

**PLANNING COMMISSION
REGULAR MEETING OF
August 3 at 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)

1. **GENERAL PLAN AMENDMENT (GPA 15-044), PRE-ZONE (ZMA 15-045), ANNEXATION (ANX 15-043) AND TENTATIVE TRACT MAP 15-046 (TTM 19963)** LOCATED EAST OF CALIFORNIA STREET, SOUTH AND WEST OF THE MISSION ZANJA CREEK, WEST OF NEVADA STREET AND NORTH OF BARTON ROAD.

RECOMMENDATION

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

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

2. **DEVELOPMENT CODE AMENDMENT (DCA) 14-133 – DEVELOPMENT CODE UPDATE – AFFECTING TITLE 17, ARTICLE 2 – ZONES, ALLOWABLE USES AND DEVELOPMENT STANDARDS-** Continued from the July 6, 2016 Planning Commission meeting

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for the Development Code Update based on the analysis.

3. **CERTIFICATE OF APPROPRIATENESS - SMALL PROJECT APPLICATION (SPA 16-051 TO EXTERIOR OF THE STRUCTURE (INSTALLING (9) 2'-8" x 8 NEW FIXED WINDOWS AT 11057 HILL DR. -** Continued from the July 6, 2016 Planning Commission meeting

RECOMMENDATION

The Campus Hill project will be presented to the Historical Commission on August 1, 2016. Staff will evaluate the commission's comments and make an appropriate recommendation at the Planning Commission meeting.

4. **APPROVAL OF MINUTES**

- June 1, 2016

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.



City of Loma Linda Community Development Department

Staff Report

PLANNING COMMISSION MEETING OF AUGUST 3, 2016

Approved/Continued/Denied

By Planning Commission

Date: _____

TO: PLANNING COMMISSION

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

SUBJECT: GENERAL PLAN AMENDMENT (GPA 15-044), PRE-ZONE (ZMA 15-045),
ANNEXATION (ANX 15-043) AND TENTATIVE TRACT MAP 15-046 (TTM
19963)

SUMMARY

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

The Project Proponent is requesting approval of:

- 1) A General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for a 30-acre property;
- 2) A Pre-Zone application to establish designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres, and General Business (C-2) Zone for approximately 5 acres (see Exhibit B – Proposed Pre-Zoning Map);
- 3) An Annexation Application (to be submitted to LAFCO by Project Proponent; requiring City concurrence) to annex the entire 80-acre Project area into the City of Loma Linda for water and sewer service; and
- 4) Approval of Tentative Tract Map 15-046 (TTM 19963) to subdivide an approximate 30-acre property into 95 single-family residences and nine (9) common lettered lots (Exhibit C).

RECOMMENDATION

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

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

PERTINENT DATA

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

BACKGROUND AND EXISTING SETTING

Background

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

On July 19, 2016, Staff received correspondence from the Soboba Band of Luiseno Indians regarding the City's intent to adopt a Mitigated Negative Declaration. According to the Soboba Tribe, although the area is outside the existing reservation, the project site falls within the bounds of their Tribal Traditional Use Areas. In addition, the project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba. The Tribe requested the City to provide additional measures in place to ensure potential cultural resources preserved and returned to the Tribe. A separate letter requesting Tribal Consultation (specifically the presence of a Native American Monitor to be present during grading) with the City was also received on the same day from the Soboba Tribe.

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

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

Existing Setting

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

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

ANALYSIS

Project Description

The City of Loma Linda is initiating the annexation of the 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road. The Project also includes the request to approve a Tentative Tract Map (TTM 19963) to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and nine (9) common lettered lots as a phased development. The 95 single-family residential lots would range in size from 7,200 square feet to 15,330 square feet.

Stratus Development Partners is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre TTM area from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 5 acres for areas within the approximate 80-acre annexation area; and 3) an Annexation Application to annex the entire approximate 80-acre area into the City of Loma

Linda. The proposed 80-acre annexation area currently receives water service from the City of Loma Linda and will continue to do so upon annexation. Proposed development within the 30-acre area would receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 80-acre annexation area at this time. Any future development proposals for properties within the 80-acre annexation area would be required to prepare separate environmental documentation and obtain necessary entitlements.

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

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

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

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

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

Plan for Services

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

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

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

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

General Plan Amendment and Pre-Zone

The project includes a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre area from Business Park to Low Density Residential; and a Pre-Zone application to establish the designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 5 acres for areas within the approximate 80-acre annexation area (see Exhibit H General Plan Amendment Map).

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

MEASURE V

On November 7, 2006, the Loma Linda voters passed Measure V, *The Residential and Hillside Development Control Measure*. Staff analyzed the project using the adopted development guidelines in Chapter 19.16 of the Loma Linda Municipal Code (LLMC) and determined that the project complies with the requirements of Measure V, as follows:

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

Section I (F)(2) – To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted,

mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is filed. In any location where the Level of Service is LOS F at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the volume to capacity ratio is maintained at a volume to capacity ratio that is no worse than that existing at the time an application for development is filed. Projects where sufficient mitigation to achieve the above stated objectives is infeasible shall not be approved unless and until the necessary mitigation measures are identified and implemented.

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

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

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

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

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

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

projected to operate within acceptable Levels of Service consistent with Measure V during the peak hours for Year 2035 with project traffic conditions.

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

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

Mitigation Measure 22:

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

Mitigation Measure 23:

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

Mitigation Measure 24:

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

Mitigation Measure 25:

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

Mitigation Measure 26:

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

Mitigation Measure 27:

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

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

PUBLIC COMMENTS

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

- County Department of Public Works

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

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

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

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

- Soboba Band of Luiseno Indians

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

- Bonadiman & Associates

In an email received on July 7, 2016, Ed Bonadiman requested on behalf of his client, Laura Ramirez, that a 4.48-acre parcel located on the northeast corner of California and Citrus (APN: 0292-152-10) and included in the annexation area, be pre-zoned C-2 General Business. The parcel is currently pre-zoned Business Park in the City General Plan.

- Public Utilities Commission

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

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

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

- Caltrans

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

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

FINDINGS

General Plan Amendment Findings

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

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

Changing the land use designation from “Business Park” to “Low Density Residential” for the 30-acre property and creating a Pre-Zone application to establish the designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 5 acres for areas within the approximate 80-acre annexation area would allow for the proposed project.

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

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

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

and Administrative Professional Offices; these properties are developed with multi-family residences, an Alzheimer's special care facility and citrus groves. With appropriate setbacks and development of the TTM site in accordance with the City's Municipal Code, the proposed GPA would be compatible with existing and future development to the north and east. Therefore based on existing surrounding zoning for both the County of San Bernardino and the City of Loma Linda general plans, and the proposed GPA, implementation of the Proposed Project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

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

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

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

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

Pre-Zone Findings

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

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

The County of San Bernardino's General Plan designates the site as Multiple Residential and Commercial Industrial, and a zoning of Multiple Residential and Commercial Industrial. The Loma Linda General Plan designates the Project Site as Commercial, Business Park and High Density Residential; the property is within the City's Sphere of Influence and therefore, part of the City's planning area. The City proposes a General Plan Amendment to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for the 30-acre property; and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 5 acres for areas within the approximate 80-acre annexation area. The City's General Plan land use designation and proposed pre-zoning are commensurate with those of the County.

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

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

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

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

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

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

Tentative Tract Map Findings

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

The project includes a General Plan Amendment application to change the current land use designation from Business Park to Low Density Residential for the 30-acre property, and a Pre-Zone application to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) (Zone) for 13 acres and General Business (C-2) (Zone) for approximately 5 acres for areas within the approximate 80-acre annexation area. The proposed project is consistent with the amendment to the General Plan.

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

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

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

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

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

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

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

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

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

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

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

implementation of Mitigation Monitoring and Reporting Program (Exhibit E). No additional mitigation is warranted.

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

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

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

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

CONCLUSION

The proposed Tentative Tract Map 19963 conforms to the City's Subdivision regulations and the "Low Density Residential" (R-1) zoning standards and complies with Measure V. The General Plan Amendment to change the existing designation from Business Park to Low Density Residential for the 30-acre property; and to establish a Pre-Zone of the designation of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres and General Business (C-2) Zone for approximately 5 acres for areas within the approximate 80-acre annexation area. The proposed General Plan Amendment and pre-zone would allow for the proposed project. The proposed project would be compatible with the residential neighborhoods to the north and southeast and future residents to the west (Citrus Lane).

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

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

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

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

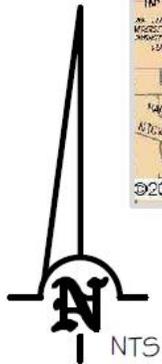
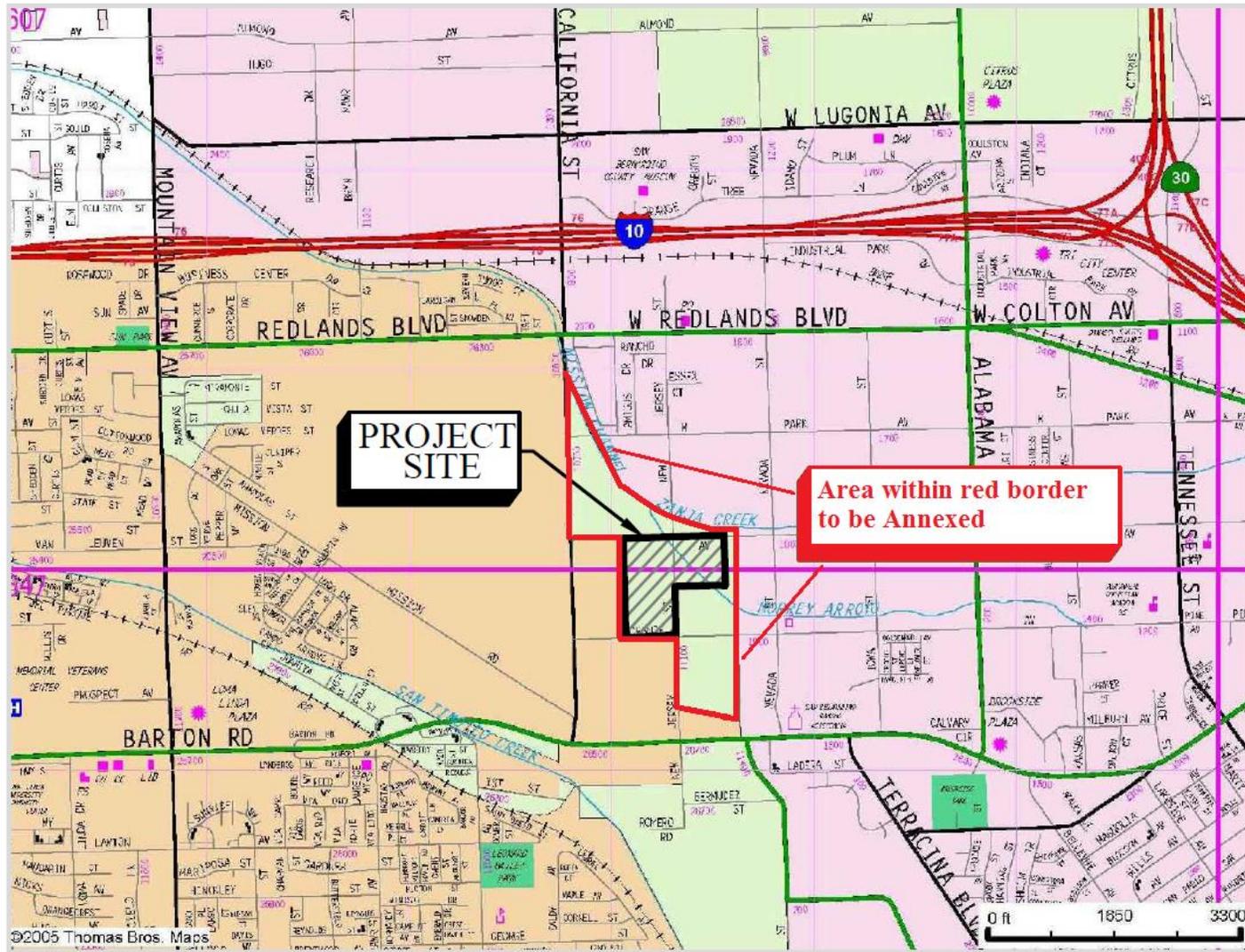
Respectfully Submitted,

Natalie Patty
Contract Planner
Lilburn Corporation

EXHIBITS

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

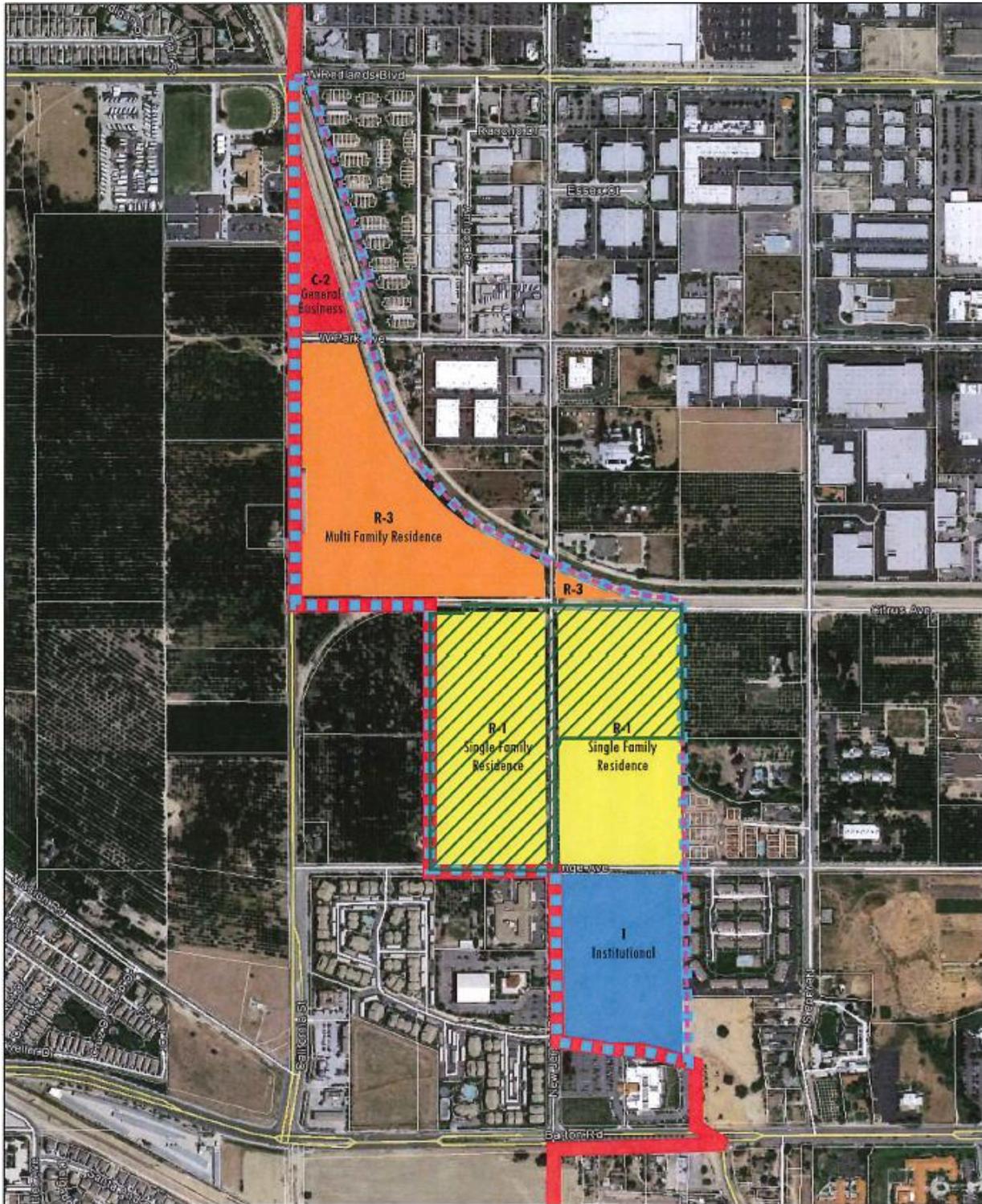
30-Acre Development and Area to be Annexed



VICINITY MAP

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

Pre Zone Map



LEGEND

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

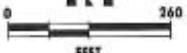
CITY OF LOMA LINDA PROPOSED PRE-ZONE DESIGNATIONS

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

FIGURE 7

Tentative Tract Map





 FEET
 Source: Ulburn Corp., 12/2015.

- G E N D**
-  City of Loma Linda Boundary
 -  City of Loma Linda Boundary Sphere of Influence
 -  Proposed Tentative Tract Map 19963

PROPOSED SITE PLAN - TTM 19963

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

EXHIBIT C

CITY OF LOMA LINDA
ENVIRONMENTAL CHECKLIST FORM
AND INITIAL STUDY

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

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

Contact Person: Nataly Alvizar
Phone Number: (909) 799-2930

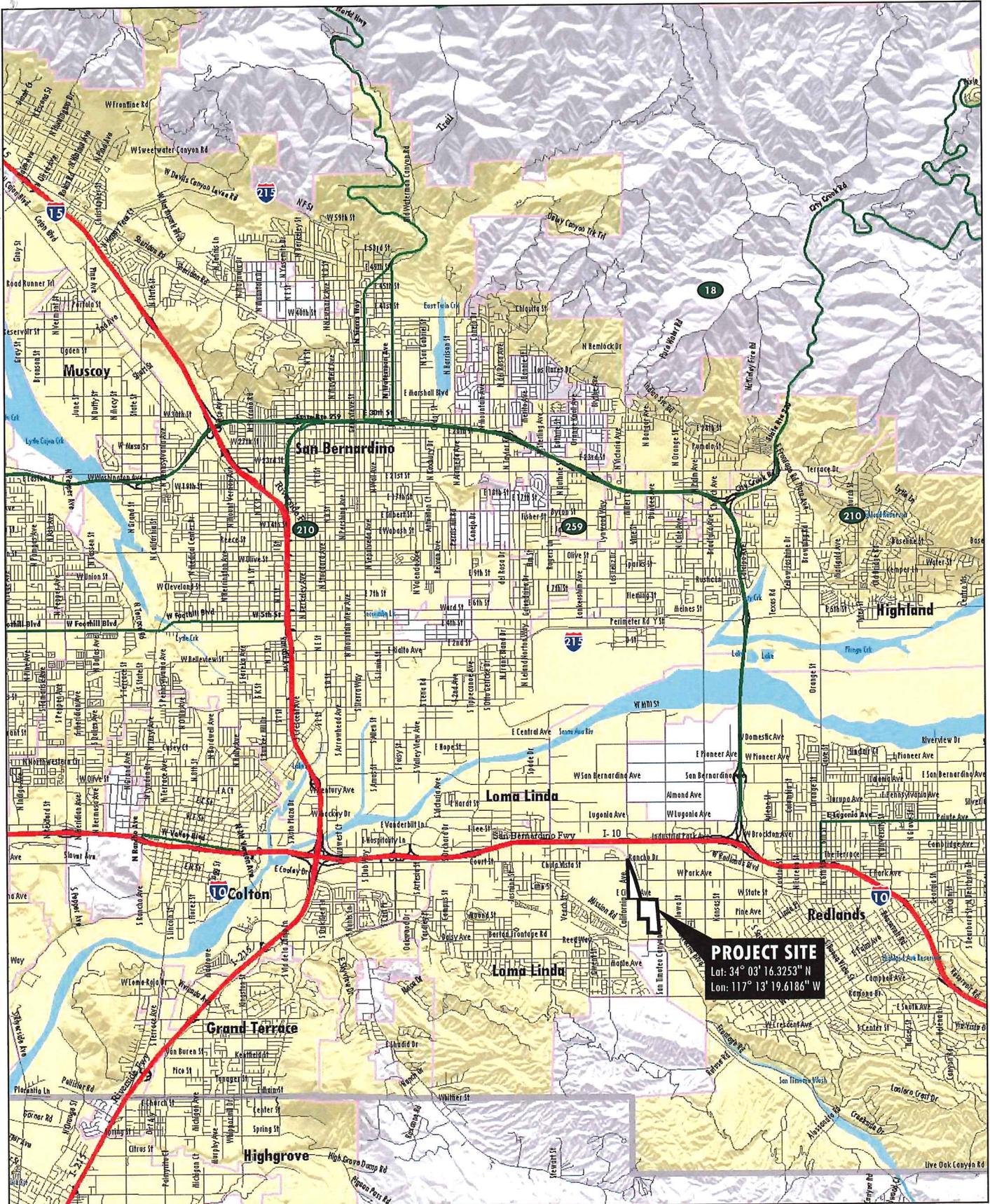
Project Sponsor: Stratus Development Partners
Address: 17 Corporate Plaza Drive, Suite 200
Newport Beach, CA 92660

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

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

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

Project Description: The City of Loma Linda is initiating the annexation of an approximate 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road (see Figure 3 – City of Loma Linda Sphere of Influence). The Project also includes the request to approve a Tentative Tract Map (TTM 19963) to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and eight (8) common lettered lots as a phased development (see Figure 4 – Proposed TTM 19963). The 95 single-family residential lots would range in size from 7,200 square feet to 15,330 square feet (see Figure 4 – Site Plan). A majority of the annexation area is developed and includes the following land uses: residential, religious assembly, and agriculture (citrus groves). There are scattered areas of vacant land and land developed with citrus groves that total approximately 57 acres; this area could be developed in the future under the City of Loma Linda proposed pre-zoning (see Figure 5 – Existing Vacant Areas within the Annexation Area). Vacant and agricultural areas are currently zoned by the County of San Bernardino as Multiple Residential (RM) and Community Industrial (IC) (see Figure 6 – Existing County of San Bernardino Land Use Zoning Districts).

