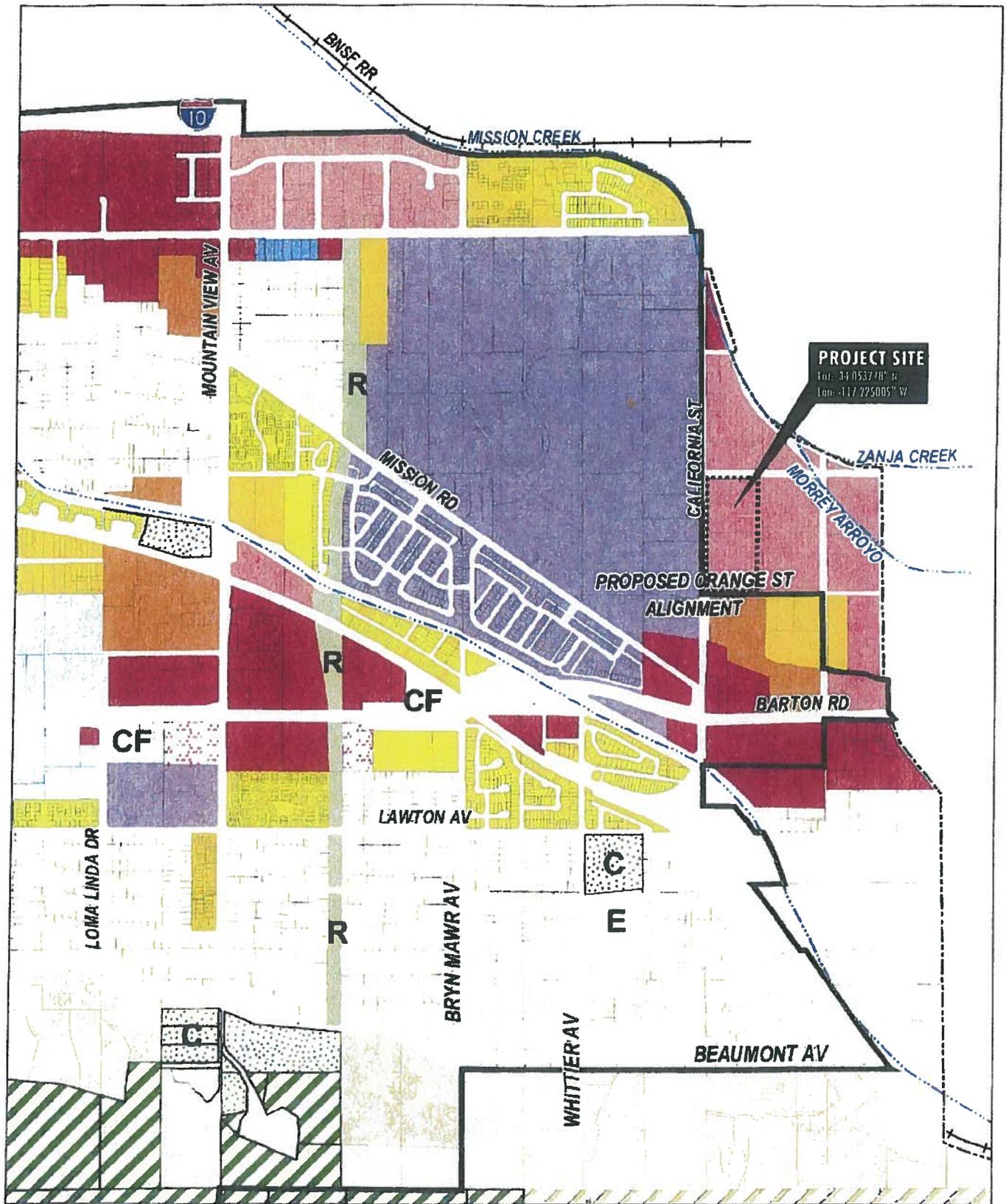
The comments that LAFCO previously raised have generally been addressed in the recirculated document. The one additional comment that we would like to raise this time is that the City was to include additional maps to clearly illustrate the boundaries of the project area as part of the Vicinity Map and to revise the Site Plan to show the entire project area. LAFCO was previously provided revised maps (see attached revised Figures 2, 3A, 3B, and 4) that would have satisfied our concerns; however, these were left off from the document that was circulated. We believe these maps are essential to provide the reader a better visual understanding of the overall project.

Thank you for allowing us to provide comments on the initial study and the Mitigated Negative Declaration and we look forward to working with the City on the processing of the project. Please maintain LAFCO on your distribution list to receive further information related to this process.

Sincerely,

KATHLEEN ROLLINGS-McDONALD
Executive Officer

Enclosures



PROJECT SITE
 Lat: 34.053778° N
 Lon: -117.275005° W

LEGEND
 — City Boundary
 - - - Sphere of Influence

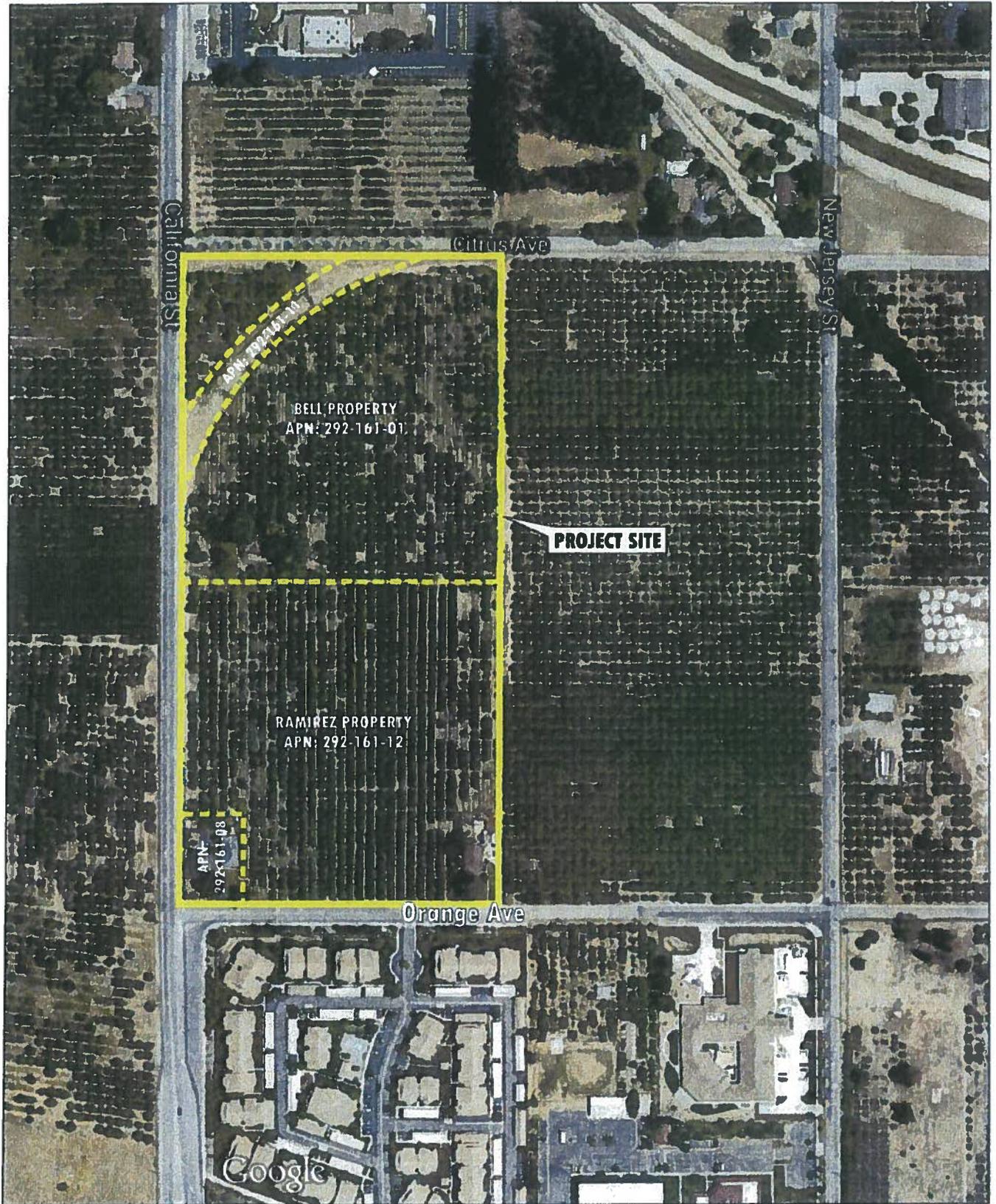


**REGIONAL LOCATION within
 CITY OF LOMA LINDA SPHERE OF INFLUENCE**

**LILBURN
 CORPORATION**

CITRUS LANE PROJECT
 City of Loma Linda Sphere of Influence, California

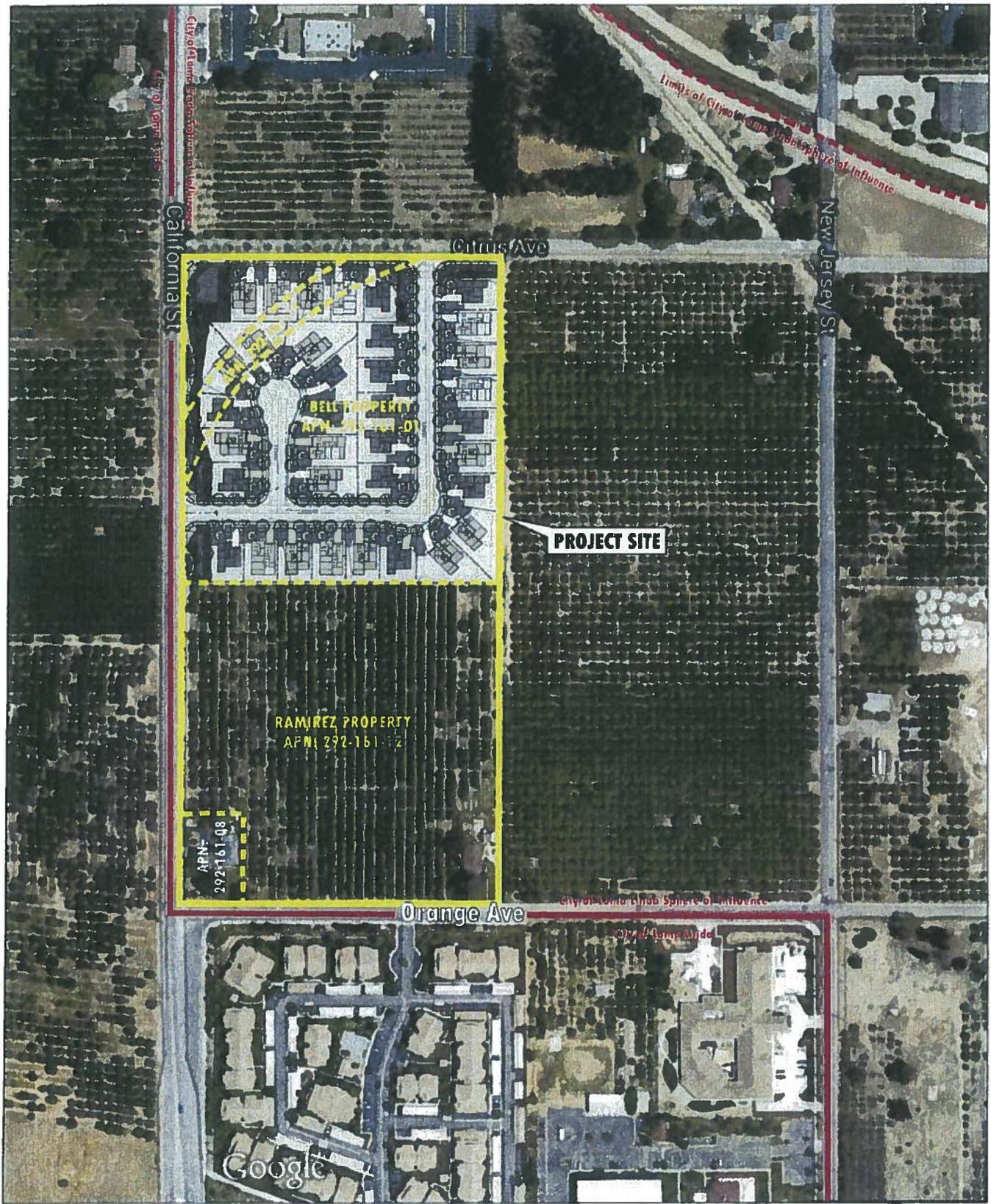
FIGURE 2



PROJECT VICINITY

CITRUS LANE PROJECT
City of Loma Linda Sphere of Influence, California

FIGURE 3A



PROJECT VICINITY and PROPOSED SITE PLAN

CITRUS LANE PROJECT
City of Loma Linda Sphere of Influence, California

FIGURE 3B



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

May 13, 2015

VIA EMAIL: GARREOLA@LOMALINDA-CA.GOV

Mr. Guillermo Arreola
City of Loma Linda Community Development Department
25541 Barton Road
Loma Linda, CA 92354

Dear Mr. Arreola:

CITRUS LANE ANNEXATION PROJECT – RECIRCULATED MITIGATED NEGATIVE DECLARATION (SCH #2014121013)

The Department of Conservation's (Department) Division of Land Resource Protection (Division) monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. The Department offers the following comments and recommendations.

DEPARTMENT COMMENTS

The Department commented on the City of Loma Linda's Citrus Lane Annexation Mitigated Negative Declaration on December 31, 2014 and offered numerous options for mitigation for the loss of Prime farmland for the project. The Department has reviewed the Recirculated Mitigated Negative Declaration (MND) and offers additional comments and recommendations.

MITIGATION MEASURES

The Department recognizes that determination for mitigation is made at the local level. However, there are some concerns regarding the adequacy of the proposed mitigation measures with regard to CEQA.

Mitigation Measure 2

"The Project proponent is required to either replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. At the direction of the City of Loma Linda, the Project Proponent shall either; 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, and established conservation program, located in Elk Grove, California. The trust would be responsible for maintaining, conserved farmland in perpetuity."

With respect to Mitigation Measure 2, the first concern is the confusing and possibly contradictory way in which the mitigation is phrased. It requires the replacement or protection of agricultural land through a conservation easement, but then states that a monetary contribution will be made. The phrasing may be more streamlined if the City proposes that mitigation be obtained by either funding an agricultural conservation easement and the associated stewardship endowment costs, or the donation of fees to a land trust for the future purchase of an agricultural conservation easement and stewardship endowment costs, or the donation of fees to an agricultural mitigation bank.