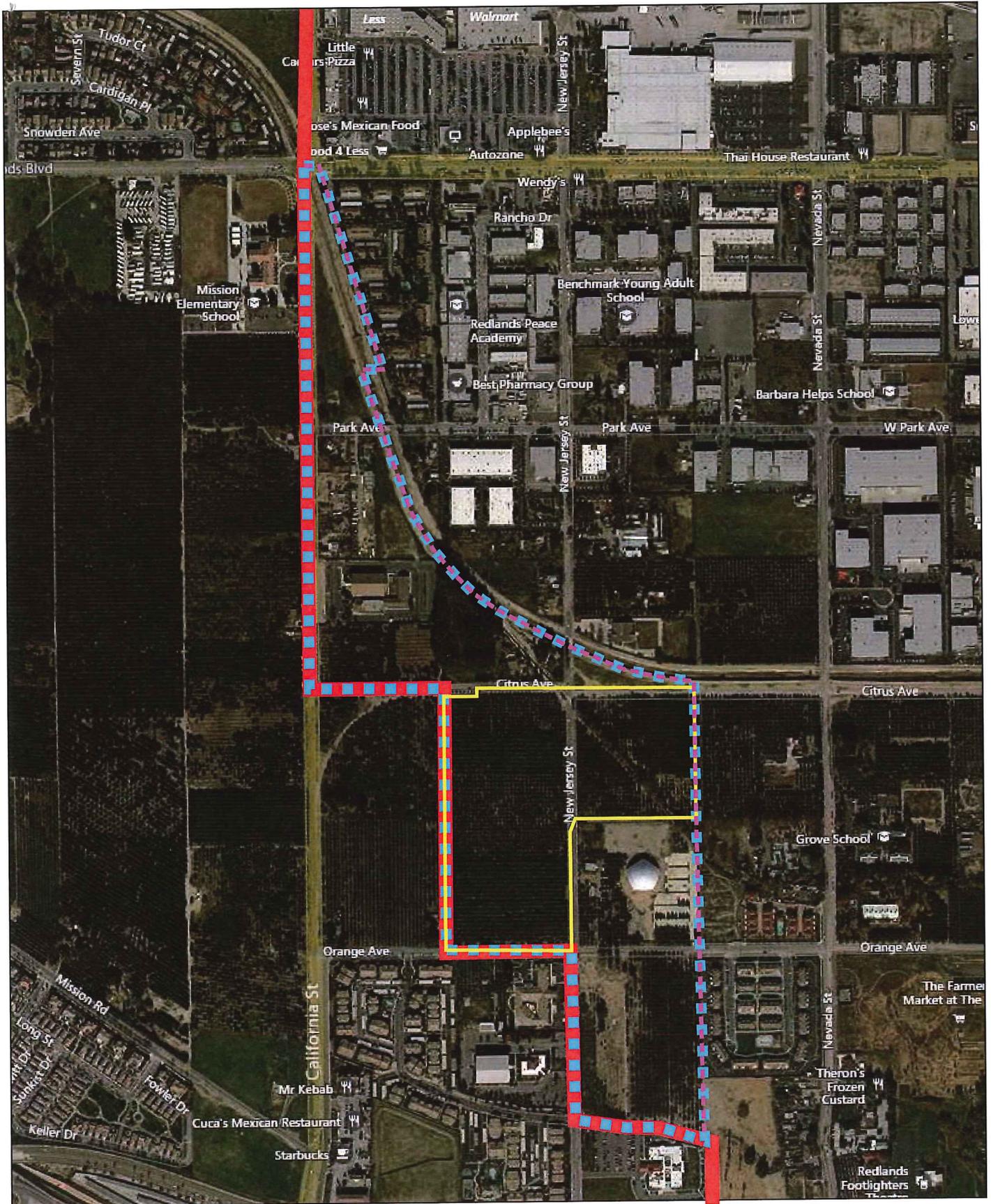


PROJECT SITE
 Lat: 34° 03' 16.3253" N
 Lon: 117° 13' 19.6186" W



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

FIGURE 1

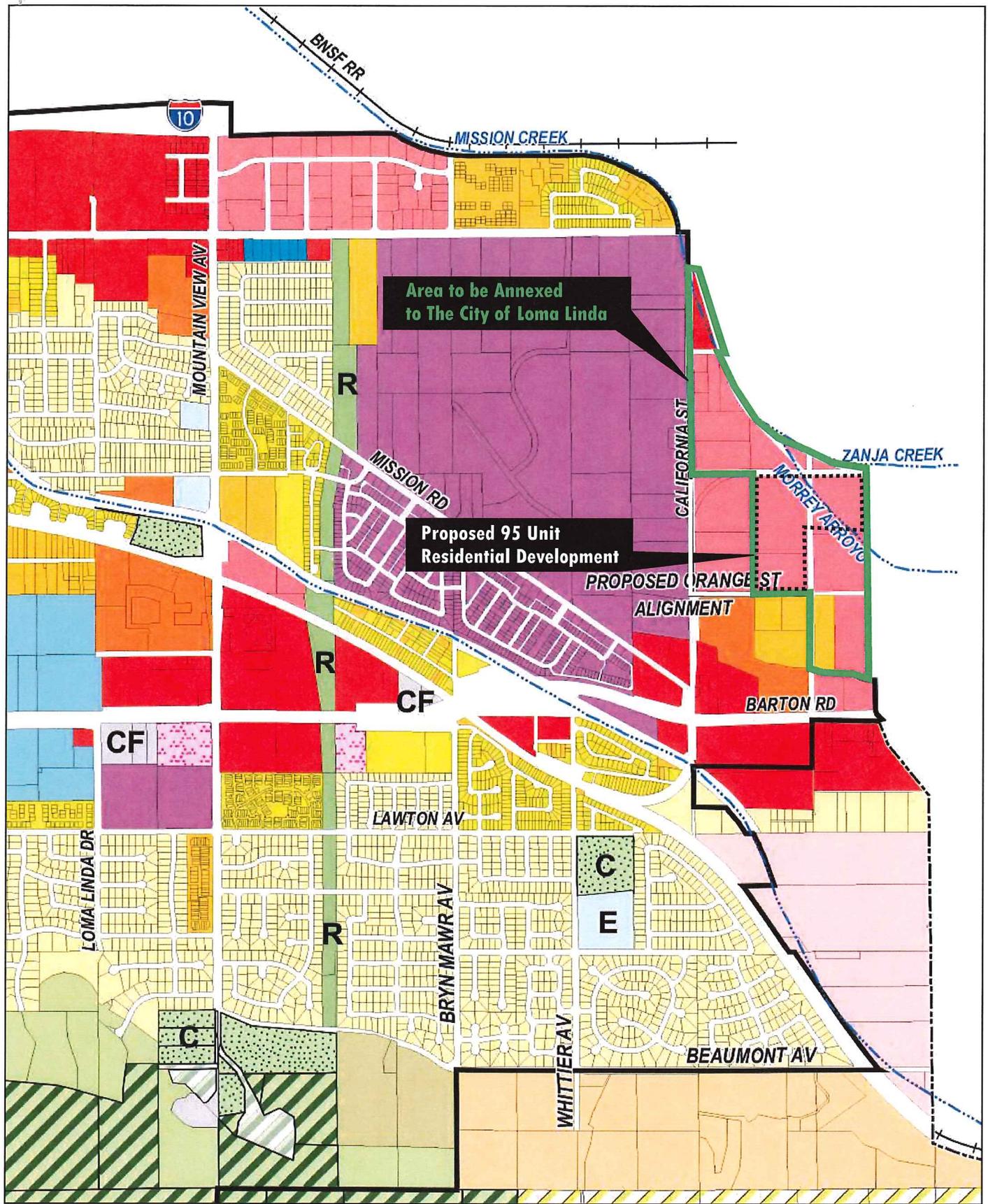


- LEGEND**
- City of Loma Linda Boundary
 - City of Loma Linda Boundary Sphere of Influence
 - Proposed Annexation to The City of Loma Linda
 - Proposed Tentative Tract Map 19963

ANNEXATION PROJECT VICINITY

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

FIGURE 2



0 2
MILES

Source: Lilburn Corp., 12/2015.

LILBURN
CORPORATION

LEGEND

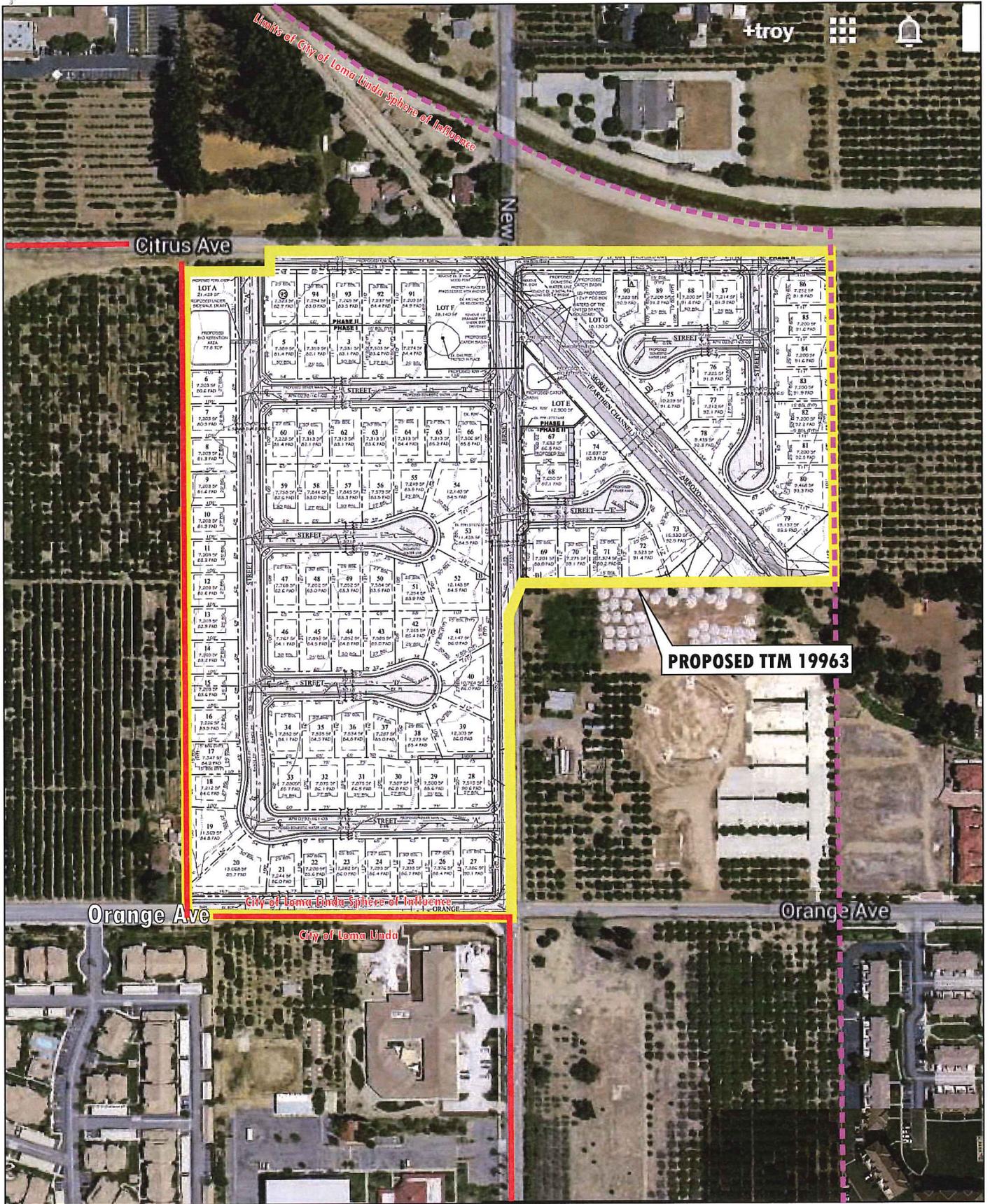
— City Boundary

- - - Sphere of Influence

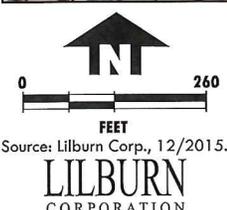
REGIONAL LOCATION within CITY OF LOMA LINDA SPHERE OF INFLUENCE

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

FIGURE 3



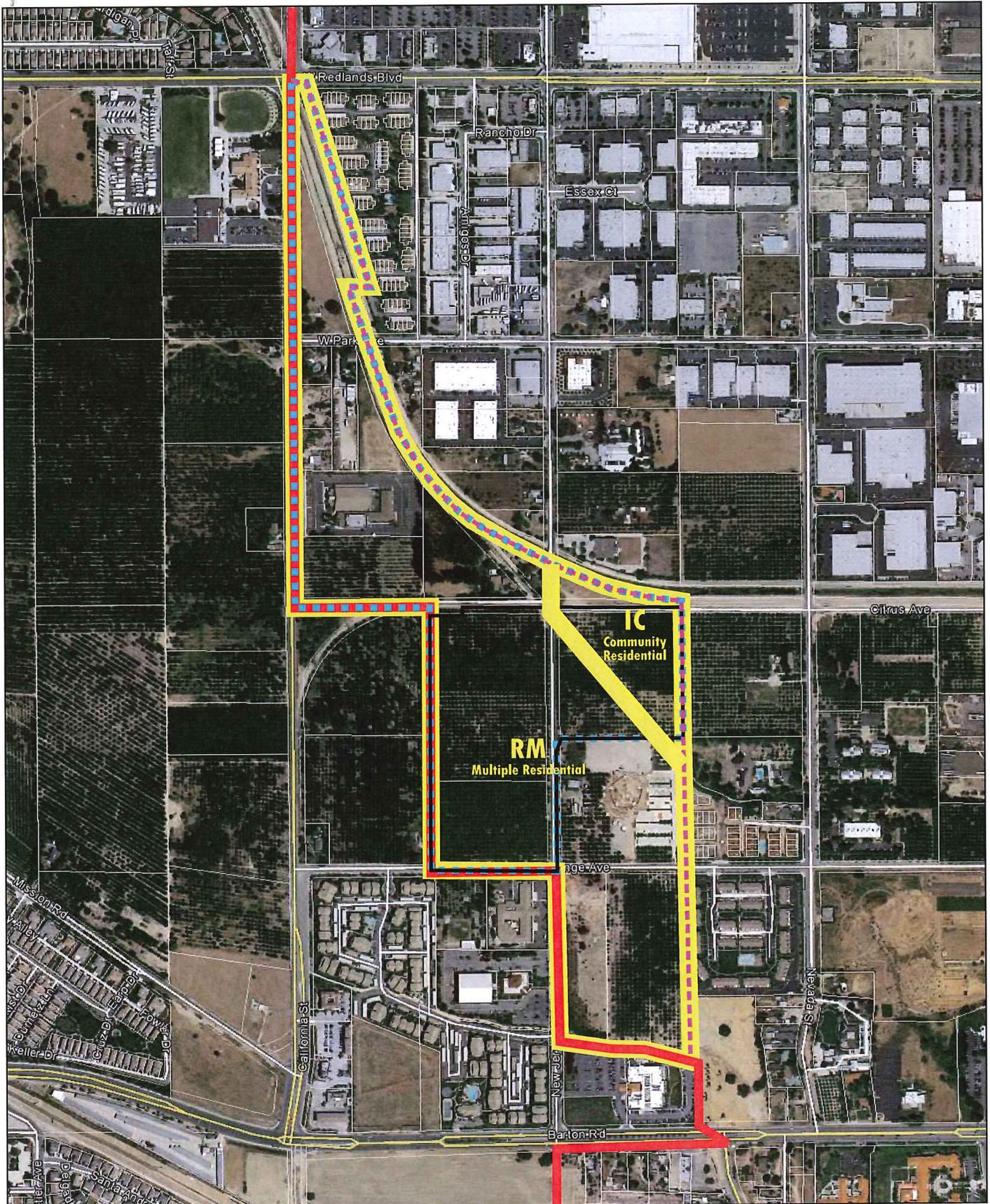
PROPOSED TTM 19963



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

PROPOSED SITE PLAN - TTM 19963
 PROPOSED ANNEXATION and ORCHARD HEIGHTS DEVELOPMENT
 City of Loma Linda, California