The second concern relates to the arbitrary way in which the amount of land to be preserved is addressed. There is no discussion on the rationale for the proposed ratios and how they can be attributed to lessening the project's impacts. Normally, ratios are based on the type of farmland to be preserved, not the distance of the preservation area from the project or city center. Ratios for most agricultural mitigation programs are 1:1 or larger, as anything less would not minimize or reduce the impacts to a less than significant level. Land should also be preserved in the County, not the City, unless the City has indicated they intend to create an agriculture preservation area in perpetuity within City limits.

The third concern is regarding the statement that the proponent will contribute monetarily at a 1:1 ratio to the Central Valley Farmland Trust (CVFT). Recent Department discussions with CVFT indicate that they have not been contacted about the proposed mitigation, and that San Bernardino County is not within the counties where they normally operate. However, if this has been remedied with CVFT, the 1:1 mitigation would be the preferred mitigation option. If it has not been remedied, the Department suggests contacting the City of Riverside¹, who is working toward placing conservation easements on designation priority areas within the City. In addition, Department discussions with the Riverside Land Conservancy² indicate that they are also willing to work with the proponent to provide mitigation for the proposed project.

Mitigation Measure 3

"Within the meandering walkway proposed along the Project's western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area's rich citrus production. In addition to literature, the displays shall also include historic photographs associated with the production of citrus (e.g. smug [sic] pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft."

While the Department recognizes the historic nature and educational value of the measure, there are concerns about its feasibility as mitigation for agricultural land loss. CEQA Guidelines for mitigation³ require that they substantially lessen or avoid significant effects on the environment by avoiding or minimizing the impacts; rectify the impact by repairing, rehabilitating, or restoring the impacted environment; reduce or eliminate the impact over time by preservation

¹ Gail Egenes, Executive Director - Riverside Land Conservancy · 4075 Mission Inn Avenue · Riverside, CA 92501 · (951) 788-0670 · Fax (951) 788-0679 · gegenes@riversidelandconservancy.org

² <http://www.riversidelandconservancy.org/>

³ Calif. Code of Regulations § 15041(a), and § 15370 (a) through (e).

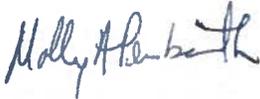
Mr. Guillermo Arreola
May 13, 2015
Page 3 of 3

and maintenance operations; or compensate for the impact by replacing or providing substitute resources or environments. The proposed mitigation does not offer comparable mitigation for agricultural lands that are being lost. Therefore the Department suggests that Mitigation Measure 3 be considered among the historic resources rather than agricultural land resources, or work with the project proponent to include it in the project design.

The City recognized that the impacts to agricultural resources were significant in the original and recirculated MND. However, it is questionable if Mitigation Measures 2 and 3 as proposed, lower the project's agricultural impacts to a less than significant level. If the impacts to agricultural resources remain significant and unavoidable, they are required to be analyzed through an Environmental Impact Report with accompanying findings as per CEQA Guidelines § 15091 and possible Statements of Overriding Consideration as per CEQA Guidelines § 15093.

Thank you for the opportunity to provide comments. Please provide this Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Meri Meraz, Associate Environmental Planner at (916) 324-0869 or via email at mmeraz@conservation.ca.gov.

Sincerely,



Molly A Penberth, Manager
Division of Land Resource Protection
Conservation Support Unit



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894
Community Development Department

May 14, 2015

Kathleen Rollings-McDonald, Executive Director
Local Agency Formation Commission
215 North D Street, Suite 204
San Bernardino, CA 92415-0490

Subject: Recirculation – Notice of Public Hearing and Notice of Intent to Adopt a Mitigated Negative Declaration for GPA 14-075, ZMA (Pre-Zone) 14-076, ANX 14-074 and TTM 18963 (Citrus Lane Project)

Dear Ms. Rollings-McDonald,

Staff is in receipt of your May 12, 2015 comment letter. Staff recognizes the fact that you requested that maps be included with the recirculation of the NOIA to clearly illustrate the boundaries of the project area, which staff inadvertently omitted. The letter and the maps you've provided hereby become part of the administrative record and will become an exhibit to the Planning Commission and City Council staff reports.

Please call or email me if you have any questions.

Kindest Regards,

Guillermo Arreola
Associate Planner



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

Community Development Department

May 14, 2015

Ms. Molly Penberth, Manager
Department of Conservation
Division of Land Resource Protection
801 K Street
Sacramento, CA 95814

SUBJECT: CITRUS LANE ANNEXATION PROJECT – DEPARTMENT OF CONSERVATION COMMENT ON RECIRCULATED MITIGATION NEGATIVE DECLARATION (SCH #2014121013)

Dear Ms. Penberth:

The City of Loma Linda Community Development Department has reviewed the Department's correspondence dated May 13, 2015 regarding CEQA compliance for the subject project. You offered comments regarding the adequacy of Mitigation Measures 2 and 3 to reduce impacts to Prime Farmland to a level of less than significant.

Mitigation Measure 2 relates the City's policy regarding the loss of Prime Farmland; the rationale for the policy is not necessary for inclusion in the Initial Study or Mitigation Measure. It is therefore recommended for deletion from the mitigation measure.

There are currently no land trusts in San Bernardino County that provide an agricultural mitigation bank. During preparation of the December 2014 Initial Study, both the City's consultant and the Project Applicant contacted several agencies and organizations to determine the viability of donating to a land trust for future purchase of an agricultural conservation easement and contribution to stewardship endowment costs. On January 12, 2015, the Applicant met with Ms. Gail Egenes, Executive Director of the Riverside Land Conservancy after the City's consultant contacted the Conservancy and was told they may be able to assist. During the meeting, the parties explored the feasibility of conservation easements, land banking, in lieu fees and the other recommended DOC mitigation for Prime Farmland. The Applicant was told that the Land Conservancy's office was not authorized by the State to accept in-lieu mitigation fees. Nor did they have the proper resources to seek out land to establish conservation easements. Ms. Egenes indicated that it was rare that the Land Conservancy got involved with facilitating conservation easements and she suggested that the City may want to consider adopting an in-lieu mitigation fee program.

The City's consultant contacted other Resource Conservation entities in the Inland Empire area and was not successful in identifying any established agricultural mitigation banks. The Project Applicant also contacted a nearby project developer, in the City of Redlands and was provided the Mitigation Measures that the City of Redlands adopted to mitigate the loss of Prime Farmland to a less than significant level. The Department had commented on the original MND, but did not subsequently take issue with the final proposed mitigation. Since the Redlands project is within the same County as the subject project, the City of Loma Linda prepared similar mitigation.

We therefore respectfully disagree that the mitigation does not reduce the level of significance of the impact however, we concur that minor editing of the mitigation measure may provide more clarity while achieving the same objective. Additionally it recognizes the inability to confirm an **existing available** land trust for funding an agricultural mitigation bank. Essentially, the City makes the same finding but does not stipulate who or where the farmland trust is located. The following amended Mitigation Measure 2 will be provided to the City Planning Commission and City Council for consideration in adopting the MND:

A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands.

Regarding your comment related to Mitigation Measure 3, it was included to assist in mitigating the Prime Farmland loss by preserving the citrus heritage of the area. It serves to partially mitigate the loss of Prime Farmland by preserving in place a portion of the property's historic use as a citrus grove. Alone it does not mitigate the loss of a resource however Mitigation Measure 2 does that. We therefore intend to include Mitigation Measure 3 for consideration by the Planning Commission and City Council.

It is City staff's position that the impact to Prime Farmland is reduced to a less than significant level with the implementation of Mitigation Measures 2 and 3 and that a MND is the appropriate document for CEQA compliance.

We appreciate your comment letter regarding the possible confusion of mitigation measures and providing the opportunity for us to clarify the language.

Konrad Bolowich



Assistant City Manager
City of Loma Linda

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 14-073 (TTM 18963)
(APNS 0292-161-01, 08, 11 & 12)**

COMMUNITY DEVELOPMENT DEPARTMENT

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 No. 14-073 (TTM 18963)

EXPIRATION DATE:

July __ 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 affiliate's 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, loading 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, or with Community Development approval, prior to the issuance of a Certificate of Occupancy.
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.

Noise

26. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code.

Fire Department

27. 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.
28. 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.
29. 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

30. 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.

31. 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.
32. 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.
33. The applicant/developer shall install or bond for all off-site improvements prior to recording the final map.
34. 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.
35. Any streets damaged as a result of new services shall be repaired as required by the Public Works Department prior to occupancy.
36. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
37. 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.
38. The applicant shall dedicate the ultimate right-of-way street width to the City.
39. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
40. 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.
41. 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.
42. 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.
43. The applicant/developer shall provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.
44. Sewage system shall be provided by City of Loma Linda.

45. City of Loma Linda shall be the water purveyor.
46. The applicant/developer shall provide all utility services. All utilities are to be underground.
47. All fire hydrants and their distribution mains shall be made part of the Public System.
48. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
49. 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.
50. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.
51. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
52. 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.
53. 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.
54. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
55. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
56. The City C & D policy applies. The applicant/developer shall provide, to the maximum extent practicable, for the recycling and reuse of existing materials.

Mitigation Measures

57. 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.
58. The Project Proponent is required to either replace, protect or provide a conservation easement for the loss of 9.5 acres of Prime Farmland. A total of 9.5 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of final map approval, or a farmland trust or comparable organization shall

verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands.