FIGURE 4



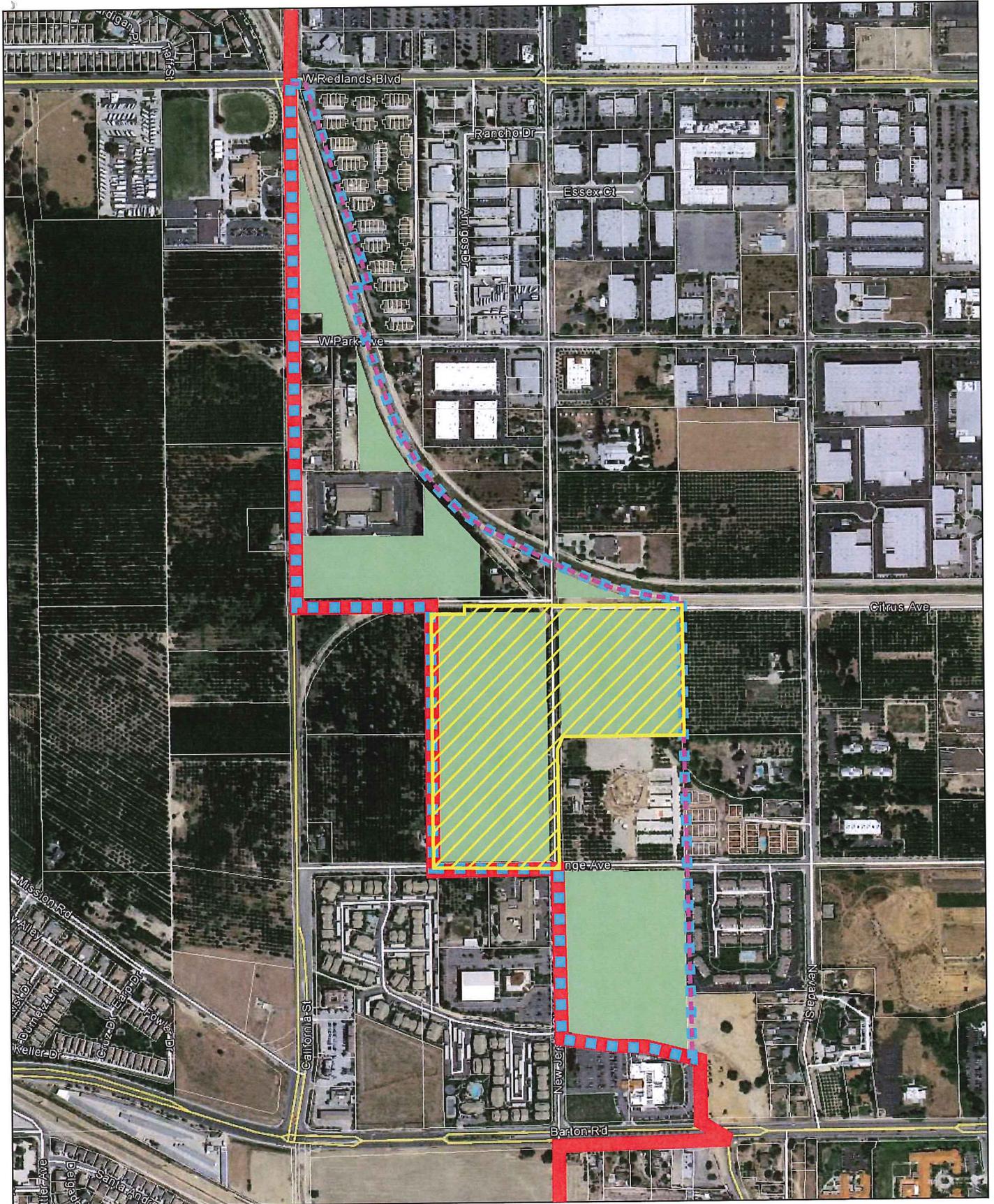
LILBURN
CORPORATION

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

COUNTY of SAN BERNARDINO GENERAL PLAN ZONING MAP

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

FIGURE 5



0 650
 FEET
 Source: Lilburn Corp., 12/2015.
LILBURN
 CORPORATION

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

VACANT LAND

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

FIGURE 6

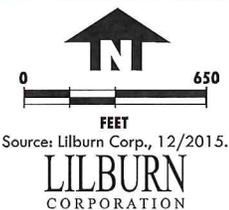
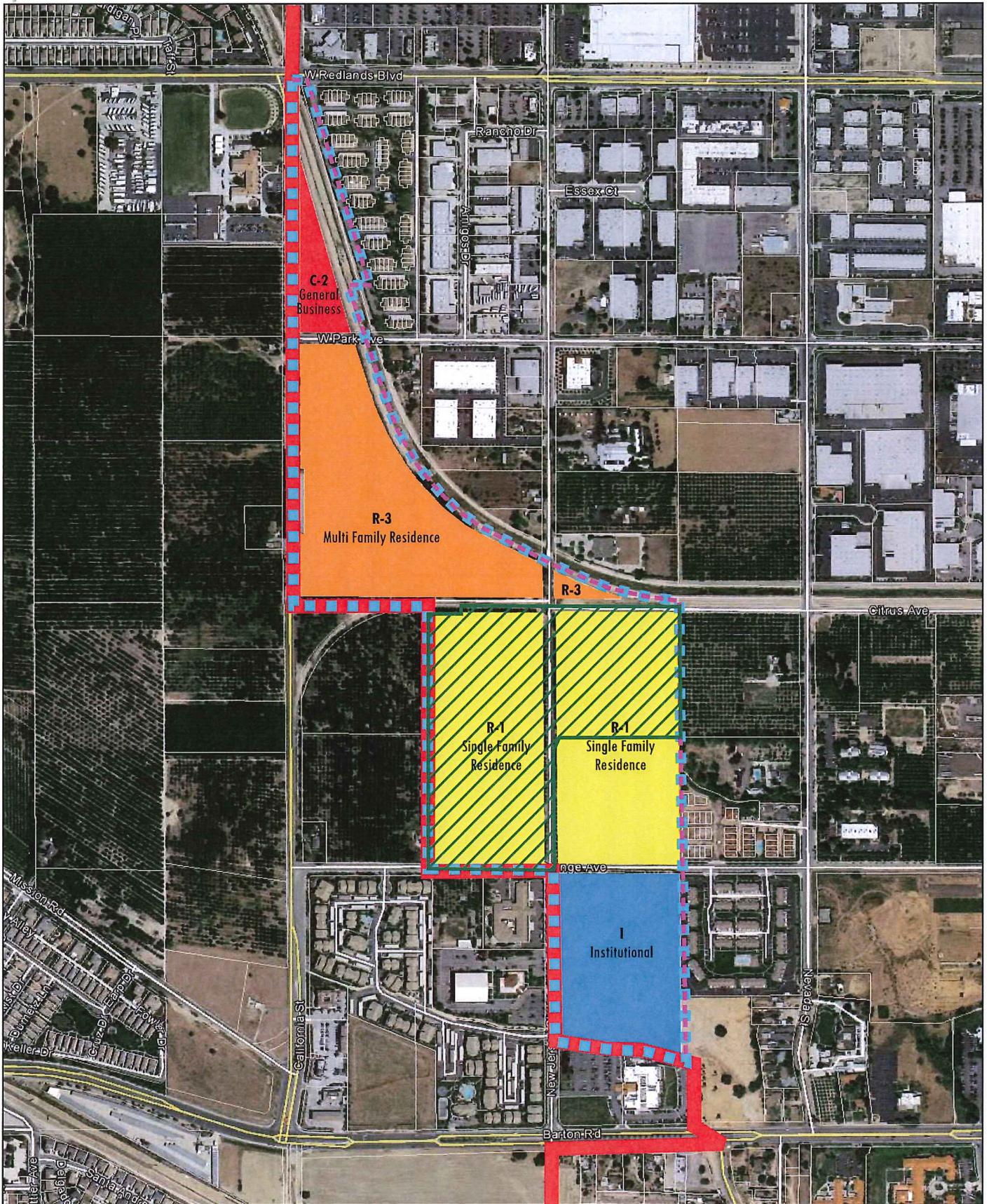
Stratus Development Partners is requesting approval of: 1) a General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation for the 30-acre area from Business Park to Low Density Residential; 2) a Pre-Zone application to establish the Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) for 13 acres and General Business (C-2) for approximately 5 acres for areas within the approximate 80-acre annexation area (see Figure 7 – Proposed City of Loma Linda Pre-Zoning); and 3) an Annexation application to annex the entire approximate 80-acre area into the City of Loma Linda. The proposed 80-acre annexation area currently receives water service from the City of Loma Linda and will continue to do so upon annexation. Proposed development within the 30-acre area would receive other City services (including sewer) upon annexation. No other development is proposed within the approximate 80-acre annexation area at this time. Any future development for properties within the 80-acre annexation area would be required to prepare separate environmental documentation and obtain necessary entitlements.

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

Phasing

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

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



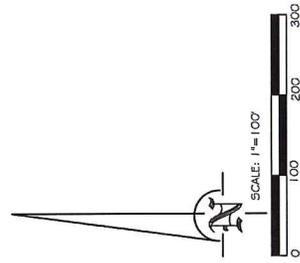
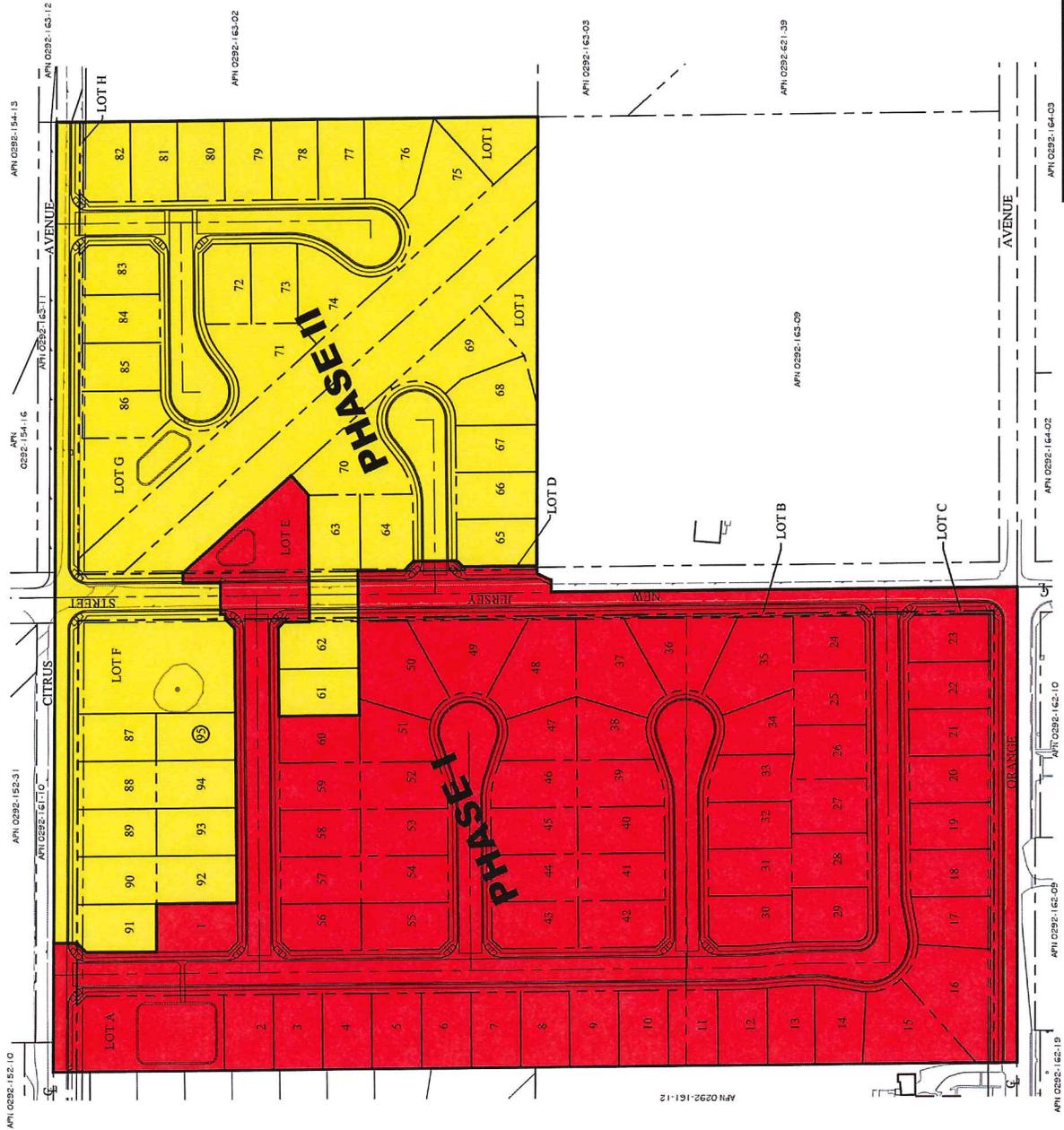
LEGEND

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

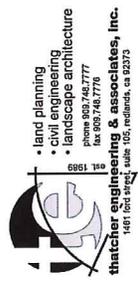
CITY of LOMA LINDA PROPOSED PRE-ZONE DESIGNATIONS

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

FIGURE 7



TENTATIVE TRACT MAP NO. 19963
PHASING EXHIBIT
 COUNTY OF SAN BERNARDINO
 (TO BE ANNEXED TO CITY OF LOMA LINDA)
 NEW JERSEY STREET
 APN 0292-161-02, 03 AND 0292-163-08



Job Number: 157002
 Date Prepared: 1/2/11
 Drawn By: KT
 Reference Number: 157002phasindex

PREPARED FOR/APPLICANT:
STRATUS DEVELOPMENT PARTNERS
 ATTN: DAVID WOOD
 17 CORPORATE PLAZA DRIVE, SUITE 200
 NEWPORT BEACH, CA 92660
 PHONE: (949) 294-6990

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

FIGURE 8

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

Within the 80-acre Annexation area there are approximately 57 acres of either vacant or agricultural land that could be developed as urban uses. Under the County of San Bernardino General Plan the Project Site/Annexation area is currently zoned Multiple Residential (RM) for an area that is approximately 25.75 acres, and Community Industrial (IC) for the remaining 1.26 acres. Under the County of San Bernardino General Plan the RM land use designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. For the area designated IC a maximum lot coverage of 85 percent and a maximum floor area ratio (FAR) of 0.45:1 would be applied. Under the County RM designation, approximately 15.45 acres of the vacant and/or currently developed agricultural area within the Project site could be developed with multi-family residential structures and impervious surfaces. If individual structures were to be developed, the County's RM designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, vacant and/or currently developed agricultural land within the Project Site could be developed with approximately 309 dwelling units. Under the IC designation, there is a minimum 5-acre area for development. Under existing conditions the vacant area totals only 1.26 acres and could not be developed; however a lot line adjacent would allow the parcels to be developable and under these circumstances approximately 20,994 square-feet of community industrial building could be developed.

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

Upon annexation and under City of Loma Linda pre-zone conditions, vacant and/or currently developed agricultural areas within the Project Site/Annexation area (approximately 60 acres) would be pre-zoned Single Family Residence (R-1) for approximately 30 acres, C-2 for approximately 5 acres, Multi-Family Residence (R-3) for approximately 12 acres, and Institutional (I) for approximately 13 acres. Under the City of Loma Linda General Plan, R-3 zoning would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent, and therefore a total of 145 multi-family residential units could be developed. For the area designated C-2, a building up to 7,812 square-feet¹ could be developed with a maximum lot cover of 60 percent, and a FAR of 0.5. For vacant land that would be pre-zoned Institutional (13 acres) a building totaling 169,884 square-feet could be developed with a maximum 0.6 FAR and a maximum lot coverage of 50 percent.

Comparison of Development Under County Verses City Land Use Designations

Under the existing County designation of RM, a total of 636 dwelling units could be developed. Under proposed City pre-zone designation of R-3, a total of 145 dwelling units could be developed; approximately 164 less units as compared to development under the County General Plan. This is due to the reduced area available for residential development (a total of 25.75 acres is available for residential development under the County's existing designation, and a total of 12.12 acres is available for residential development under the City of Loma Linda's proposed pre-zone.

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

Under the existing County designation of IC, a maximum 20,994 square-foot building could be developed. Under the City pre-zone designation of C-2 a maximum 41,818 square-foot building could be developed. Also under the City pre-zone, an area totaling 11.69 acres would be pre-zoned Institutional, which would allow for the development (as the area is currently vacant) of a 152,765 square-foot building.

Ultimately, developable areas upon annexation and a City of Loma Linda pre-zone would result in 164 less residential units (or 196,800 square feet less, based on an average multi-family dwelling unit of 1,200 square feet), and 173,589 square-feet more of Institutional and commercial uses than if developed under County conditions.

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

Surrounding Land Uses and Setting:

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

Existing Service Conditions

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

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

Other Agency Approvals

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture/Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input checked="" type="checkbox"/> Greenhouse Gases | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input 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"/> Tribal Cultural Resources | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION

On the basis of this initial evaluation:

- () I find that the Proposed Project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- (✓) I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- () I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- () I find that the Proposed Project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- () I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Prepared By: Walter J. Patten Date: 6-16-16

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 development proposed within the annexation area the maximum height of the single-family structures would be no more than two-stories. Under proposed conditions, the San Bernardino Mountains would remain visible and the proposed development would have less than significant impacts on the existing viewshed of the San Bernardino Mountains.
- b) The Project Site/Annexation area does not occur within a State Scenic Highway. The 30-acre area within the approximate 80-acre annexation area that is proposed for development is currently developed with citrus groves. Proposed development would require removal of all citrus trees. Proposed development includes landscaping with drought tolerant species and trees. Impacts are considered less than significant and no mitigation is proposed.
- c) Removal of the citrus grove would change the existing visual character of the 30-acre portion of the annexation site. Several open space lots are proposed within the residential development. The open space lots would be landscaped and occur centrally within the development and would be visible from New Jersey Street. The remaining portions of the 80-acre annexation area would remain unchanged under the Proposed Project. The removal of the citrus grove and construction of single-family residences would change the visual character of the site but would not objectively be considered a substantial degradation. A less than significant impact would result.
- d) Upon approval of the Project requested entitlements, the annexation area would be Pre-Zoned and annexed into the City of Loma Linda, a GPA for the 30-acre property would

change the existing City of Loma Linda designation from Business Park to Low Density Residential (R-1), and TTM No. 19963 would be approved. Development of the remaining vacant portions of the annexation area is not proposed at this time; however any future development application would be subject to a lighting plan approval by the City. Future development east and west of the Project Site could include residential. To ensure future residential development adjacent to the Project Site is not impacted, the following mitigation measure shall be implemented:

Mitigation Measure 1:

Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare onto existing and potential future development to the east, west, north and south of the Project Site.

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

Comments

a,e) Proposed development within the 30-acre portion of the 80-acre annexation area, would remove approximately 30 acres of farmland. The 30-acre area is mapped within

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

In 1982, under Legislative mandate (Government Code § 65570), the State Department of Conservation (DOC) was required to collect and/or acquire data on lands converted to/from agricultural use. The purpose for collecting such information was to provide decision makers with maps and statistical data on the conversion of farmland and grazing land that would assist in the land use planning process. Important Farmland maps prepared biannually by the DOC Division of Land Resource Protection are heavily based on soil classification data from the U.S.D.A. Natural Resources Conservation Service (NRCS) and water availability determined by the State Department of Water Resources. Utilizing this information, land is classified into one of eight categories (five relating to farming and three associated with nonagricultural purposes) these include: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land. According to maps prepared in 2010 (the latest to date) by the California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program the Project Site is designated as Prime Farmland (San Bernardino County Sheet 2 of 2). Prime Farmland is defined as having the best combination of physical and chemical features able to sustain long-term agricultural production. Said land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. The 30-acre area within the 80-acre annexation Project Site is designated as Prime Farmland.

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

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

California Land Evaluation and Site Assessment – LESA Model

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

significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process” (Public Resources Code Section 21095).

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

- *Land Evaluation* – uses two factors, the USDA Land Capability Classification (LCC) and the Storie Index, to analyze soil-based qualities of land as they relate to agricultural suitability.
- *Site Assessment* - evaluates four factors measuring the social, economic, and geographic attributes that contribute to the overall value of agricultural land. These factors assess a project’s size, water resource availability, surrounding agricultural lands, and surrounding protected agricultural lands.

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

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

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

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	50	0.15	7.5
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	0	0.15	0
Protected Resource Land	0	0.05	0
<i>Site Assessment Subtotal</i>		0.50	22.5
Final LESA Score			72.5

A total of approximately 27.5 acres of farmland would be permanently lost from agricultural production as a result of the Proposed Project. Neither San Bernardino County nor the City of Loma Linda has an established farmland protection program or

uniform agricultural conservation banking program to which the project proponent could contribute. According to Farmland Protection Policies and Programs as outlined by the Southern California Association of Governments (SCAG), the San Bernardino County Development Code Section 85.030101 addresses an Agricultural Preserve (AP) Overlay District which includes:

- 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 replace, protect or provide a conservation easement for the loss of 27.5 acres of Prime Farmland. At the direction of the City of Loma Linda, the Project Proponent shall 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, an established conservation program, located in Elk Grove, California. The trust would be responsible for maintaining conserved farmland in perpetuity.

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

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

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

- a) The Project Site is within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The change in zone for the 30-acre portion of

the approximate 80-acre annexation area from Business Park to Low Density would result in less local air emissions than would occur if the site developed under the current County land use designation. Under the current County of San Bernardino General Plan the vacant land within the approximately 80-acre annexation area totals 53 acres including 53 acres of Multiple Residential (RM) and 7 acres of Community Industrial (IC) which could be developed with approximately 636 dwelling units and a 29,393 square-foot industrial building. The Proposed Project includes construction of 95 dwelling units and potential future construction of 145 units, under City pre-zone conditions, for a total of 240 units, or 396 less than would be allowed under the County General Plan; and with an average dwelling unit size of 1,200 square feet, approximately 475,200 square feet less of building area. Under the City's pre-zone conditions, a 7,812 square-foot general commercial building and a 169,884 square-foot institutional building could be developed, resulting in approximately 177,696 square feet of commercial/institutional uses and ultimately 148,304 square feet more than compared to existing County designations. Therefore, under City pre-zone conditions when compared to the County existing land use designation, proposed development and future development of vacant land within the annexation area would result in approximately 326,896 square feet less in building structures and therefore would have less air quality impacts than without annexation. The Proposed Project would not conflict with or obstruct implementation of the current AQMP which includes development of the site under jurisdiction of the County General Plan.

- b-c) Proposed development and construction within the 30-acre site was screened using CalEEMod version 2013.2.2 prepared by the SCAQMD. This model is used to generate emissions estimates for land use development projects. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_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 95 single-family residences (consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates, September 2015). The emission levels listed reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems. The general construction phases for most projects include site grading and development.

Construction Emissions

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

Table 2
Construction Emissions Summary
(Pounds Per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	5.2	54.7	42.2	0.0	21.2	12.7
Grading	6.6	74.9	50.3	0.0	12.5	7.0
Building Construction	3.6	29.6	21.7	0.0	2.5	1.9
Paving	1.7	17.2	15.2	0.0	1.1	0.9
Architectural Coating	38.5	2.0	2.1	0.0	0.3	0.2
Highest Value (lbs/day)	38.5	74.9	50.3	0.0	21.2	12.7
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 Developer will be required to implement the following conditions as required by SCAQMD:

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

Operational Emissions

The operational mobile source emissions were calculated using the default values generated within the CalEEMod model for single-family housing. Operational default

values are generated for the use of energy for development proposed within the 30-acre area and its associated traffic trips. The traffic trips modeled are consistent with the Traffic Impact Analysis, prepared by Kunzman and Associates, September 2015. Trips associated with the project are estimated to be approximately 904 trips per day. Operational Emissions associated with the Proposed Project are listed in Table 3.