59. Within the meandering walkway proposed along the Project's western boundary, the Project Proponent shall install permanent signage or display cases which include historical facts of the area's rich citrus production. In addition to literature, the displays shall also include historic photographs of the plantings, irrigation and harvesting of citrus. To the extent possible, the landscape area within the walkway shall include historic artifacts associated with the production of citrus (e.g. smug pots, irrigation, etc.) as collected from within the Project Site. These artifacts shall be secured to prevent theft.
60. The Project Proponent shall relocate the Eli C. Curtis residence to the Loma Linda Heritage Park and provide a foundation at the new location and ensure the exterior preservation of the structure including new paint, roofing, or other structural elements as needed at the time of relocation.
61. Prior to relocation, a Historic American Buildings Survey (HABS) document to include a standard digital photograph survey shall be completed for the Eli C. Curtis residence and insure the relocation is undertaken in accordance with the Secretary of the Interior guidelines, including setting and orientation.
62. Architectural drawings shall be prepared prior to relocation activities and the drawings shall be used in the preparation of the foundation at the relocation site. All activities relating to the relocation shall be monitored and documented by a qualified architectural historian, including documenting the relocation site.
63. The demolition of the garage and out-building shall be monitored to ensure adequate documentation and recording of any additional components of the early use of the property.
64. If, at any time, additional elements of the historic occupation and use of the property is uncovered, this archaeological evidence must be assessed in accordance with current professional standards and guidelines.
65. The Project Proponent shall incorporate palms into the overall design of the proposed project including the installation of palms along Citrus Avenue. The Proponent shall also preserve existing citrus trees in place within the Project Site to the extent feasible and incorporate references to the Curtis family into the project design (e.g. road names).
66. The Project Proponent shall conduct an archaeological monitoring program during ground altering activities, including the removal of trees, the irrigation system, and during grading of the site.
67. The Project Proponent shall direct the monitoring towards the protection of any Native American cultural resources that may be uncovered, but also with an emphasis on the grading along the Redlands Central Railway berm and retaining wall.

68. The Project Proponent shall include a Native American monitor in the overall monitoring program. Given the proximity of the *Asistencia*, the Native American monitor shall be either Gabrielino or Serrano. If no Gabrielino or Serrano monitor is available, a representative of the Soboba (Luiseno) may be assigned. The assignment may be at the discretion of the Lead Agency or under contract to the archaeological consultant.
69. 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.
70. 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.
71. Landscaping at the rain gardens shall include orange trees with meandering river rock formations to reduce water use. All other landscaping shall be with native and drought tolerant trees and shrubs and groundcovers or turf. Wood fiber shall be used in the landscaping design. Plants shall be grounded with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Landscaping shall correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed.
72. 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.
73. Rain gardens are proposed to treat runoff. Rain garden maintenance shall begin within 30 days of project completion. The owner or a designated landscape maintenance company shall maintain rain gardens in private lots. Home Owner Association (HOA) staff shall maintain rain gardens in common lots. Rain gardens shall be 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 plants.

74. 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.
75. The HOA shall schedule an annual seminar and refresher course based on Activity Restrictions which shall be conducted by a designated representative.
76. The top of all catch basins shall be painted with the following: "No Dumping, Drains to River" sign or equivalent.
77. Consistent with Measure V, as mitigation for the potential traffic impacts, 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 costs is \$17,800.
78. Construct Citrus Avenue from California Street to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.
79. Construct California Street from Citrus Avenue to the south project boundary (Bell property) at its ultimate cross-section width including landscaping and parkway improvements in conjunction with development.
80. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
81. 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.
82. The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Applicant signature

Date

Owner signature

End of Conditions

Planning Commission

Regular Meeting of March 04, 2015

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, March 04, 2015, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
 Nikan Khatibi, Vice Chairman
 Ryan Gallant
 Jay Nelson
 Carolyn Palmieri

Staff Present: Konrad Bolowich, Assistant City Manager
 Guillermo Arreola, Associate Planner
 Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

1. GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073)

ACM Bolowich explained the the item would need to be continued. Item 1 would need to be presented to Historic Commission for recommendations.

Chairman Nichols opened Public Hearing meeting.

No comments from the public.

Motion by Gallant, seconded by Nelson and carried to continue GENERAL PLAN AMENDMENT (GPA 14-075), PRE-ZONE (ZMA 14-076); ANNEXATION (ANX 14-074) AND TENTATIVE TRACT MAP (TTM 14-073) and Public Hearing to the Planning Commission meeting of May 06, 2015

2. CONDITIONAL USE PERMIT (CUP) NO. 14-114 AND VARIANCE (VA) NO. 14-115 –

Consultant H.P King (Hogle-Ireland) summarized the project and the applicant's request. The project is located at 11125 Campus Street, adjacent to the Loma Linda University campus in the Institutional (I) Zone. The project would consist of three phases completed over a 13 year span and includes the demolition of two existing buildings, the construction of three new buildings, and renovation of an existing building totaling 132,624 square feet and a new 9,640 square-foot amphitheater. The variance is a request is to allow the encroachment of a stairway and trash enclosure into the required 25-foot front yard setback along Campus Street.

Commissioner Palmieri suggested bicycle racks to be added.

Vice-chairman Khatibi stated that the design is progressive and appropriate with Loma Linda Mission design; He praised the applicant for the lush landscaping.

Commissioner Gallant favored the modern design.

Chairman Nichols invited the applicant to comment more on the project.