Table 3
Operational Emissions Summary
(Pounds Per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	28.9	0.7	55.6	0.0	7.3	7.3
Energy	0.0	0.8	0.3	0.0	0.0	0.0
Mobile	3.2	9.6	36.3	0.0	7.1	2.0
Total Value (lbs/day)	32.2	11.1	92.3	0.0	14.4	9.3
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2013.2.2 Winter

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

- d) The proposed project includes the development of 95 single-family residences on property that is adjacent to existing residential uses. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD significance thresholds, and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Development Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. As shown in Table 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) In January 2016, Hernandez Environmental Services prepared a Biological Resources Study for the 30-acre area proposed for development. The purpose of the study was to document the presence/absence of sensitive resources that may be present on the site, existing habitats and potential impacts to biological resources.

The 30-acre site is currently developed with agricultural uses that have on-going site disturbing activities (e.g. grove maintenance including weed control). The entire project site contains trees and shrubs that have the potential to be used by migratory birds for nesting. The Cooper's hawk (*Accipiter cooperii*) is a California Species of Special Concern. It is found in riparian woodlands and upper montane coniferous forests. This

raptor species nests in trees and can use the citrus trees that are currently not being actively harvested. This species may also use the non-native tree species found in the ephemeral stream as nesting habitat. Any impacts to the citrus trees or trees in the ephemeral stream may result in impacts to this species. Removal of these trees and shrubs or construction activities within 500 feet of these trees and shrubs may have an impact on nesting birds as well if the work activity is conducted between February 1 and September 15.

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

Mitigation Measure 3:

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

Mitigation Measure 4:

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

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

Morey Arroyo, a dry, sandy-bottom, drainage, traverses southeast to northwest across the northeast portion of the project site. The Morey Arroyo flows offsite to the northwest where it eventually flows into the Mission Zanja Channel, which is tributary to the Santa Ana River. The Morey Arroyo is currently characterized by steep slopes with a channel

bed measuring an average of 20-feet wide. The portion of the Morey Arroyo located within the project site boundaries consists of an unvegetated bed with non-native riparian species and ornamentals along the channel side slopes and banks.

The proposed project would result in the reconstruction of the entire portion of the Morey Arroyo located within the project site boundaries. The Morey Arroyo will be filled and reconstructed along the existing alignment as an earthen channel with a maximum of 3:1 side slopes. The new channel bed would measure approximately 40-feet wide, with 18-foot wide side slopes and 18-foot wide banks on each side.

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

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

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

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

The entire project site contains trees and shrubs that have the potential to be used by migratory birds for nesting. Removal of these trees and shrubs or construction activities

within 500 feet of these trees and shrubs may have an impact on nesting birds if the work activity is conducted between February 1 and September 15. Implementation of Mitigation Measure 4 would ensure potential impacts are reduced to a less than significant level. No additional mitigation is warranted.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 August 2015, McKenna et al. prepared a Phase I Cultural Resources Investigation for the 30-acre area that consists of three parcels including: 0292-161-02, 0292-161-02, and 0292-163-08. The County Assessor's Map illustrates this 30-acre area as consisting of land to the south of the "Dinky" historic railroad alignment and traversed by a portion of the Morey Arroyo. Citrus Avenue is north of the area and New Jersey Street divides the properties (2/3 west and 1/3 east).

During the review of records, the following were identified: two (2) prehistoric archaeological sites within one mile of the 30-acre area; one (1) prehistoric isolated artifact; sixteen (16) historic archaeological sites; eleven (11) pending historic archaeological sites; thirty-six (36) historic structures, and one (1) isolated historic artifact. Additionally, two (2) National Register of Historic Places properties, one (1) eligible National Register property, three (3) California Historical Landmarks, and two (2) California Points of Historical Interest were identified. The majority of resources were

identified as being associated with the historic periods ranging from the establishment of the *Asistencia* through the citrus orchard developments. Although the area is considered highly sensitive for evidence of prehistoric occupation (a village site was known to be located near the *Asistencia* - Guachama), the development of agricultural lands in the second half of the 1800s and the extensive development in the first half of the 1900s has removed or buried such evidence. Many of the features associated with the *Asistencia* were constructed with Native American labor, reflecting their presence in the immediate area.

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

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

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

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

The Furney/Yount orchard was established between ca. 1887 (western portion) and 1917 (eastern portion). The trees were damaged during the frosts of the 1920s and 1930s, requiring replacement. All of the trees within the orchard(s) date to the 1930s, but are indicative of the early citrus industry in the area. The complement to the adjacent Curtis holdings – the Furneys and Younts were related to the Curtis family through marriage. In general, the Furney/Yount orchard represents approximately 20 percent of the overall Curtis family holdings. In addition to the trees, the orchard

includes an irrigation system (early and late) and heating system (smudge pots and windmills). Neither of these systems are considered historically significant.

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

Mitigation Measure 5:

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

Mitigation Measure 6:

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

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

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

Mitigation Measure 7:

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

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

- c) A paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County. He noted the project area is within an area dominated by younger Quaternary alluvium, primarily derived from the Crafton Hills, and fluvial deposits of the Santa Ana River channel. These deposits are not considered conducive

to yielding fossil specimens. The Museum has no record of any fossil localities in this area. The nearest find was to the south, in the San Jacinto Valley. Dr. McLeod concluded that that no additional studies are warranted and that the relative depth of the older deposits in this area are generally below any development impact areas. Although there is no evidence that fossil localities may be encountered and no further study has been recommended by Dr. McLeod, the following mitigation measure shall be implemented:

Mitigation Measure 8:

In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

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

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

Mitigation Measure 9:

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

Implementation of the above mitigation measure would ensure potential impacts to unknown human remains would be less than significant.

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

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

In accordance with AB 52, tribes must first request to be on the Lead Agency's notification list to receive information about a known project and a requested consultation. Tribes that have expressed interest in receiving information from the City of Loma Linda include the Gabrieleno Band of Mission Indians – Kizh Nation.

In accordance with AB 52 and Section 21080.3.1(d) of the California Public Resources Code (PRC), the City of Loma Linda submitted a letter to the Gabrieleno Band of Mission Indians – Kizh Nation and provided the designated tribal contact with appropriate notification of the project and the opportunity to consult with the City regarding the potential for this project to impact Tribal Cultural Resources. In accordance with Section 21080.3.1(d) of the PRC, the tribe has 30 days from the receipt of the letter to either request or decline consultation in writing for the project. As of the date of the preparation of this Initial Study, the City has not received a written request to consult with the City with regards to this Proposed Project.

A Native American monitor during earth moving is not currently recommended, but should any evidence of Native American resources subsequently be identified within the project area, and at the discretion of the Lead Agency, a Native American representative will be consulted as required in Mitigation Measure 8 within this Initial Study. No additional mitigation is warranted and any potential impacts will be reduced with implementation of Mitigation Measure 8.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 80-acre annexation area including the 30-acre portion proposed for development does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. The

nearest fault zone is the Loma Linda Fault, approximately one-half mile to the east; the fault is identified as inactive. The nearest known, active earthquake fault is the San Jacinto Fault which is located approximately 1.6 miles to the southwest. The Redlands fault of the Crafton Hills Fault complex is located approximately 2.8 miles to the southeast; the activity rating of this fault is not known. Other known, active earthquake faults in the region include the San Andreas fault located approximately six miles to the northeast and the Cucamonga fault located approximately 15.5 miles to the northwest. Given the 30-acre area's location in relation to these mapped Alquist-Priolo Earthquake Fault Zones, potential impacts are anticipated to be less than significant ((see a)ii below)).

- ii) The San Jacinto Fault Zone, a system of northwest-trending, right-lateral, strike-slip faults is the closest known active fault to the annexation area (occurring approximately 1.6 miles to the southwest), and is considered the most important fault to the site with respect to the hazard of seismic shaking and ground rupture. More significant historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. Severe seismic shaking can be expected during the lifetime of the proposed residential units. Construction of the 95 single-family residences in accordance with applicable requirements for development within Seismic Zone 4 as listed within the Uniform Building Code would ensure that potential impacts are reduced to the maximum extent possible.
 - ii) Liquefaction occurs primarily in saturated, loose, and fine to medium grained soils. Shaking may cause soils meeting these conditions to lose strength and move as liquid. Liquefaction-related effects may include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. The City of Loma Linda General Plan Figure 10.1 does not identify the annexation area as occurring within a zone that has soils or conditions prone to liquefaction. Therefore, the potential for liquefaction is considered low and no significant impacts are anticipated.
 - iv) The 30-acre area proposed for developing 95 single-family residential units is flat and at an elevation of 1,180 feet above mean sea level. There are no hills or prominent landforms in the immediate vicinity that would be susceptible to landslides seismic-induced settlement or rock falls. No impacts would occur.
- b) During the development of a portion of the annexation area (30-acre area) which would include disturbance of approximately 30 acres, project dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. The City of Loma Linda requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. According to the San Bernardino County WQMP template, the Proposed Project would require a WQMP because it is considered a significant re-development involving the addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Refer to the Hydrology and Water Quality section of this Initial Study for a comprehensive discussion. Impacts related to soil erosion are considered less than significant.
- c) The approximate 80-acre annexation area is located approximately 1.6 miles northeast from the San Jacinto Fault Zone, and is located outside of the earthquake hazard zone as identified in the City of Loma Linda General Plan. The Project Site is located on a relatively flat parcel and there are no hills or prominent landforms in the immediate

vicinity. It is not anticipated that development proposed within a 30-acre portion of the 80-acre annexation area would result in soil that would become unstable or cause off-site landslide, lateral spreading, subsidence, liquefaction or collapse. No impacts are anticipated.

- d) Expansive soils (shrink-swell) are fine grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. Information about shrink-swell classes and linear extensibility is available in the Natural Resources Conservation Service (NRCS) soil survey reports. The shrink-swell classification indicates the relative change in volume that may be expected with changes in moisture content that is the extent to which the soil shrinks as it dries out or swells when it gets wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. A high shrink-swell potential indicates a hazard to maintenance of structures built in/on/or with material having this rating. Moderate to low ratings lessen the hazard. According to the geotechnical report prepared for the 30-acre area proposed for development, on-site soils have a very low expansive potential; therefore no impacts related to expansive soils are anticipated.
- e) Upon annexation, the proposed 95 single-family residential lot development would connect to the City's sewer collection system existing in California Street. No septic tanks or alternative wastewater disposal is proposed. No impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Proposed Project 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	CO ₂	CH ₄	N ₂ O
Site Preparation	38.6	0.0	0.0
Grading	135.5	0.0	0.0
Building Construction	380.2	0.0	0.0
Paving	38.1	0.0	0.0
Architectural Coating	5.6	0.0	0.0
Total in MT Per Year	598.0		
Total CO_{2e} Per Year	598.0		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod 2013.2.2 Annual

Table 5
Greenhouse Gas Operational Emissions
"MT Per Year"

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

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 Community Industrial and the City of Loma Linda's existing Commercial, Business Park and High

Density Residential and proposed change to Low Density Residential would not increase the potential for transport of hazardous materials. The construction and post-construction operation of 95 single-family residences would not involve the routine transport or use of hazardous materials. A less than significant impact would result.

- b) Hazardous or toxic materials transported in association with construction of the single-family units may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., lawn upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., gas, oil, paint) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident release of hazardous materials into the environment. No impacts are anticipated.
- c) The Citrus Valley Christian Academy is located approximately 875 feet north of the Project Site. In addition, Mission Elementary School and Grove High School are located approximately 0.5 miles northwest and 0.5 miles east of the Project Site, respectively. Although the 30-acre area proposed for development occurs within ¼-mile of a school, no hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials is not associated with single-family homes; therefore no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school are anticipated.
- d) Pursuant to California Government Code Section 65962.5 the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective action, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A Preliminary Environmental Site Assessment report was prepared for the 30-acre subdivision property by CHJ, in 2004. The property use has not changed since the time of the report. The CHJ report concluded that groundwater beneath the site could have been impacted by chlorinated solvents and/or pesticides resulting from agricultural uses. However the known contamination was not considered to be a significant health threat to non-groundwater related uses of the property. A Phase I Environmental Assessment Report was prepared on August 19, 2015 by Robin Environmental Management for the westerly adjacent parcel (referred to as "Citrus Heights"). That report indicates that the adjacent property was historically used for agriculture and that based on the firm's experience, typical pesticide concentrations in soil samples pose no significant health risk for commercial, industrial, or residential exposure. A copy of the most recent Cortese List was retrieved from the DTSC EnviroStor online Database on December 21, 2015; the 30-acre area proposed for development within the 80-acre annexation area was not identified on the list. No impacts are anticipated.
- e,f,g) The San Bernardino International Airport is located approximately 2.5 miles northwest of the approximate 80-acre annexation Project Site. As identified in the City of Loma Linda General Plan Figure 10-4, the Project Site is not located within the Airport Influence Area. Additionally, no private airstrips occur in the vicinity of the Project Site. Proposed development of the 30-acre area within the Project Site would not result in a safety hazard associated with an airport or private airstrip.

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

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

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

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	()	()	(✓)	()
f)	Otherwise substantially degrade water quality?	()	(✓)	()	()
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	()	(✓)	()	()
h)	Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	()	(✓)	()	()
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	()	()	(✓)	()
j)	Inundation by seiche, tsunami, or mudflow?	()	()	()	(✓)

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

The Proposed Project would disturb approximately 30 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction

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

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

In addition to complying with NPDES requirements, the City of Loma Linda also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. As discussed in the San Bernardino County Stormwater Program Model Water Quality Management Plan Guidance (as amended June 9, 2005), project proponents for development projects that fall into one of eight Permit-specified categories (Category Projects) must develop, submit and implement a WQMP. The Project is considered a Category Project as it includes new development involving the creation of 10,000 square feet or more of impervious surface collectively over the entire site. In June 2015, the project proponent submitted a WQMP to the City for review and approval.

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

Mitigation Measure 10:

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

Mitigation Measure 11:

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

Mitigation Measure 12:

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

Mitigation Measure 13:

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

Mitigation Measure 14:

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

Mitigation Measure 15:

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

Mitigation Measure 16:

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

Mitigation Measure 17:

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

Mitigation Measure 18:

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

Implementation of Mitigation Measures 10 through 18 would ensure potential impacts to water quality are reduced to a less than significant level.

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

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

The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the region includes native water supplies supplemented by imported water to meet approximately 13% to 16% of demands. The City of Loma Linda was a participating agency in development of the 2015 Upper Santa Ana River Watershed Integrated Regional Water Management Plan (IRWM Plan). Resource management activities defined in the Plan, in combination with the integrated goals, objectives, and strategies of the Plan and participating agencies are intended to ensure that the Region's water resources are sustainably managed into the future. The Region's long-term water demands consider the 15 participating agencies' General Plan and/or Urban Water Management Plan scenarios to the year 2035, as required by the November 2012 *IRWM Proposition 84 and 1E Program Guidelines* published by the California Department of Water Resources.

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

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

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

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

Existing offsite tributary flows upstream from the Morey Arroyo will be handled by a new graded 40-foot wide earthen channel that has been sized to handle the flows. Flows from this new channel will then enter a new proposed box culvert directing flows to the north of the existing San Bernardino County Flood Control channel. The increase in the cross section of the Morey Arroyo would mitigate any previous flooding as shown in the FIRM Map. Surface water depths in the new channel will range from 5.2 feet to 5 feet. The proposed channel has been designed to be six (6) feet in depth. In addition to the deepening and widening of the Morey Arroyo, adjacent lots along the channel will be raised further to decrease possible flooding.

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

for a 25-year event, and 61,131 cf for a 100 year event. For the area east of New Jersey Street the 10, 25 and 100-year total volume flow would be 10,290 cf, 12,837 cf and 19,084 cf, respectively.

In all cases the volumes produced by the post-development storm events would be less than the volumes that currently exist on-site due to the bio-retention areas which would redirect flows. The proposed total volume of the bio-retention areas would be 40,221 cf for the area west of New Jersey Street, and 12,839 cf for the area east of New Jersey Street. Excess flows leaving the bio-retention areas would be reduced via a proposed broad crested weir² before leaving the site and then directed west along Citrus Street or enter the Morey Arroyo as they have historically. Proposed improvements to the Morey Arroyo would mitigate flood concerns that exist for Phase II of the 30-acre site.

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

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

Mitigation Measure 19:

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

Mitigation Measure 20:

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

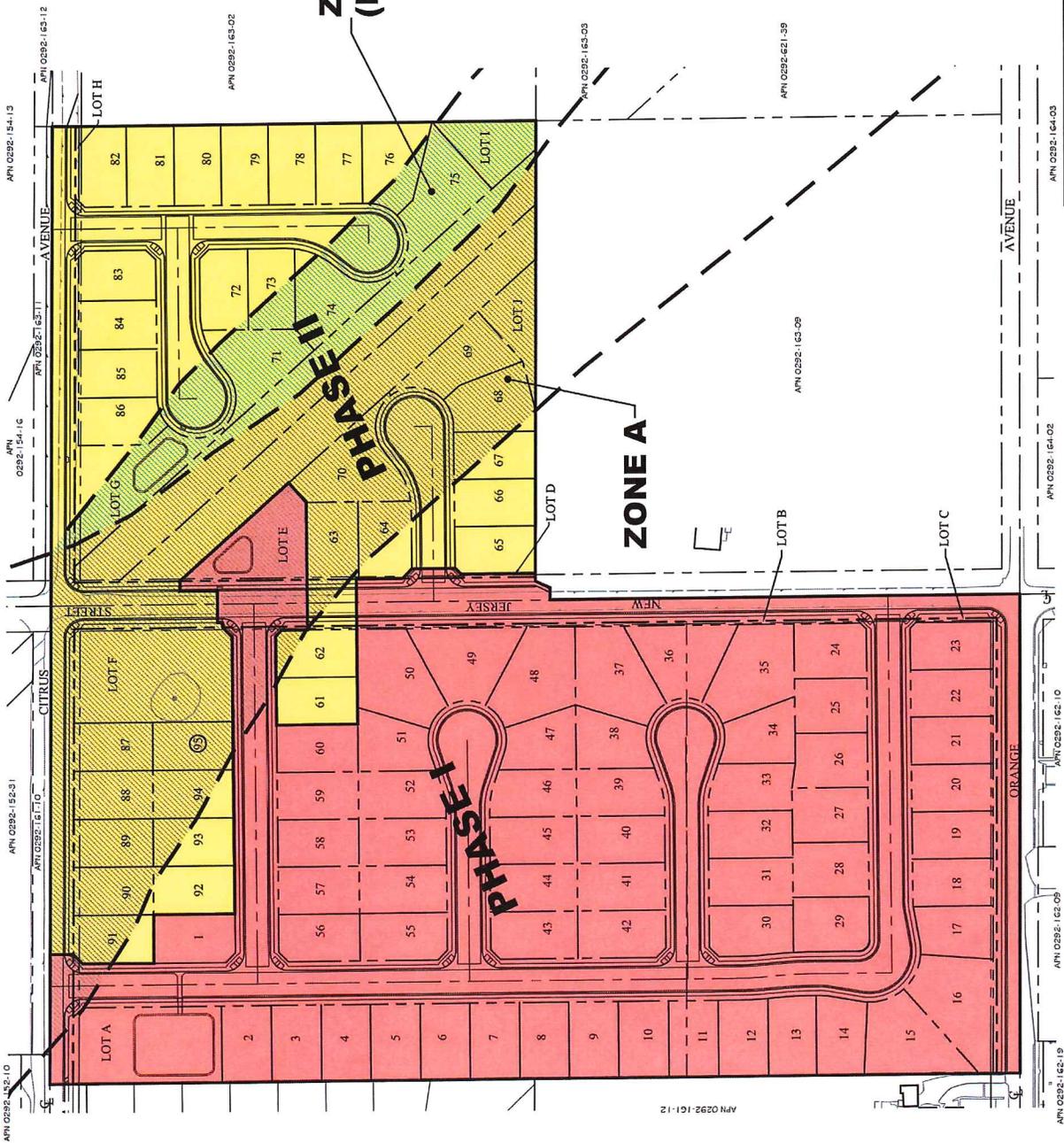
² A weir is a barrier across a river designed to alter its flow characteristics. A broad-crested weir is an open channel flow measurement device that combines hydraulic characteristics of both weirs and flumes.

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

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

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

- i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda including portions of unincorporated areas to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas. The Morey Arroyo occurs north of the 30-acre area proposed for development and the Morey Arroyo transects the northeastern portion of the 30-acre area. As previously discussed, the Phase II of the 30-acre area proposed for construction of single-family houses is located within a 100-year floodplain as identified in the FEMA Flood Insurance Rate Map. Upon annexation and proposed improvements to the Morey Arroyo that would be required as conditions of approval for development of Phase II, potential impacts from flooding would be reduced to a less than significant level.
- j) Phase II of the 30-acre area proposed for development is transected by the Morey Arroyo and occurs within a 100-year floodplain. However, there are no large bodies of water in the vicinity of the Project Site and therefore no hazards from inundation by seiche or tsunami are anticipated.

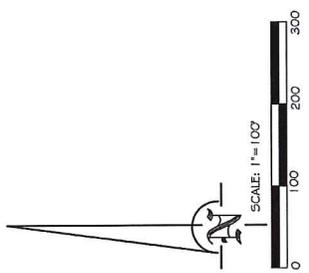


**ZONE A0
(DEPTH 1')**

ZONE A

PHASE I

PHASE II



**TENTATIVE TRACT MAP NO. 19963
FIRM DESIGNATED FLOOD LIMITS
EXHIBIT**

COUNTY OF SAN BERNARDINO
(TO BE ANNEXED TO CITY OF LOMA LINDA)
NEW JERSEY STREET
APN 0292-161-02, 03 AND 0292-163-08



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Job Number: 157002
Date Prepared: 1/21/16
Drawn By: KT
Reference Number: 157002Floodlimits

LILBURN
CORPORATION

FLOOD PLAIN UNITS

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

FIGURE 9

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

The City of Loma Linda is initiating the annexation of an approximate 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road (see Figure 3 – City of Loma Linda Sphere of Influence). The Project also includes the request to approve a Tentative Tract Map (TTM 19963) to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and eight (8) common lettered lots (see Figure 4 – Proposed TTM 19963). The 95 single-family residential lots would range in size from 7,200 square-foot to 15,330 square-foot (see Figure 4 – Site Plan). A majority of the annexation area is developed and includes: scattered residential units, religious assembly, and agricultural uses (citrus groves). There are scattered areas of vacant land and land developed with agricultural uses (citrus groves) that total approximately 60 acres; this area could be developed in the future under the City of Loma Linda proposed pre-zoning (see Figure 5 – Existing Vacant Areas within the Annexation Area). Vacant and agricultural areas are currently zoned by the County of San Bernardino as Multiple

Residential (RM) and Community Industrial (IC) (see Figure 6 – Existing County of San Bernardino Land Use Zoning Districts).

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

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

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

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

Within the 80-acre Annexation area there is approximately 60 acres of either vacant or agricultural land (including the 30-acre site proposed for 95 single-family units) that could be developed as urban uses. Under the County of San Bernardino General Plan this acreage is currently zoned Multiple Residential (RM) for approximately 53 acres, and Community Industrial (IC) for the remaining 7 acres. Under the County of San Bernardino General Plan the RM land use designation would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent. For the area designated IC, a maximum lot coverage of 85 percent and a maximum floor area ratio (FAR) of 0.45:1 would be applied. Under the County RM designation, approximately 53 acres of the vacant and agricultural area within the Project site could be developed with

multi-family residential structures and impervious surfaces. If individual structures were to be developed, the County's RM designation has a minimum lot size of 10,000 square feet, and considering the maximum lot coverage of 60 percent, vacant and agricultural land within the Project Site could be developed with approximately 636 dwelling units. Under the IC designation, there is a minimum 5-acre area for development. Under existing conditions the vacant area totals 7 acres and therefore could be developed with an approximate 29,392 square-foot community industrial building.

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

Upon annexation and with approval of the City of Loma Linda pre-zone conditions, vacant and agricultural areas within the Project Site/Annexation area (approximately 60 acres including the 30-acre area proposed for development with 95 dwelling units) would be pre-zoned C-2 for approximately 5 acres, Single Family Residence (R-1) for 30-acres, Multi-Family Residence (R-3) for approximately 12 acres, and Institutional (I) for approximately 13 acres. Under the City of Loma Linda General Plan, R-3 zoning would allow for the development of up to 20 units per acre and a maximum lot coverage of 60 percent; therefore a total of 145 multi-family residential units could be developed. The City of Loma Linda General Plan, R-1 zoning would allow for the development of up to 95 units. For the area designated C-2, a building up to 7,812 square-feet³ could be developed with a maximum lot coverage of 60 percent, and a FAR of 0.5. For vacant land that would be pre-zoned Institutional (13 acres) a building totaling 169,884 square-feet could be developed with a maximum 0.6 FAR and a maximum lot coverage of 50 percent.

Comparison of Development Under County Verses City Land Use Designations

Under the existing County designation of RM, a total of 636 dwelling units could be developed. Under proposed City pre-zone designation of R-3, a total of 145 dwelling units could be developed and 95 units could be developed under the pre-zone designation of R-1 for a total of approximately 240 dwelling units; resulting in approximately 396 less units as compared to development under the County General Plan. This is due to the reduced area available for residential development under the City's pre-zone conditions. The area available for residential development under the County's existing designation totals 53 acres, and a total of 42 acres is available for residential development under the City of Loma Linda's proposed pre-zone.

Under the existing County designation of IC, a maximum 29,392 square-foot building could be developed. Under the City of Loma Linda's proposed pre-zone designation of C-2 a maximum 7,812 square-foot building could be developed. Also under the City pre-zone, an area totaling approximately 13 acres would be pre-zoned Institutional, which would allow for the development (as the area is currently vacant) of a 169,884 square-foot building.

Ultimately, developable areas upon annexation and a City of Loma Linda pre-zone would result in 396 less residential units (or 475,200 square feet less, based on an

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

average multi-family dwelling unit of 1,200 square feet), and 148,304 square-feet more of Institutional and commercial uses than if developed under County conditions.

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

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. According to the California Department of Conservation's interactive mines on-line map, the nearest active mine is a sand and gravel pit approximately four miles northwest of the site. No locally important mineral resources are identified within the Project Site.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (Leq), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). Leq is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly Leq for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has

established standards and guidelines for acceptable community noise levels based on the CNEL and Ldn rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, hotels and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The Proposed Project includes a General Plan Amendment to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential; a Pre-Zone application to establish the Single-Family Residence (R-1) Zone for the property; an Annexation application to annex the entire Project Site into the City of Loma Linda in order to receive city services; and approval of Tentative Tract Map (TTM) to subdivide the approximate 30-acre property into 95 single-family residences.

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

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

Construction Noise

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from ground clearing/excavation, grading, and building activities. Unmitigated noise levels could

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

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

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

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

Noise Impacts to the Proposed Project Associated with Future Traffic

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

- b) Construction activities can produce vibration that may be felt at adjacent land uses. Primary sources of vibration during construction would be from bulldozers and vibratory rollers. A vibratory roller could produce a peak particle velocity (PPV) of 0.21 inch per second at 25 feet and a large bulldozer could produce up to 0.089 PPV at 25 feet. Use of a vibratory roller within 25 feet of an existing structure, or use of a large bulldozer within 15 feet of an existing building could result in structural damage. However, no impacts would result during development of the 95 single-family units as the distance to the nearest sensitive receptor is approximately 40 feet west of the 30-acre site.
- e) The nearest airport to the Project Site is the San Bernardino International Airport located approximately three miles north of the 30-acre site. The annexation area including the 30-acre site falls well outside the 65 dBA noise contour for this airport (City of San Bernardino 2005). Aircraft noise associated with the San Bernardino International Airport

is not considered to be a source that contributes to the ambient noise levels for the proposed 95 single-family residential development. The Project would not expose persons residing within the area to excessive noise levels from aircraft. No impacts would result.

- f) There are no private airstrips within the vicinity of the Project Site. The nearest airport is the San Bernardino International Airport located approximately three miles north of the 30-acre area. Excessive noise levels are not anticipated; no impacts would result.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

A majority of the annexation area is developed and includes the following land uses: scattered residential units, religious assembly, and agriculture (citrus groves). There are scattered areas of vacant land and citrus groves that total approximately 60 acres within the proposed annexation area; this area could be developed in the future under the City of Loma Linda proposed pre-zoning. These properties are currently zoned by the County of San Bernardino as Multiple Residential (RM) and Community Industrial (IC).

Under the existing County designation of RM, a total of 309 dwelling units could be developed. Under proposed City pre-zone designation of R-3, a total of 145 dwelling units could be developed; approximately 164 less units as compared to development under the County General Plan. This is due to the reduced area available for residential development (a total of 25.75 acres is available for residential development under the County's existing designation, and a total of 12.12 acres is available for residential development under the City of Loma Linda's proposed pre-zone).

Under the existing County designation of IC, a maximum 20,994 square-foot building could be developed. Under the City pre-zone designation of C-2 a maximum 41,818

square-foot building could be developed. Also under the City pre-zone, an area totaling 11.69 acres would be pre-zoned Institutional, which would allow for the development (as the area is currently vacant) of a 152,765 square-foot building.

Ultimately, developable areas upon annexation and a City of Loma Linda pre-zone would result in 164 less residential units (or 196,800 square feet less, based on an average multi-family dwelling unit of 1,200 square feet), and 173,589 square-feet more of Institutional and commercial uses than if developed under County conditions.

Based on 2.75 persons per household, the proposed development would result in less people (262 versus 850) than the County of San Bernardino General Plan existing land use designation. Although the City of Loma Linda's General Plan designation of Business Park does not account for people residing at the Project Site, it is likely that under this designation new jobs and people commuting to the Project Site could result in people moving to the City. The addition of 95 single-family homes would not be considered growth inducing as it is less intense than the County's current designation. In addition, existing infrastructure occurs within the area (i.e., California Street) and no expansion of existing utilities would be required. A less than significant impact would result.

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

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

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

Under the existing County of San Bernardino designation of Multiple Residential, which allows for multiple residential uses, single residential uses and mixed residential uses and compatible nonresidential uses, the Project Site could be developed with a maximum housing density of 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 309 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 214 fewer dwelling units.

- a) Fire Protection: Currently, the Project Site is served by the City of Loma Linda Fire Station 251 located at 11325 Loma Linda Drive, approximately 1.8-miles southwest of the Project Site through a joint response/automated aid agreement with the County Fire Department, specifically the San Bernardino County Fire Protection District and its Valley Service Zone. Upon annexation the Project Site would be detached from the Valley Service Zone and would continue to be served by the City of Loma Linda. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed development on a 30-acre portion of the Project Site would be required to comply with City fire suppression standards and adequate fire access, and pay City-required development fees.

Since the Project Site is currently served by the City and changes to service would not result upon annexation, impacts to fire response times are anticipated to be less than significant. With an estimated population of 23,600 people, the firefighter to citizen ratio is approximately 1:2,950 (based on 8 firefighters per 24-hour shift). Upon annexation, an addition 262 new residents would be added to the City, this would result in a demand increase of approximately 0.8 percent in total firefighters to maintain the City's current level of service. Under the County's designation, an addition of 309 dwelling units would result in a demand increase of approximately 1.0 percent, which is still considered less than significant, but the Proposed Project would have less of an impact on Fire Services. Therefore, potential impacts are considered less than significant.

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

Upon annexation, police services for the Project Site would be provided by the City of Loma Linda through contract with the 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 95 single-family homes would result in an additional 262 people (based on 2.75 persons per household). The officers to citizen ratio would change from 1:1,967 to 1:1,989 and result in a net change of 0.6 percent. Under the County's designation, an addition of 309 dwelling units would result in a demand increase of approximately 3.0 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 95 single-family homes would result in an additional 262 people. The School District mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. However, the code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee. Collection of school impacts fees as required by the Redlands Unified School District would ensure no significant impacts would result.
- d) Parks: Currently the San Bernardino County - Regional Park Department provides recreational facilities and amenities for the Project Site. However since there are no local or regional park facilities in the annexation area it is likely that current residents in the annexation area use nearby City of Loma Linda park facilities. There are a total of nine regional parks within the system encompassing 7,982 acres. In addition to regional-scale parks, there are a number of community parks within the system. The nearest one to the Project Site services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Multiple Residential would result in an estimated population of 850 and would require approximately two acres of developed parkland.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 23,600 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 262 new residents within the area and would require an additional 1.3 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and

inclusion of open space lots proposed within the development would ensure no significant impacts would result.

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

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 services the community of Bloomington, approximately 13 miles northwest of the Project Site. According to the Regional Parks Strategic Master Plan, adopted standards include 2.5 acres of developed parkland per 1,000 population. With an estimated population of 2,088,371, total parkland requirements are 5,221 acres. Therefore the County has an excess of 2,761 acres of parkland. Development of the site under the current County land use designation of Multiple Residential would result in an estimated population of 850 and would require approximately two acres of developed parkland.

The City of Loma Linda would provide parkland services for the Project Site. At this time, the City owns and administers ten parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 23,600 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The Proposed Project would generate 262 new residents within the area and would require an additional 1.3 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would contribute to the City's current insufficient parkland acreage. However, the collection of development impacts fees and inclusion of open space lots proposed within the development would ensure no significant impacts would result.

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

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

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

May/August 2015. Project traffic volumes for all future projections were estimated using the manual approach. Trip generation has been based upon rates obtained from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

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

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

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

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

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

Mitigation Measure 21:

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

Mitigation Measure 22:

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

Mitigation Measure 23:

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

Mitigation Measure 24:

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

Mitigation Measure 25:

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

Mitigation Measure 26:

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

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

- c) The Project Site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located approximately 2.8 miles northwest of the Project Site. According to Figure 10.4 of the City's General Plan, the Project Site is not located within the San Bernardino International Airport influence area. The proposed 95 single-family residential units would not change air traffic patterns or create a safety hazard to people or aircraft. No impacts would result.
- d-e) The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow or result in inadequate emergency access. Access to the site would be provided along New Jersey Street and Citrus Avenue. The Plan has been reviewed by the City Fire Marshall and design changes have been incorporated as directed. No impacts are anticipated.
- f) Upon annexation, the Project would be required to comply with the City of Loma Linda's Municipal Code which requires the construction of a two-car garage, plus driveway. The Project also has sufficient street parking. No impacts from inadequate parking spaces would result.

- g) There are two existing bus stops (Omnitrans) located approximately 1,500 feet south of the Project Site at the intersections of California Street and Barton Road, and California Avenue and Barton Road. Currently there are no designated bike lanes along California Street. Traffic ingress/egress onto adjacent exterior roadways would be provided by three new entries on Citrus Avenue (including one at the intersection of Citrus Avenue and New Jersey Street) and three new entries along New Jersey Street. All entries would be required to comply with required sighting distances (see Mitigation Measure 23). No impacts to bus patrons or cyclists are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Project Proponent would be responsible for connecting the proposed 95-unit development to the City's sewer system. The proposed development would not result in a significant impact on the wastewater treatment facility in the City of San Bernardino or require the expansion of existing sewer facilities. A wastewater collection system fee would be required by the City of Loma Linda for the 95 new residential units. No significant impacts are anticipated.

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

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

- 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 to the west on California Street and along southern edge of the 30-acre area (Orange Avenue). . Development of the 30-acre area would include connection to these nearby existing lines. Construction plans shall be reviewed by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project. A less than significant impact is anticipated.

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

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

- g) Construction & Demolition debris represents a large portion of materials being disposed of at landfills. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Upon annexation the Project would be required to comply with this resolution. To ensure the Proposed Project contributes towards the diversion mandate, the following mitigation measure would be required:

Mitigation Measure 27:

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

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

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

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

In August 2015, McKenna et al. prepared a Phase I Cultural Resources Investigation for the 30-acre area. During the investigation review of records identified two (2) prehistoric archaeological sites within one mile of the 30-acre area, one (1) prehistoric isolated artifact, sixteen (16) historic archaeological sites, eleven (11) pending historic

archaeological sites, thirty-six (36) historic structures, and one (1) isolated historic artifact. Additionally, two (2) National Register of Historic Places properties, one (1) eligible National Register property, three (3) California Historical Landmarks, and two (2) California Points of Historical Interest were identified. The majority of resources were identified as being associated with the historic periods ranging from the establishment of the *Asistencia* through the citrus orchard developments. Although the area is considered highly sensitive for evidence of prehistoric occupation (a village site was known to be located near the *Asistencia* - Guachama), the development of agricultural lands in the second half of the 1800s and the extensive development in the first half of the 1900s has removed or buried such evidence.

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

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

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

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

- b) Although not significant on its own, the Project would contribute to cumulative air emissions in the region, as would all future development in the region. The Loma Linda General Plan EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed General Plan including the areas within its Sphere of Influence. The EIR concluded that the General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and open space. Mitigation measures were adopted for each of these resources; however they would not reduce impacts to less than significant levels. As such, the City adopted a statement of overriding considerations to balance the benefits of development under the General Plan against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)).

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

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

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

MITIGATION MONITORING PROGRAM

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

Applicant: Stratus Development Partners

Lead Agency: City of Loma Linda

Date: August 2016

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

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

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

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

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

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

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

Prepared for:

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

July 15, 2016

SRHA Job #1297

EXHIBIT F

CERTIFICATION

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

DATE _____

SIGNATURE OF APPLICANT

TITLE OF APPLICANT

City of Loma Linda, California

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EXECUTIVE SUMMARY

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

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

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

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

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

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



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

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

Sources: Stanley R. Hoffman Associates, Inc.

CHAPTER 1 INTRODUCTION

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

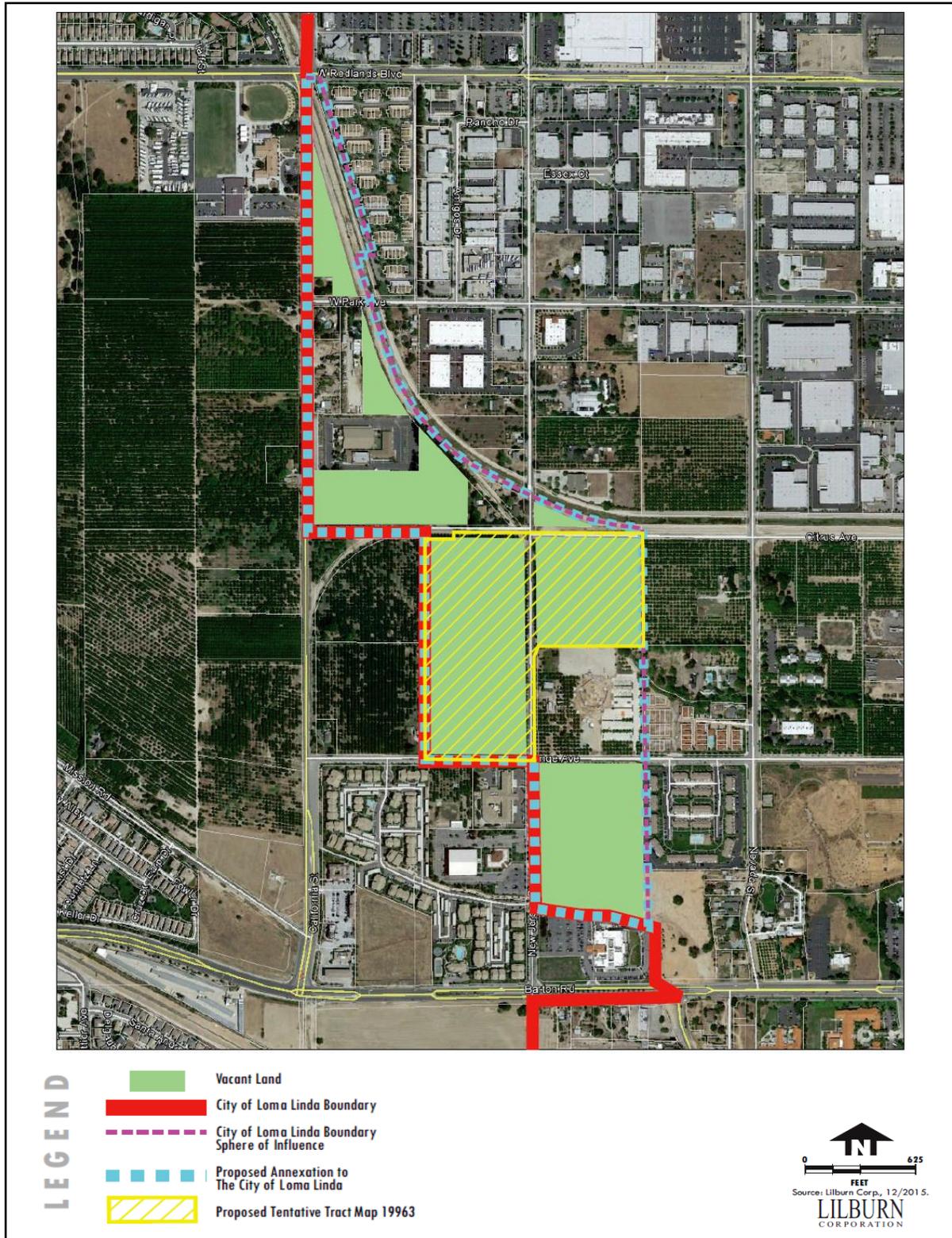
Included in the 80-acre annexation area is a proposed 30-acre subdivision (identified as Project Site in Figure 1) for the construction of 95 single family residential units. Based on discussion with the project team and City staff, the existing residential units and religious facilities would remain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