Discussion ensued with Planning Commission, Staff and The Applicant regarding;

- Conditional Use permit approval time frames.
- Construction activity (prohibited noises). Construction to be Monday – Friday 7:00a.m.to 10:00p.m. It is noted that there will not be any activity on Sabbath.
- Landscaping maintenance District/ City of Loma Linda Public Works Dept.
- Possible Zone change

Motion by Khatibi seconded by Nelson and carried unanimously to approve CONDITIONAL USE PERMIT (CUP) NO. 14.114 AND VARIANCE (VA) No. 14-115 subject to the following conditions of approval;

- Conditional Use Permit is approved for Three (3) years with a One (1) year extension.
- Applicant to work with City to place appropriate bicycle racks.

* Keep wording of condition No. 29 - applicant has the option to request to take over maintenance of landscaping in the event that Public Works fails to maintain to standards.

3. GENERAL PLAN AMENDMENT NO. 14-060, ZONE CHANGE NO. 14-061; AND PRECISE PLAN OF DESIGN NO. 14-059

Planner Arreola presented the staff report into evidence. The Applicant is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from High Density Residential (0-13 du/ac) to Health Care; 2) a Zone Change application to change the Multi-Family (R-3) Zone to Institutional (I) Zone; and 3) a Precise Plan of Design to construct a 40-unit assisted senior living facility for the properties located at 25401-17 Cole Street. Historic Commission approved a Certificate of Appropriateness based on the Cultural Resource Assessment on February 02, 2015 for the demolition of the onsite structures.

Discussion ensued with Planning Commission, Staff and The Applicant regarding;

- Street improvements and grading plan.
- Size of the rooms
- Addition of trees in Courtyard
- Parking Spaces
- Accessibility of picking up and dropping off residents

Chairman Nichols opened the public hearing.

Resident Wiley suggested a canopy area. He shared his concern with the water drought and suggested to use drought tolerant landscaping.

Chairman Nichols closed public hearing.

Motion by Palmieri second by Gallant and carried unanimously to approve the GENERAL PLAN AMENDMENT NO. 14-060, ZONE CHANGE NO. 14-061; AND PRECISE PLAN OF DESIGN NO. 14-059 subject with the following conditions;

- Work with staff in repeating same architectural design in the west elevation.
- Add trees in the courtyard area.
- Look into a possible canopy area.

APPROVAL OF MINUTES – January 7, 2015

Motion by Khatibi, seconded by Nelson and carried unanimously to approve the minutes of January 7, 2015.

REPORTS BY STAFF

ACM Bolowich shared that preliminary work for the LLU Parking Structure 2 has begun. The Hospital has also begun preliminary work on remodeling the Front entrance.

Vice Chairman Khatibi requested to do a drive around of ongoing and completed projects.

ACM Bolowich will schedule to visit ongoing or completed projects in May or June.

Chairman Nichols asked about the possibility of staff providing the commission with electronic reports instead of paper reports.

ACM Bolowich will look into the possibility of issuing electronic reports.

The meeting adjourned at 8:11 p.m.

Nataly Alvizar
Administrative Specialist I

Planning Commission

Regular Meeting of May 06, 2015

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, May 06, 2015, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
 Nikan Khatibi, Vice Chairman
 Ryan Gallant
 Jay Nelson
 Carolyn Palmieri

Staff Present: Konrad Bolowich, Assistant City Manager
 Guillermo Arreola, Associate Planner

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

1. **CONDITIONAL USE PERMIT (CUP) NO. 15-016 AND VARIANCE NO. 15-017 – A REQUEST TO CONSTRUCT A 57-FOOT WIRELESS TELECOMMUNICATION FACILITY (DESIGNED AS A FAUX WATER TANK) WITHIN HERITAGE PARK LOCATED AT 25964 MISSION ROAD IN THE R-1 ZONE. A VARIANCE REQUEST TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT IN THE R-1 ZONE**

Planner Arreola presented staff report into evidence, reviewing the site plan, existing setting and the requested change. The Applicant request to construct a new 57-foot cell tower designed as a faux water tower and associated ground equipment to be located at 25964 Mission Road (APN 0292-111-31). The site is known as Heritage Park and is presently developed with two locally historic homes (to be used as offices), and a non-operational historic locomotive. The project site is located in the Single Residence (R-1) Zone. The Applicant is also seeking approval of a variance request to exceed the maximum height allowed in the R-1 zone. The tank will include a graphic depicting Historic Loma Linda Orange Packing Industry.

Discussion ensued with Planning Commissioner, Staff and Applicant regarding;

- Graphic design – Graphic location, quantity, and maintenance of graphics.
- Antenna Coverage
- Requested changes in Conditions of Approval from The Applicant.

Chairman Nichols opened the public hearing.

Commissioner Gallant favored the design and praised The Applicant on the work. The design is a good fit for the area.

Commissioner Nelson complemented the graphic design.

Planner Arreola added a Condition of Approval; that any changes to the graphic design would require staff approval.

Chairman Nichols suggested that river rock be used around the whole base/wall.

Planner Arreola stated he would consult with The Applicant regarding using river rock to cover the base.

Resident Wiley suggested a solar panel on the water tank. Went on to inform the Commission he gave Debra Woodruff several Bryn Marw original orange labels.