1.1 Purpose of the Study

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

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

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



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

1.2 Organization of the Report

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

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

CHAPTER 2 PROJECT DESCRIPTION

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

2.1 Land Use Description

95-Unit Subdivision

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

Proposed Annexed Areas Outside the Residential Subdivision

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

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

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

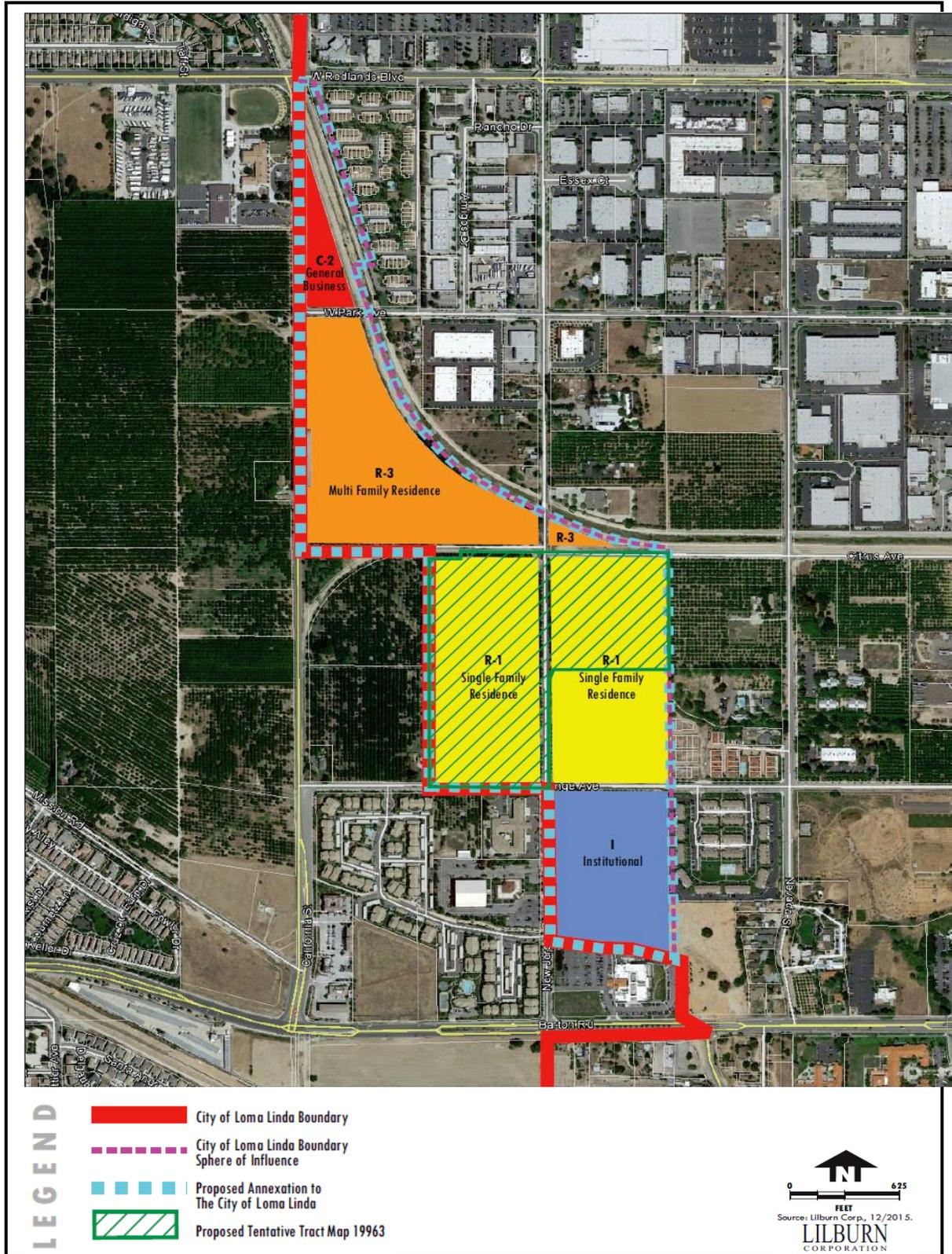


Table 2-1
Development Description: Total Annexation
Orchard Heights Development Annexation Plan for Service and Fiscal Analysis
City of Loma Linda
(In Constant 2016 Dollars)

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

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

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

2.2 Infrastructure

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

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

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

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

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

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

2.3 Assessed Valuation and Property Tax

95-Unit Subdivision

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

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

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

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

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

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

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

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

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

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

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

County PIMS (Property Information Management System)										
Parcel Number	2015 Assessed Valuation				Net Value	Tax Rate Area	Acres per Parcel Map	Use Code	Land Type	Owner
	Land	Improvement	minus Exemptions							
			Homeowner	Special						
A. SUBDIVISION PROJECT SITE										
0292-161-02-0000	\$1,471,425	\$0	\$0	\$0	\$1,471,425	104100	12.20	Citrus	MF Res	Orange Heights 1
0292-161-03-0000	721,280	0	0	0	721,280	104100	6.96	Citrus	MF Res	Orange Heights 1
0292-163-08-0000	1,021,528	0	0	0	1,021,528	104100	8.47	Citrus	MF Res	Orange Heights 1
Total	\$3,214,233	\$0	\$0	\$0	\$3,214,233		27.63			
B. AREAS OUTSIDE SUBDIVISION PROJECT SITE										
<u>Between Redlands Boulevard and Park Avenue</u>										
0292-271-04-0000	\$55,905	\$0	\$0	\$0	\$55,905	104100	3.20	Vacant	SF Res	MTB Inland Empire Properties LLC
<u>Between Park Avenue and Citrus Lane</u>										
0292-152-10-0000	\$49,999	\$1,017	\$0	\$0	\$51,016	104100	5.16	Citrus	MF Res	Laura Anne Ramirez
0292-152-12-0000	62,444	105,886	(7,000)	0	161,330	104100	1.04	SFR	SF Res	Trieu Hoang Nguyen Living Trust
0292-152-13-0000	57,588	115,402	0	0	172,990	104100	1.01	SFR	SF Res	Hartnell Lister & Moore APC PRO Shar PL
0292-152-14-0000	10,832	74,366	(7,000)	0	78,198	104100	1.01	SFR	SF Res	Johnson Family Trust
0292-152-15-0000	87,766	100,304	(7,000)	0	181,070	104100	2.00	SFR	SF Res	Murray, Joseph and Janet
0292-152-23-0000	413,325	4,451,924	0	(4,865,249)	0	104100	4.78	Religious Structure	SF Res	Southeastern California Conference, 7th Day Adventist
0292-152-31-0000	38,150	108,869	(7,000)	0	140,019	104100	4.15	SFR	Agriculture	Christine Chaves Trust
0292-152-34-0000	450,024	0	0	0	450,024	104100	1.55	Vacant	MF Res	Southeastern California Conference, 7th Day Adventist
0292-152-37-0000	53,792	125,515	0	0	179,307	104100	0.76	SFR	SF Res	Laura Anne Ramirez
0292-154-16-0000	168,753	0	0	0	168,753	104100	0.50	Vacant	Industrial	Ieronim Andronsesi
Subtotal	\$1,392,673	\$5,083,283	(\$28,000)	(\$4,865,249)	\$1,582,707		21.96			
<u>South of Orchard Heights Project Site</u>										
0292-163-09-0000	\$983,356	\$691,600	\$0	\$0	\$1,674,956	104100	9.21	Citrus	SF Res	Southeastern California Conference, 7th Day Adventist
0292-164-02-0000	2,842,675	0	0	0	2,842,675	104073	4.00	Vacant	Commercial	Loma Linda University Medical Center
0292-164-03-0000	4,320,867	0	0	0	4,320,867	104073	7.69	Citrus	Industrial	Loma Linda University Medical Center
Subtotal	\$8,146,898	\$691,600	\$0	\$0	\$8,838,498		20.90			
Total Areas Outside Subdivision Site	\$9,595,476	\$5,774,883	(\$28,000)	(\$4,865,249)	\$10,477,110		46.06			
C. TOTAL ANNEXATION	\$12,809,709	\$5,774,883	(\$28,000)	(\$4,865,249)	\$13,691,343		73.69			

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

Proposed Annexed Areas Outside the Residential Subdivision

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

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

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

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

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

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

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

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

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

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

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

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

2.4 Sales and Use Tax

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

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

Off-Site Sales and Use Tax

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

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

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

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

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

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

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

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

Note: 1. The fiscal analysis assumes retail sales and use tax will be begin with development of housing units in Year 2.
2. Based on a mortgage cost analysis by the fiscal consultant, household income is estimated at 25 percent of average housing value.

Source: Stanley R. Hoffman Associates, Inc.

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

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

Note: 1. The fiscal analysis assumes that the current residents in the annexation area are making purchases in the City, therefore off-site retail sales and tax is not projected for for the first five years. The analysis assumes future residents will make off-site purchases in the City.
2. Based on a mortgage cost analysis by the fiscal consultant, household income is estimated at 25 percent of average housing value.

Source: Stanley R. Hoffman Associates, Inc.

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

On-Site Sales and Use Tax

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

Adjusted Off-Site Sales and Use Tax

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

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

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

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

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

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

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

Category	Total Annexation					Buildout Post - Year 5	Share of Total
	Year 1	Year 2	Year 3	Year 4	Year 5		
A. Projected Off-Site Sales and Use Tax without Adjustment for On-Site¹							
95-Unit Subdivision	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$26,880	50%
Annexed Areas Outside Subdivision	\$0	\$0	\$0	\$0	\$0	\$27,186	50%
Total Projected Off-Site Sales and Use Tax	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$54,066	100%
<i>minus</i>							
B. Projected On-Site Commercial Retail Sales and Use Tax²							
Allocated 50% to 95-Unit Subdivision	\$0	\$0	\$0	\$0	\$0	\$10,898	50%
Allocated 50% to Annexed Areas Outside Subdivision	\$0	\$0	\$0	\$0	\$0	\$10,898	50%
Total Projected On-Site Sales and Use Tax	\$0	\$0	\$0	\$0	\$0	\$21,795	100%
<i>equals</i>							
C. Adjusted Off-Site Sales and Use Tax							
95-Unit Subdivision	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$15,982	50%
Annexed Areas Outside Subdivision	\$0	\$0	\$0	\$0	\$0	\$16,288	50%
Total Adjusted Off-Site Sales and Use Tax	\$0	\$7,863	\$14,291	\$20,720	\$26,880	\$32,270	100%

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

Source: Stanley R. Hoffman Associates, Inc.

CHAPTER 3 PUBLIC FACILITIES BEFORE AND AFTER ANNEXATION

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

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

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

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

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

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

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

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

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

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

3.1 General Government and Community Development

Before Annexation

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

After Annexation

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

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

3.2 Fire and Paramedic

Before and After Annexation

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

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

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

3.3 Sheriff (Police) and Public Safety

Before and After Annexation

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

3.4 Library

Before and After Annexation

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

3.5 Parks and Recreation

Before Annexation

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

After Annexation

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

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

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

3.6 Animal Control

Before Annexation

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

After Annexation

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

3.7 Street Lighting and Traffic

Before Annexation

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

After Annexation

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

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

3.8 Landscape Maintenance

Before Annexation

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

After Annexation

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

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

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

3.9 Water

Before and After Annexation

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

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

Currently, the City's water resources are sufficient to meet the demand at build out based on the City's current resources and the anticipated new development. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees, as shown on Table 4-2 and Table 4-3, and the use of other funding methods.

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

3.10 Sewer

Before and After

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

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

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

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

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

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

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

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

3.11 Transportation

Before Annexation

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

After Annexation

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

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

3.12 Flood Control and Drainage

Before and After Annexation

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

3.13 Utilities

Before Annexation

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

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

After Annexation

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

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

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

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

3.14 Schools

Before and After Annexation

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

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

3.15 Solid Waste Management

Before Annexation

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

After Annexation

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

3.16 Health and Welfare

Before and After Annexation

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

CHAPTER 4 ONE-TIME FEES AND CHARGES

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

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

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

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

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

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

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

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

Fee Category for Residential Development	Subdivision			Annexed Areas Outside Subdivision			Total Residential Fees
	Fee per Single Family Unit	New Units	Fees	Fee per Multi-Family Unit	New Units	Fees	
City Community Development							
General Government Facilities	\$393	95	\$37,335	\$393	145	\$56,985	\$94,320
Parkland Acquisition and Development	\$12,489	95	\$1,186,455	\$7,459	145	\$1,081,555	\$2,268,010
Open Space Acquisition	n/a		n/a	n/a		n/a	
Public Meeting Facilities	\$1,575	95	\$149,625	\$941	145	\$136,445	\$286,070
Art in Public Places							
	Percent of Project Value	Project Valuation		Percent of Project Value	Project Valuation		
	0.25%	\$57,000,000	\$142,500	0.25%	\$60,900,000	\$152,250	\$294,750
	Fee per Unit	New Units		Fee per Unit	New Units		
City Public Safety							
Fire Suppression Facilities	\$1,120	95	\$106,400	\$142	145	\$20,590	\$126,990
City Engineering							
Local Circulation Systems (Streets, Signals and Bridges)	\$1,551	95	\$147,345	\$893	145	\$129,485	\$276,830
Regional Circulation Systems (Streets, Signals and Bridges)	\$3,741	95	\$355,395	\$2,154	145	\$312,330	\$667,725
Storm Drainage Facilities	\$1,331	95	\$126,445	\$311	145	\$45,095	\$171,540
Water Generation, Storage and Distribution	\$5,826	95	\$553,470	\$4,303	145	\$623,935	\$1,177,405
Wastewater Collection System	\$1,073	95	\$101,935	\$793	145	\$114,985	\$216,920
Total City Development Impact Fees			\$2,906,905			\$2,673,655	\$5,580,560
	Fee per Residential Building Square Foot	Total Square Feet of Units		Fee per Residential Building Square Foot	Total Square Feet of Units		
School Fees							
Redlands Unified School District	\$3.51	285,000	\$1,000,350	\$3.51	290,000	\$1,017,900	\$2,018,250
Total Residential Development Impact Fees			\$3,907,255			\$3,691,555	\$7,598,810

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

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

Fee Category for Non-Residential Development	Annexed Areas Outside Subdivision						
	Square Feet		Fee per Square Foot		Estimated Fees		
	Institutional	Commercial Retail	Institutional	Commercial Retail	Institutional	Commercial Retail	Total
City Community Development							
General Government Facilities	169,884	7,812	\$0.095	\$0.095	\$16,139	\$742	\$16,881
Parkland Acquisition and Development	169,884	7,812	n/a	n/a	\$0	\$0	\$0
Open Space Acquisition	169,884	7,812	\$1.226	\$1.207	\$208,278	\$9,429	\$217,707
	Project Valuation	Project Valuation	Percent of Project Value	Percent of Project Value			
Art in Public Places	\$0	\$1,562,400	0.50%	0.50%	\$0	\$7,812	\$7,812
	Square Feet	Square Feet	Fee per Square Foot	Fee per Square Foot			
	Institutional	Commercial Retail	Institutional	Commercial Retail			
City Public Safety							
Fire Suppression Facilities	169,884	7,812	\$0.556	\$0.056	\$94,456	\$437	\$94,893
City Engineering							
Local Circulation Systems (Streets, Signals and Bridges)	169,884	7,812	\$0.915	\$2.832	\$155,444	\$22,124	\$177,567
Regional Circulation Systems (Streets, Signals and Bridges)	169,884	7,812	\$2.206	\$6.831	\$374,764	\$53,364	\$428,128
Storm Drainage Facilities	169,884	7,812	\$0.207	\$0.288	\$35,166	\$2,250	\$37,416
Water Generation, Storage and Distribution	169,884	7,812	\$0.463	\$0.288	\$78,656	\$2,250	\$80,906
Wastewater Collection System	169,884	7,812	\$0.085	\$0.053	\$14,440	\$414	\$14,854
Total City Development Fees					\$977,343	\$98,822	\$1,076,164
School Fees - Redlands Unified School District	169,884	7,812	\$0.540	\$0.540	\$91,737	\$4,218	\$95,956
Total Non-Residential Development Impact Fees					\$1,069,080	\$103,040	\$1,172,120

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

CHAPTER 5 FISCAL IMPACTS OF ANNEXATION AREA

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

5.1 Phased Fiscal Impacts – Total Annexation Area

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

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

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

Projected Recurring Revenues – Total Annexation Area

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

Projected Recurring Costs – Total Annexation Area

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

5.2 Phased Fiscal Impacts – 95-Unit Subdivision

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

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

Projected Recurring Revenues – 95-Unit Subdivision

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

Projected Recurring Costs – 95-Unit Subdivision

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

5.3 Phased Fiscal Impacts –Annexed Areas Outside Subdivision

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

Projected Recurring Revenues –Annexed Areas Outside Subdivision

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

Projected Recurring Costs –Annexed Areas Outside Subdivision

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

CHAPTER 6 CITY OF LOMA LINDA FISCAL ASSUMPTIONS

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

6.1 City General Assumptions

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

Population

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

Estimated Senior Population

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

Employment

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

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

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

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

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

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

Daily University Students and Visitors

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

Estimated Service Population

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

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

6.2 City General Fund Revenue Assumptions

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

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

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

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

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

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

Property Tax

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

VLF - Property Tax In Lieu

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

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

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

Property Transfer Tax

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

Sales and Use Tax

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

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

Use Tax

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

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

Proposition 172 (Half Cent Sales Tax)

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

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

Franchise Fees

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

Business Licenses

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

Animal Licenses and Fines

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

Fire Permits

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

Recycling and Refuse

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

Other Charges for Services

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

Other Revenue

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

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

Transfers In

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

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

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

Loss of Fire Revenues from County

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

Interest Earnings

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

6.3 City Cost Assumptions

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

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

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

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

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

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

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

Current General Government Overhead Rate

General Government Expenditures		\$3,194,600
	<i>divided by</i>	
Direct General Fund Expenditures		\$13,197,800
	<i>equals</i>	
Current General Government Overhead Rate		24.2%

Marginal Increase in General Government Costs @ 75%¹

18.2%

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

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

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

General Government

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

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

Police Protection

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

Senior Center

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

Community Development

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

Fire Department

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

Public Works

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

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

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

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

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

APPENDIX A DETAILED DEVELOPMENT IMPACT FEES

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

**CITY OF LOMA LINDA
DEVELOPMENT IMPACT FEES SHEET**

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

COMMUNITY DEVELOPMENT				
1. GENERAL GOVERNMENT FACILITIES				Acct. No. 16-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$393.00		\$ -
Attached Dwelling Units	0	393.00		-
Mobile Home Units	0	393.00		-
Rural Dwelling Units	0	393.00		-
Senior Restricted Dwelling Units	0	393.00		-
	Sq. Ft.			
Assisted Care Living Units		\$0.095		-
	Rooms			
Commercial Lodging	0	\$58.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.095		-
Medical/Healthcare Office Uses	0.00	0.095		-
Hospital Uses	0.00	0.095		-
Industrial Uses	0.00	0.095		-
Institutional Uses	0.00	0.095		-
TOTAL	Note			\$ -
				Park Ded SF
				0.00
2. PARKLAND ACQUISITION AND DEVELOPMENT				Acct. No. 4-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$12,489.00		\$ -
Attached Dwelling Units	0	7,459.00		-
Mobile Home Units	0	7,636.00		-
Rural Dwelling Units	0	12,489.00		-
Senior Restricted Dwelling Units	0	5,515.00		-
TOTAL	Note			\$ -
3. OPEN SPACE ACQUISITION				Acct. No. 4-9411
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Commercial Lodging	0	\$667.00		\$ -
	Sq. Ft.	Fees/Sq.Ft.		
Assisted Care Living Units	0.00	0.32		-
Retail/Service/Office Uses	0.00	\$1.207		-
Medical/Healthcare Office Uses	0.00	1.226		-
Hospital Uses	0.00	0.500		-
Industrial Uses	0.00	1.226		-
Institutional Uses	0.00	1.226		-
TOTAL	Note			\$ -
4. PUBLIC MEETING FACILITIES				Acct. No. 18-9409
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	TOTAL
Detached Dwelling Units	0	\$1,575.00		\$ -
Attached Dwelling Units	0	941.00		-
Mobile Home Units	0	963.00		-
Rural Dwelling Units	0	1,575.00		-
Senior Restricted Dwelling Units	0	696.00		-
TOTAL	Note			\$ -
5. ART IN PUBLIC PLACES				Acct. No. 23-9409
DEVELOPMENT TYPE	Project \$ Value	% of Value	Credit	TOTAL
Residential Valuation	\$0.00	\$0.0025		\$ -
Commercial/Industrial Valuation		\$0.0050		-
TOTAL	Note			\$ -

(Continued...)

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

CITY OF LOMA LINDA
DEVELOPMENT IMPACT FEES SHEET

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

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

7b. REGIONAL CIRCULATION SYSTEMS (STREETS, SIGNALS AND BRIDGES)				
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	Acct. No. 24-9409 TOTAL
Detached Dwelling Units	0	\$3,741.00		\$ -
Attached Dwelling Units	0	2,154.00		-
Mobile Home Units	0	1,879.00		-
Senior Restricted Dwelling Units	0	740.00		-
Rural Dwelling Units	0	3,741.00		-
	Sq. Ft.			
Assisted Care Units	0.00	\$1,298		-
	Rooms	Fees/room		
Commercial Lodging Units	0	\$ 1,117.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$6.831		-
Medical/Healthcare Office Uses	0.00	\$5.893		-
Hospital Use	0.00	\$3,095		-
Industrial Uses	0.00	1,265		-
Institutional Uses	0.00	2,206		-
TOTAL	Note			\$ -

8. STORM DRAINAGE FACILITIES				
DEVELOPMENT TYPE	# of Units	Fees/Unit	Credit/Unit	Acct. No. 9-9481 TOTAL
Detached Dwelling Units	0	\$1,331.00		\$ -
Attached Dwelling Units	0	311.00		-
Mobile Home Units	0	296.00		-
Rural Dwelling Units	0	4,024.00		-
Senior Restricted Dwelling Units	0	197.00		-
	Sq. Ft.			
Assisted Care Units	0.00	0.109		-
	Room			
Commercial Lodging	0	118.00		-
	Sq. Ft.	Fees/Sq.Ft.		
Retail/Service/Office Uses	0.00	\$0.221		-
Medical/Healthcare Office Uses	0.00	0.237		-
Hospital Uses	0.00	0.099		-
Industrial Uses	0.00	0.214		-
Institutional Uses	0.00	0.207		-
TOTAL	Note			\$ -

(Continued...)

**APPENDIX B
SUPPORTING FISCAL TABLES**

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

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household

Dynamics (LEHD) Origin-Destination Employment Statistics, Loma Linda, California, 2014

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX C PROJECT REFERENCES

CITY OF LOMA LINDA

25541 Barton Road
Loma Linda, CA 92354

Administration

Jarb Thaipejr, City Manager, 909.799.2810

City Clerk

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

Community Development Department

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

Finance Department

Diana DeAnda, Director/City Treasurer, 909.799.2840

Fire Department

Jeff Bender, Fire Chief, 909.799.2852

Public Works Department

Jeff Peterson, Associate Engineer, 909.799.4407

COUNTY OF SAN BERNARDINO

Local Agency Formation Commission

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

CONSULTANT

Lilburn Corporation

1905 Business Center Drive
San Bernardino, CA 92408
909.890.1818

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

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

PROJECT DESCRIPTION

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

1. General Plan Amendment (GPA) to change the existing City of Loma Linda General Plan designation from Business Park to Low Density Residential for a 30-acre property;
2. Pre-Zone application to establish designations of Single Family Residence (R-1) Zone for 39 acres, Multi Family Residence (R-3) Zone for 23 acres, Institutional (I) Zone for 13 acres, and General Business (C-2) Zone for approximately 5 acres;
3. Annexation Application (to be submitted to LAFCO by Project Proponent; requiring City concurrence) to annex the entire 80-acre Project area into the City of Loma Linda for water and sewer service; and
4. Tentative Tract Map No. 15-046 (TTM 19963) to subdivide an approximate 30-acre property into 95 single-family residences and nine (9) common lettered lots.

COMMUNITY DEVELOPMENT DEPARTMENT - (909) 799-2830

General

1. Within two years of this approval, Tentative Tract Map 19963 shall be exercised or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

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

EXPIRATION DATE:

**Two Years from City Council
Approval Date**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, their

affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

4. Construction shall be in substantial conformance with the plan(s) approved by the City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, and landscaping;
 - b. Placement and/or height of walls, fence and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a developmental project.
5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.
6. The proposed subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC).
7. This permit or approval is subject to all the applicable provisions of the LLMC, 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 crust on inactive construction areas and unpaved work areas;
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and,
 - g. Discontinue construction activities during Stage 1 smog episodes.
11. The applicant shall work with the City's franchised solid waste hauler to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycle and reuse of the materials.
12. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
13. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
14. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
15. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
16. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more

stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

17. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.
18. Prior to issuance of any building and/or construction permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.
19. The applicant shall pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
20. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

Landscaping

21. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to the approval of the Community Development Department, and Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
22. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
23. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
24. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
25. Should future project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land

Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.

Tribal

26. Conduct Government to Government consultation in accordance to SB18 including the transfer of information to the Soboba Band of Luiseño Indians and other tribes that requested consultation regarding the progress of this project.
27. Continue tribal consultation with Soboba Band of Luiseño Indians for the entity of the project.
28. A Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department shall be present during any ground disturbing proceedings; including surveys and archaeological testing.
29. The Soboba tribe requests that proper procedures shall be taken and tribal artifacts and remains shall be honored including cultural resources pertaining to the following:
 - a. Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer shall return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.
 - b. The Developer shall waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer shall return said artifacts to the Soboba Band within thirty (30) days from the initial recovery of the items.
30. The Soboba Band, or the Most Likely Descendants (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
31. The Soboba Band, or MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

32. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, or the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
33. All parties are aware that the Soboba Band, or other MLD, may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
34. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.
35. The City of Loma Linda and the Developer shall immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).
36. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Noise

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

BUILDING AND SAFETY DIVISION - (909) 799-2836

11. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans based the most current California Building Codes to be submitted to the Division.

FIRE DEPARTMENT - (909) 799-2852

38. 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.
39. 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.
40. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

PUBLIC WORKS DEPARTMENT - (909) 799-4400

41. 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.
42. 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.
43. 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.
44. The applicant/developer shall install or bond for all off-site improvements prior to recording the final map.
45. 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.
46. Any streets damaged as a result of new services shall be repaired as required by the Public Works Department prior to occupancy.
47. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
48. 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.
49. The applicant shall dedicate the ultimate right-of-way street width to the City.
50. Public utility easements shall be dedicated to cover all utilities either by map or separate document.

51. 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.
52. 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.
53. 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.
54. The applicant/developer shall provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.
55. Sewage system shall be provided by City of Loma Linda.
56. City of Loma Linda shall be the water purveyor.
57. The applicant/developer shall provide all utility services. All utilities are to be underground.
58. All fire hydrants and their distribution mains shall be made part of the Public System.
59. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
60. 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.
61. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.
62. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.

63. 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.
64. 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.
65. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
66. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
67. The City C & D policy applies. The applicant/developer shall provide, to the maximum extent practicable, for the recycling and reuse of existing materials.

COUNTY OF SAN BERNARDINO PUBLIC WORKS (909) 387-8104

68. A permit from the District shall be required prior to start of construction within the Morey Arroyo channel. The County shall review future plans for proposed development within the 100-year floodplain (Phase II).
69. The project shall comply with the most recent FEMA regulations for development in the Special Flood Hazard Area.
70. Due to the proximity of the Mission Channel, a Flood Hazard Review (ID#83559, File 19963) for the Tentative Tract shall be conducted.
71. The above Conditions of Approval (numbers 68-70) shall be included as requirements listed in the Tentative Tract Map before recordation.

MITIGATION MEASURES

Mitigation Measure 1:

Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of all light fixtures to prevent glare onto existing and potential future development to the east, west, north and south of the Project Site.

Mitigation Measure 2:

The Project Proponent is required to replace, protect or provide a conservation easement for the loss of 27.5 acres of Prime Farmland. At the direction of the City of

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

Mitigation Measure 3:

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

Mitigation Measure 4:

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

Mitigation Measure 6:

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

Mitigation Measure 7:

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

Mitigation Measure 8:

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

Mitigation Measure 9:

In the event older Quaternary alluvial deposits are identified or paleontological resources are unearthed, a qualified paleontologist shall be contacted to determine if reporting the finds is required and if further monitoring during the earthwork is warranted. If, at any time, resources are identified, the paleontologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

Mitigation Measure 10:

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

Mitigation Measure 11:

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

Mitigation Measure 12:

Activity restrictions shall be implemented and shall include: outdoor materials storage, outdoor work or processing areas, pesticide application by any other person

other than an applicator certified by the California Department of Pesticide Regulation, and hazardous materials storage.

Mitigation Measure 13:

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

Mitigation Measure 14:

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

Mitigation Measure 15:

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

Mitigation Measure 16:

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

Mitigation Measure 17:

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

Mitigation Measure 18:

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

Mitigation Measure 19:

Bio-retention area maintenance shall begin within 30 days of project completion. The owner or their designated landscape maintenance company shall maintain bio-

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

Mitigation Measure 20:

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

Mitigation Measure 21:

The project Applicant will be required to mitigate for impacts to CDFW jurisdictional streambed and Waters of the United States through the purchase of 0.85 acre of off-site credits at the Soquel Canyon Mitigation Bank unless otherwise stipulated as a result of completing Mitigation Measure 20.

Mitigation Measure 22:

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

Mitigation Measure 23:

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

Mitigation Measure 24:

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

Mitigation Measure 25:

The Project Proponent shall construct California Street and New Jersey Street from Citrus Avenue to the south project boundary at its ultimate cross-section width

including landscaping and parkway improvements in conjunction with development, as necessary.

Mitigation Measure 26:

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

Mitigation Measure 27:

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

Mitigation Measure 28:

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

END OF CONDITIONS

Applicant signature

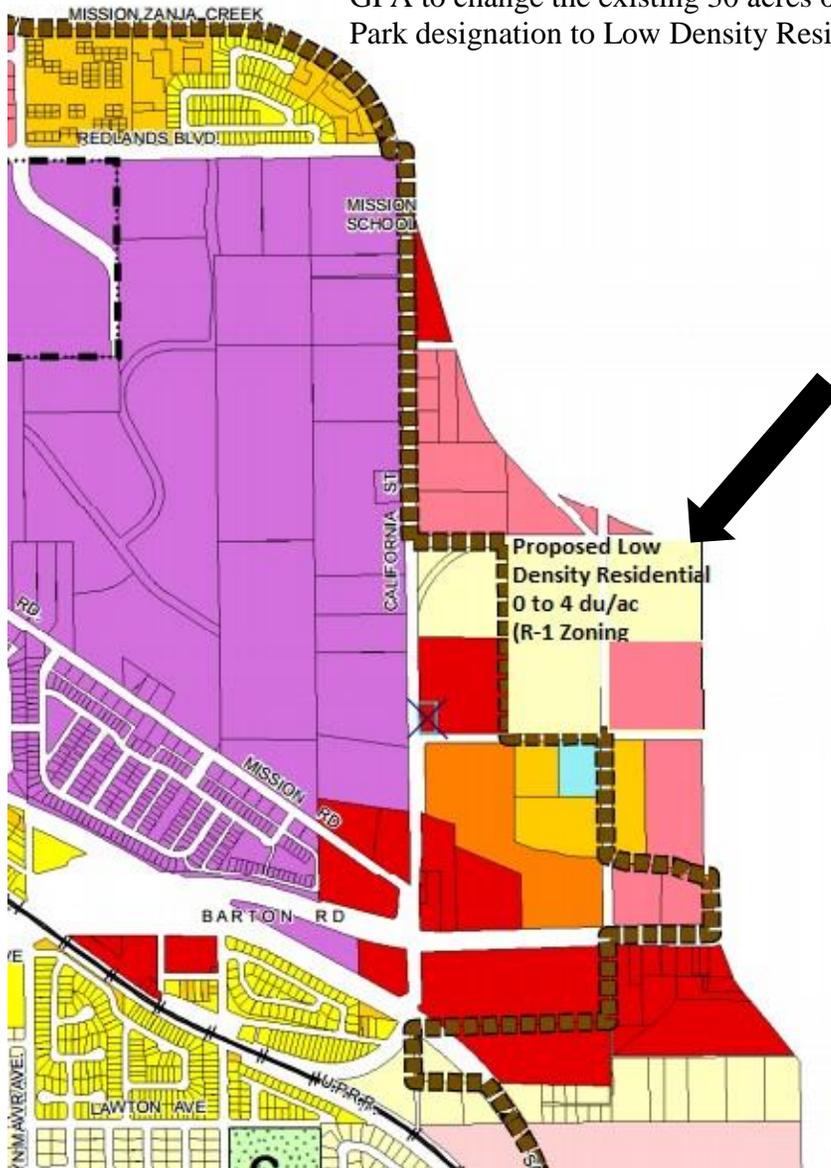
Date

Owner signature

Date

General Plan Amendment

GPA to change the existing 30 acres of Business Park designation to Low Density Residential



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

- E Elementary School
- R Riding & Hiking Trails
- C Community Park
- CF Community Facilities

Conditions Specified under Measure V

*Potential bonus of up to 1 du/5 acres when criteria of Hillside Conservation designation are met.
 **Potential bonus when specified criteria of Chapter 2A of the General Plan are met.
 ***Future residential land uses not specified on the map.

0 237.5 475 950 1425 1900 Feet

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 725)
464 WEST 4th STREET, 6thFLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 388-7017
FAX (909) 383-5936
TTY 711
www.dot.ca.gov/dist8

RECEIVED

JUL 27

City of Loma Linda
Comm. Dev. Dept.



*Serious Drought.
Help save water!*

July 25, 2016

File: 08-SBd-10-PM 28.57

Nataly Alvzar
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

Orchard Heights – Traffic Impact Analysis

Dear Ms. Alvzar:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review and comment on the Traffic Impact Analysis (TIA) for the City of Loma Linda Orchard Heights (Project), located at the southwest and the southeast corners of the New Jersey Street and Citrus Avenue intersection. The project proposes 95 single-family detached residential dwelling units on approximately 80 acres.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Loma Linda, due to the project's potential impact on the State facilities, including Interstate 10 (I-10), it is also subject to the policies and regulations that govern the SHS. We offer the following comments:

- Include I-10/California Street on and off-ramps for both directions in the TIA, if there is an additional 50 or more peak hour trips on these intersections.
- Verify the location of the proposed development on Figure 1, page 7 with the location on the Traffic Model Plots (Appendix D).

Ms. Alvzar
July 25, 2016
Page 2

These recommendations are preliminary and summarize our review of materials provided for our evaluation. Please continue to keep us informed of the project and other future updates, which could potentially impact the SHS and interfacing transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Adrineh Melkonian at (909) 806-3928 or myself at (909) 383-4557.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Roberts". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



Department of Public Works
Environmental & Construction • Flood Control
Operations • Solid Waste Management
Surveyor • Transportation

Gerry Newcombe
Director

July 19, 2016

City of Loma Linda
Nataly Alvzar
Community Development Department
25541 Barton Road
Loma Linda, CA. 92354
nalvizar@lomalinda-ca.gov

File: 10(ENV)-4.01

RE: NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE ORCHARD HEIGHTS PROJECT FOR THE CITY OF LOMA LINDA

Dear Ms. Alvzar:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. **We received this request on June 20, 2016** and pursuant to our review, the following comments are provided:

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

1. It appears that improvements made to the Morey Arroyo may impact San Bernardino County Flood Control District (District) facilities and/or right-of-way. Any encroachment on District right-of-way or impact to a District facility will require a permit from the District prior to start of construction.
2. The project proponent has stated that a portion of the proposed development is within the 100-year floodplain. Flood Control Planning looks forward to further review once plans are available.

Environmental Management Division (Marc Rodabaugh, Stormwater Program Manager, 909-387-8112):

1. On Page 40 (second paragraph) the MND references the San Bernardino County Stormwater Program Model Water Quality Management Plane Guidance (*as amended June 9, 2005*). This reference needs to be updated to "*as amended June 21, 2013*".

Water Resources Division (Mary Lou Mermilliod, PWE III, 909-387-8213):

1. We recommend that the project includes, and the City enforces, the most recent FEMA regulations for development in the Special Flood Hazard Area.

BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD
Vice Chairman, First District

JANICE RUTHERFORD
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GREGORY C. DEVEREAUX
Chief Executive Officer

2. Due to the proximity of the District's Mission Channel, the District recommends a Flood Hazard Review for this Tentative Tract. The County Code sets the fee for this review and analysis at \$1701. This fee is submitted directly to the District Office with an indication that it is for Flood Hazard Review of ID# 83559, File 19963. The fee should be mailed to:

San Bernardino County Flood Control District
Water Resources Division
825 E. Third Street, Room 142
San Bernardino, CA. 92415

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

Sincerely,

A handwritten signature in blue ink, consisting of a long horizontal stroke followed by a large, stylized loop.

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

NAA/PE/sr

From: Ed Bonadiman [<mailto:ed@bonadiman.com>]

Sent: Thursday, July 07, 2016 9:18 AM

To: Konrad Bolowich; Jarb Thaipejr; Nataly Alvizar; Lorena A. Matarrita

Subject: GPA 15-044, ZMA 15-045 and ANX 15-043

Dear Loma Linda Staff,

Thank you for taking the time to meet with Steve and me last week.

After reviewing the proposed pre zoning proposed for her property, Laura Ramirez would like her 4.48 acre parcel on the northeast corner of California and Citrus (APN: 0292-152-10) to be pre-zoned C-2 General Business.

This parcel is currently pre-zoned Business Park in the City General Plan.

They are agreeable to the rest of the proposed development.

Please consider this request and let me know if it is acceptable.

Thanks!

Ed

Edward J. Bonadiman, M.B.A., P.L.S.

President

Joseph E. Bonadiman & Associates, Inc.

234 North Arrowhead Avenue

San Bernardino, CA 92408

ph (909) 885-3806 x132

cell (909) 771-6430 fax (909) 381-1721





Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

July 20, 2016

Konrad Bolowich
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

Subject: Orchard Heights Annexation
SCH#: 2016061040

Dear Konrad Bolowich:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 19, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016061040
Project Title Orchard Heights Annexation
Lead Agency Loma Linda, City of

Type MND Mitigated Negative Declaration
Description The City of Loma Linda is initiating the annexation of an approximate 80-acre area located near the City's eastern boundary and within the City's Sphere of Influence in an unincorporated portion of San Bernardino County generally located east of California Street, south and west of the Mission Zanja Creek, west of Nevada Street and north of Barton Road. The project also includes the request to approve a TTM 19963 to subdivide an approximate 30-acre property within the approximate 80-acre annexation area into 95 single-family residential lots and eight common lettered lots as a chased development.

Lead Agency Contact

Name Konrad Bolowich
Agency City of Loma Linda
Phone (909) 799-2830 **Fax**
email
Address 25541 Barton Road
City Loma Linda **State** CA **Zip** 92354

Project Location

County San Bernardino
City Loma Linda
Region
Lat / Long 34° 3' 17.5" N / 117° 13' 15.7" W
Cross Streets New Jersey Ave and Citrus Ave
Parcel No. 0292-161-02, 03 & 0292-163-08
Township 1S **Range** 3W **Section** 32 **Base** SBBM

Proximity to:

Highways
Airports San Bernardino
Railways UPRR
Waterways Morey Arroyo
Schools Arrowhead Christian
Land Use Ag/County of San Bernardino Multiple Res and Community Industrial

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Noise; Public Services; Traffic/Circulation; Water Quality; Wetland/Riparian; Landuse

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 6; Department of Parks and Recreation; Caltrans, District 8; Regional Water Quality Control Board, Region 7; Native American Heritage Commission; Public Utilities Commission

Date Received 06/20/2016 **Start of Review** 06/20/2016 **End of Review** 07/19/2016

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



clear
7/19/16
E

June 21, 2016

Konrad Bolowich
City of Loma Linda
25541 Barton Road
Loma Linda, California 92354

Governor's Office of Planning & Research

JUN 21 2016

STATE CLEARINGHOUSE

Dear Konrad:

SUBJECT: SCH.2016061040 Loma Linda (SAN BERNARDINO) Orchard Heights Annexation - DMND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings and Engineering Branch (RCEB) has received the draft *Mitigated Negative Declaration (DMND)* for the proposed City of Loma Linda (City) Orchard Heights Annexation project.

The project area includes active railroad tracks. RCEB recommends that the City add language to the Orchard Heights Annexation so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Chiang", with a horizontal line underneath.