ACM Bolowich clarified that staff did research on the Orchard labels. The labels that were found did not support Loma Linda/Bryn Marw.

Commissioner Gallant suggested the graphic design to be illuminated.

Applicant responded that he would consult with The City building department in regards to the possibility of adding lighting to the graphic.

Chairman Nichols closed the public hearing.

Motion by Gallant seconded by Nelson and carried unanimously to approve CONDITIONAL USE PERMIT (CUP) NO. 15-016 AND VARIANCE NO. 15-017 subject to the following conditions of approval;

- Amend the following conditions;

Condition # 10 - Notice of change of ownership of the wireless communication facility shall be provided to the City within sixty (60) days of title transfer

Condition #14 - All graffiti and other forms of vandalism shall be promptly removed and/or repaired within 72 hours of notification.

- Lighting to be added
- Work with staff on placement (North/South Orientation) and quantity (3) of graphics.
- No changes to be made to the tank prior to City approval.

2. CONDITIONAL USE PERMIT (CUP) NO. 14-143 – 60-FOOT HIGH WIRELESS TELECOMMUNICATION FACILITY (MONOPINE) LOCATED AT 24740 REDLANDS BOULEVARD

Planner Arreola presented staff report into evidence, reviewing the site plan, existing setting and the requested change. The Applicant requests to construct a new 60-foot high wireless telecommunication facility (designed as a monopine) and associated ground equipment to be located at 24740 Redlands Boulevard (APN 0281-091-25). The lot is presently vacant with a gravel surface. The project site is located within the East Valley Corridor Specific Plan – General Commercial Zone.

Planner Arreola added the condition that the antenna will not exceed the length of leaf foliage.

Discussion continued with Commissioners, Staff and The Applicant regarding;

- Location of the monopine tree on the site.
- Shared entrance with the neighbor.
- Foliage – Leaf Count
- Site landscaping (Artificial turf)

Commissioner Nelson asked if a sample of the proposed Pine leaf was available. He was concerned with the color of the foliage fading.

Chairman Nichols opened the Public Hearing.

Resident Wiley suggested vegetation shrub around the monopine area to detract vandalism.

ACM Bolowich will do research and consult with Public Works about low maintenance vegetation that may be approved for the area around the monopine.

Chairman Nichols closed the Public Hearing.

Motion by Khatibi seconded by Palmieri carried to approve CONDITIONAL USE PERMIT (CUP) NO. 14-143 subject to the conditions of approval; (- 1 abstained)

- Amend the following Conditions of Approval;

Condition #6 A copy of the applicant's approved redacted lease with the property owner shall be submitted to the Community Development Department prior to issuance of a building permit for the wireless communication facility. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Community Development Director. Upon termination or expiration of the lease, the wireless communication facility shall be removed within 90 days.

Condition #10 Notice of change of ownership of the wireless communication facility shall be provided to the City within sixty (60) days of title transfer.

Condition #14 All graffiti and other forms of vandalism shall be promptly removed and/or repaired within 72 hours of notification.

- The applicant shall remove the proposed driveway within the rear 25-foot setback, and replaced with landscaping. The proposed landscaping within the rear shall be reconfigured to be evenly spaced throughout the rear landscape planter.
- The applicant shall install artificial grass within the public right-of-way parkway area, to City of Loma Linda Public Works Department standards.
- The applicant shall work with staff to relocate the west wall of the enclosure as close as possible to the west property line.
- The applicant shall provide documentation that the monopine will be improved with a minimum 147-branch count.
- The proposed mono-pine foliage shall match, to the greatest extent possible, the color of the proposed canary island pines proposed within the landscape planter.

REPORTS BY STAFF

Water usage-conservation was discussed.

Pending projects and Project changes were discussed.

Drive-by Meeting to be held in June.

Meeting adjourned to May 20, 2015 at 7:00 p.m.

Nataly Alvizar
Administrative Specialist I

Commissioner Gallant favored the modern design.

Chairman Nichols invited the applicant to comment more on the project.

Discussion ensued with Planning Commission, Staff and The Applicant regarding;

- Conditional Use permit approval time frames.
- Construction activity (prohibited noises). Construction to be Monday – Friday 7:00a.m.to 10:00p.m. It is noted that there will not be any activity on Sabbath.
- Landscaping maintenance District/ City of Loma Linda Public Works Dept.
- Possible Zone change

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- Size of the rooms
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Chairman Nichols opened the public hearing.

Resident Wiley suggested a canopy area. He shared his concern with the water drought and suggested to use drought tolerant landscaping.

Chairman Nichols closed public hearing.

Motion by Palmieri second by Gallant and carried unanimously to approve the GENERAL PLAN AMENDMENT NO. 14-060, ZONE CHANGE NO. 14-061; AND PRECISE PLAN OF DESIGN NO. 14-059 subject with the following conditions;

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- Add trees in the courtyard area.
- Look into a possible canopy area.

APPROVAL OF MINUTES – January 7, 2015

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Nataly Alvizar
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