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings and Engineering Branch
Safety and Enforcement Division

C: State Clearinghouse

July 19, 2016

Attn: Nataly Alvizar
City of Loma Linda
Community Development Department, Planning Division
25541 Barton Road
Loma Linda, CA 92354



RE: AB 52 Consultation; Orchard Heights Project – north of Orange Avenue, south of Citrus Lane and on the east and west sides of New Jersey Street (APNs 0292-161-02, 03 & 0292-163-08)

The Soboba Band of Luiseño Indians is requesting to initiate formal consultation, pursuant under Assembly Bill 52, with the City of Loma Linda. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Loma Linda. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

July 19, 2016

Attn: Nataly Alvizar
City of Loma Linda
Community Development Department, Planning Division
25541 Barton Road
Loma Linda, CA 92354



RE: SB 18 Consultation; Orchard Heights Project – north of Orange Avenue, south of Citrus Lane and on the east and west sides of New Jersey Street (APNs 0292-161-02, 03 & 0292-163-08)

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance with SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Loma Linda. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



City of Loma Linda Community Development Department

Planning Commission Staff Report

PLANNING COMMISSION MEETING OF August 3, 2016

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER

**SUBJECT: DEVELOPMENT CODE AMENDMENT (DCA 14-133) -
DEVELOPMENT CODE UPDATE – THE APPLICANT IS REQUESTING
APPROVAL OF UPDATES TO THE LOMA LINDA DEVELOPMENT
CODE INCLUDING UPDATES TO LAND USE AND THE SIGN
ORDINANCE**

BACKGROUND

The project is a request to approve an update to the Development Code, specifically affecting Title 17, Article 2 – Zones, Allowable Uses and Development Standards.

Updates to the Development Code were required to clarify intended uses, development standards within Residential Zones (HR-1, R-1, R-2, R-3 and R-4), Commercial and Industrial Zones, and Special Purpose Zones, and assist staff by providing clear and updated information that can be provided to citizens. Language in the existing Development Code lacked detailed information and tools necessary for providing information regarding intended and allowable uses, and an update on new uses not included in the existing Code.

At the July 6, 2016 Planning Commission meeting, Staff requested that the Commission continue the item to the August 3, 2016 public hearing.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for the Development Code Update.

EXHIBITS

A. Development Code Update – Draft 4

Loma Linda Development Code

Article 2 – Zones, Allowable Uses, and Development Standards

Title 17

Table of Contents

Chapter 17.xx – Residential Zones (HR-1, R-1, R-2, R-3, and R-4) -----	2-1
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Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones -----2-27
Table 2-7 Development Standards for Special Purpose -----**Error! Bookmark not defined.**
Table 2-8 Allowed Uses and Permit Requirements for Public Facilities Zone**Error! Bookmark not defined.**
Table 2-9 Development Standards for PF Zone-----**Error! Bookmark not defined.**

Chapter 17.xx – Residential Zones (R-1, R-2, R-3, and R-4)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards

17.xx.010 – Purpose and Intent

The purposes of the individual residential zones and the manner in which they are applied are as follows.

- A. R-1 Single-Family Residential Zone (0 to 4 dwelling units/acre).** The intent of the Single-Family Residential zone is to accommodate traditional single-family houses and subdivisions on relatively flat areas of the City and to support accessory dwelling units consistent with State law. The allowable density ranges from 0 to 4 dwelling units per acre. This zone implements the General Plan Low Density Residential land use designation.
- B. R-2 Medium Density Residential Zone (0 to 9 dwelling units/acre).** The intent of the Medium Density Two-Family Residential zone is to accommodate single-family and duplex types of residential development, with appropriate amenities for the residents. The allowable density ranges from 0 to 9 dwelling units per acre. This zone implements the General Plan Medium Density Residential land use designation.
- C. R-3 High Density Residential Zone (0 to 13 dwelling units/acre).** The intent of the High Density Multifamily zone is to accommodate and encourage multifamily residential uses consisting of low-rise (one to three stories in height) apartment, condominium, and townhouse style development, with appropriate amenities for the residents and common and private open spaces. The allowable density ranges from 0 to 13 dwelling units per acre. This zone implements the General Plan High Density Residential land use designation.
- D. R-4 Very High Density Residential Zone (0 to 20 dwelling units/acre).** The intent of the Very High Density Multifamily zone is to accommodate and encourage multifamily residential uses consisting of low-rise (one to three stories in height) apartment, condominium, and townhouse style development, with appropriate amenities for the residents and common and private open spaces. The allowable density ranges from 0 to 20 dwelling units per acre. This zone implements the General Plan Very High Density Residential land use designation.

17.xx.020 – Land Use Regulations and Allowable Uses

- A. Table 2-1.** Table 2-1 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
- B. Primary and Accessory Uses.** Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential

character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses. Accessory uses deemed appropriate may only be allowed when provided as a secondary use on property for which a legally allowed residential unit exists or is proposed in conjunction with establishment of the accessory use, except as may be otherwise allowed in Article X (Nonconformities).

- C. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
- D. Land uses not listed in Table 2-1.** Land uses that are not listed in Table 2-1 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
- E. Additional Regulations.** Where the last column in the Table 2-1 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
- F. Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
- G. Definitions.** See Article X (Definitions) for land use definitions and explanations.
- H. General Plan Considerations.** Development must conform with the General Plan, Hillside Conservation Measure, Hillside Development Control Measure, Growth Management Element of the general Plan, and South Hills Preservation Measure.

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed				
	R-1	R-2	R-3	R-4	Specific Use Regulations
	R-1 Single Family Residential (0 to 4 units/acre) R-2 Medium Density Residential (0 to 9 units/acre) R-3 High Density Residential (0 to 13 units/acre) R-4 Very High Density Residential (0 to 20 units/acre)				
Land Use	R-1	R-2	R-3	R-4	Specific Use Regulations
Residential Uses					
Boarding and Lodging Houses	--	--	CUP	CUP	
Dormitories	--	--	CUP	CUP	
Dwellings					
Accessory Dwelling Unit	P	--	--	--	
Single-Family Dwelling	P	P	CUP	CUP	
Manufactured Housing	P	P	--	--	Section 17.68.030
Mobile Home Park	CUP	CUP	CUP	CUP	Section 17.30.140
Multifamily Dwellings	--	--	P	P	
Two-Family Dwellings (duplex)	--	P	P	--	
Group Home (six or fewer residents plus one employee)	P	P	P	P	
Group Home (seven or more residents plus employees)	--	--	MUP	MUP	
Planned Residential Developments	CUP	CUP	CUP	CUP	
Senior Housing	--	--	CUP	CUP	Section 17.41.030
Care Uses					
Child Day Care – Large (8 or more children)	MUP	MUP	MUP	MUP	
Child Day Care – Small (7 or fewer children)	P	P	P	P	
Residential Care Facility	--	--	CUP	CUP	
Other Uses					
Airports, Heliports, and Other Landing Fields	--	--	--	--	
Assembly Uses					
Places of Public Assembly	--	CUP	CUP	CUP	
Places of Religious Assembly	CUP	CUP	CUP	CUP	
Cemeteries, Columbariums, Mausoleums, and Mortuaries	--	--	--	--	
Enclosed Storage Structures	--	--	CUP	CUP	Sections 17.38.080 and 17.38.130
Golf Course and Related Facilities	CUP	CUP	CUP	CUP	
Home Occupations	P	P	P	P	Chapter 17.12 (Home Occupations)
Parolee Homes	--	--	CUP	CUP	

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P Permitted By Right				
	CUP	CUP	CUP	CUP	CUP
	MUP Minor Use Permit				
	-- Not Allowed				
	R-1	Single Family Residential	(0 to 4 units/acre)		
	R-2	Medium Density Residential	(0 to 9 units/acre)		
	R-3	High Density Residential	(0 to 13 units/acre)		
	R-4	Very High Density Residential	(0 to 20 units/acre)		
Land Use	R-1	R-2	R-3	R-4	Specific Use Regulations
Public Utility Structures and Service Facilities	CUP	CUP	CUP	CUP	
Schools - Private	--	--	--	--	

17.xx.030 – Development Standards

- A. General.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-2 and 2-3, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).
- B. Prohibition on Structures in Front Setback Area.** Portions of any habitable structure and/or accessory structure shall not occupy any portion of a required front setback area, except as provided in Section 17.xx.0x0 (Allowed Projections).

Table 2-2 Residential Development Standards		Residential Zones			
	R-1 R-2 R-3 R-4	Single Family Residential (0 to 4 units/acre)	Medium Density Residential (0 to 9 units/acre)	High Density Residential (0 to 13 units/acre)	Very High Density Residential (0 to 20 units/acre)
Development Feature		R-1	R-2	R-3	R-4
Parcel Dimensions		Minimum requirements for each NEWLY CREATED parcel.			
Density – Maximum units per acre		0 to 4.0	0 to 9.0	0 to 13.0	0 to 20.0
Density – Minimum					
Parcel Size – Minimum (Square Feet)		7,200			
Parcel Width – Minimum (Feet)					
Standard Parcels		65	65	65	65
Corner Parcels				70	70
Minimum Frontage		45	45	45	45
Parcel Depth – Minimum (Feet)		100			
Parcel Coverage – Maximum footprint(%)					
Standard parcel		40	50	60	70
Nonconforming parcel		60	60	70	80
Parcel Area Per Dwelling Unit – Minimum (Feet) ⁽⁶⁾		7,200	3600	2,200	2200
Floor Area Per Dwelling Unit – Minimum (Square Feet) ⁽¹⁴⁾					
Stand-alone unit		1,000			
Multi-Unit Building:					
Bachelor and One Bedroom			675	675	675
Two Bedrooms			850	850	850
Three Bedrooms			1,025	1,025	1,025
For Each Additional Bedroom			175	175	175
Distance Between Structures – Minimum (Feet)		10	10	10 + additional 5 for each story above the first	10 + additional 5 for each story above the first
Setbacks – Minimum (Feet)					
Front Setback					
Standard ⁽¹⁾		25	25	20	20
Averaging with 5 or more parcels ⁽²⁾		25 with none less than 20	25 with none less than 20		
Side Setback					
Standard Interior ^{(3),(4),(5),(10), (11), (12)}		15 on one side and 5 on the other+ additional 5 for each story above the first			
Standard Corner Exterior Parcels		15	15	15	15
Reverse Corner Parcel: Side Adjoining Another Parcel		15	15	15	15
Corner Parcel where Front Door Fronts Side Yard		15	15	15	15
Reverse Corner Parcel: Side Adjoining a Street		15	15	15	15

Table 2-2 Residential Development Standards		Residential Zones			
R-1	Single Family Residential	(0 to 4 units/acre)			
R-2	Medium Density Residential	(0 to 9 units/acre)			
R-3	High Density Residential	(0 to 13 units/acre)			
R-4	Very High Density Residential	(0 to 20 units/acre)			
Development Feature		R-1	R-2	R-3	R-4
Rear Setback		15	15	15+ additional 5 for each story above the first	
Height Limit – Maximum (Feet)		35	35 ⁽⁷⁾	35	35
Open Space – Minimum (Square Feet)^{(8),(9), (13)}					
Minimum (Square Feet)		1,200	1,200	1,200	1,200
Minimum Dimension exclusive of setbacks		15	15	15	15
			and the following:	and the following:	and the following:
Multi-Unit Building: (Square feet per dwelling unit)					
Bachelor and One Bedroom			600	600	600
Two Bedrooms			700	700	700
Three Bedrooms			800	800	800
Enclosed Common Space – Minimum (Square Feet) per unit					50

Notes:

- Garage entrances shall face side parcel lines on all parcels having front setbacks of less than 25 feet. The minimum garage setbacks shall be 20 feet measured from the face of the garage door to the front property line.
- All front setbacks in a subdivision shall average a minimum of not less than 25 feet.
- No portion of a second story wall shall be closer than 10 feet to the property line; however, if the greater side setback has an unobstructed graded area on that side intended for garage use suitable for vehicle parking, a side setback may be allowed having a minimum dimension from the structure to the property line of 10 feet open from ground to sky, however, in no case less than 12 feet from the structure’s exterior wall to the property line.
- Carport structures may be allowed on side property lines to not less than five feet from the rear property lines. The structures shall be fire rated in compliance with the Uniform Building Code and may be required to be screened for aesthetic purposes. No structure shall be allowed within the front setback or exterior side setback on corner parcels or within 15 feet of an exterior side (street side) property line within the rear setback of corner parcels. All carport structures shall be subject to the review of the Director.
- Accessory structures. Accessory structures both attached and detached shall be allowed under the same standards as the main structures, except that detached one-story accessory structures may have a rear setback of five feet. Attached patios which are completely unenclosed, except for fully ventilated screening, may come to within not less than five feet of the rear property line.

6. Density Designation: The ordinance establishing any residential zone may contain a number suffixed with the zone symbol. The number shall be the number of square feet of total parcel area allocated to each dwelling unit. The designation may be indicated on the Zoning Map (e.g., R-2-3000, R-2-36000). The designation shall not exceed the density specified in the General Plan.
7. R-2: Height. When abutting an R-1 zone, no structure shall exceed one story in height within 50 feet of the subject boundary and shall not exceed two stories within 100 feet of the subject boundary.
8. R-2, R-3, and R-4: Open Space Requirements. The open space areas shall not include any type of roofed or enclosed structure (except a specifically designated recreation structure), driveway, driveway easement, open parking, or required front or exterior side setbacks. Equipped outdoor recreation areas containing swimming pools, children's playgrounds with equipment, tennis, volleyball, shuffleboard, or handball courts, and similar facilities may be counted as one square foot of area fulfilling two square feet of the required open space area as may be determined by the Director. The Director's determinations may be appealed directly to the Council.
9. R-2, R-3, and R-4: Private Balconies and Patios. Private balcony and patio areas may be utilized to fulfill not more than 50 percent of the open space requirement, provided the areas have direct access from the dwelling unit it is designed to serve, a minimum dimension of seven feet, and a minimum area of 70 square feet.
10. R-3 and R-4: Accessory Structures.
 - a. Accessory structures except carport structures and enclosed storage structures as specified in Section 17.38.130(B) shall observe the same front, side, and rear setbacks as the main structures.
 - b. Enclosed storage structures are allowed on the property line as specified in Section 17.38.080 provided that all of the following conditions are met:
 - (1) The minimum acreage of the related development project shall be 3.5 acres;
 - (2) The enclosed storage structure shall not exceed 1,000 square feet in area and one story in height;
 - (3) A Conditional Use Permit and Precise Plan Of Design application in compliance with provisions of this Development Code shall be required;
 - (4) The enclosed storage structure shall be allowed on property lines that are adjacent to zoning designations that allow development equal to or more intense than the R-3 zone; and
 - (5) Subject to a finding by the Council that there is no other reasonable location for the enclosed storage structure on the subject property.
 - c. The minimum distance between accessory and main structures and accessory structures shall be 10 feet exclusive of any vehicular accessway or parking area with an additional 10 feet for each story over one on the accessory structure.
 - d. Garages or carports opening onto an alley shall supply a minimum turning radius of 25 feet to the opposite side of the alley.
11. R-3 and R-4: Garages and Parking Areas. When a parcel abuts an arterial highway, as depicted on the Master Plan of Arterial Highways, and an alley or local street, access to all garages and

parking spaces shall be from the alleys or local streets and not from the arterial highway. No more than two garage spaces shall take access directly from a local street for each 65 feet of parcel frontage on a local street. No open parking shall take access directly from a local street. Any garage entered directly from the street shall have a minimum setback of 20 feet from the ultimate right-of-way, measured from the face of the garage door to the front property line.

12. R-3 and R-4: Side and Rear Setbacks. The interior side setback shall be maintained free and unencumbered from the ground to the sky and shall not be used for any driveway, parking space, or access. If a dwelling unit faces an interior side setback, the minimum required setback shall be the same as that required for a front setback (20 feet) with an additional five feet supplied for each additional story above a one-story structure.
13. Landscaping. Any part of a developed parcel that is visible from the street, including turf on separated parkways, shall be landscaped in compliance with Section 17.02.215 (Landscaping). On a natural slope, the slope may be left in its natural condition or as otherwise required; however, a manufactured slope shall be landscaped. All lawns, yards, and gardens visible from the street shall be maintained in a manner which creates a neat, clean, and orderly appearance and which prevents visual blight and property deterioration. Pruning, mowing and edging of lawns, weeding, removal of litter, fertilizing, and regular watering of all plantings are examples of proper maintenance. All dead plants shall be replaced. Landscaping shall be maintained by the property owner or any occupant or person in charge or control of the subject property.
14. Minimum Floor Area. For purposes of this Section, any separately enclosed, habitable room shown on a submitted floor plan shall be considered a bedroom regardless of designation as a “den,” “family room,” “study,” or similar room. No balcony, patio, porch, or similar feature shall be considered in determining unit floor area.

(NOTE TO STAFF: Fourteen footnotes are an extensive number of footnotes for a development standards table. Hopefully, the number may be reduced when additional portions of the overall Development Code are finally updated.)

Chapter 17.xx – Hillside Residential Zones (HR-C,HR-LD,HR-MD AND HR-SH)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards

17.xx.040 – Purpose and Intent

The intent of the Hillside Residential zone is to provide opportunities for hillside residential development approaches, including clustering of development consistent with General Plan policy directives, that balance preservation of hillside environments with the City's desire to accommodate single-family neighborhoods on large parcels, including rural-type development.—The purposes of the individual residential zones and the manner in which they are applied are as follows.

HR-C Hillside Conservation (0 to 1 dwelling unit per 10 acres) The intent of the Hillside Conservation zone is to accommodate extremely low density single-family residential homes in the Hillside Conservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres. The maximum anticipated population for this designation is 2.4 persons per ten acres.

HR-LD Low Density Hillside Preservation (0 to 1 dwelling unit per 10 acres) The intent of the Low Density Hillside Preservation zone is to accommodate low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 10 acres. The maximum anticipated population for this designation is 2.4 persons per ten acres.

HR-MD Medium Density Hillside Preservation (0 to 1 dwelling unit per 5 acres) The intent of the Medium Density Hillside Preservation zone is to accommodate low density single-family residential homes in the Hillside Preservation Area. The allowable density for this category ranges from zero to one dwelling units per 5 acres. The maximum anticipated population for this designation is 2.4 persons per five acres.

HR-RE Rural Estates (0 to 1 dwelling unit per acre) The intent of the Rural Estates zone is to accommodate single-family homes in a rural setting. The allowable density for this category ranges from zero to one dwelling unit per acre. The maximum anticipated population for this designation is 2.4 persons per acre.

Very Low Density (0 to 2 dwelling units/acre) The intent of the Very Low Density zone is to accommodate single-family homes in a rural setting. The allowable density for this category ranges from zero to Two dwelling unit per acre. The maximum anticipated population for this designation is 5 persons per acre.

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones		P Permitted By Right CUP Conditional Use Permit MUP Minor Use Permit -- Not Allowed				
	HR-C HR-LD HR-MD HR-RE VL	Hillside - Conservation (0 to 0.1 unit/acre) Hillside – Low Density (0 to 0.1 units/acre) Hillside – Medium Density (0 to 0.2 units/acre) Hillside – Rural Estate (0 to 1 units/acre) Very Low Density (0 to 2 units/acre)				
Land Use	HR-C	HR-LD	HR-MD	HR-RE	HR-VL	
Residential Uses						
Dwellings						
Accessory Dwelling Unit	P	P	P	P	P	
Single-Family Dwelling	P	P	P	P	P	
Manufactured Housing	P	P	P	P	P	
Group Home (six or fewer residents plus one employee)	P	P	P	P	P	
Planned Residential Developments	CUP	CUP	CUP	CUP		
Care Uses						
Child Day Care – Small (7 or fewer children)	P	P	P	P		
Other Uses						
Enclosed Storage Structures	CUP	CUP	CUP	CUP	CUP	
Home Occupations	P	P	P	P	P	
Public Utility Structures and Service Facilities	CUP	CUP	CUP	CUP	CUP	

Table 2-3 Hillside Residential Development Standards		Hillside Residential Zones				
	HR-C HR-LD HR-MD HR-RE HR-VL	Hillside - Conservation (0 to 0.1 unit/acre) Hillside – Low Density (0 to 0.1 units/acre) Hillside – Medium Density (0 to 0.2 units/acre) Hillside – Rural Estate (0 to 1 units/acre) Hillside – Very Low Density (0 to 2 units/acre)				
Development Feature	HR-C	HR-LD	HR-MD	HR-RE	HR-VL	
Parcel Dimensions	Minimum requirements for each NEWLY CREATED parcel.					
Density – Maximum dwelling units/acre	1 du/10 acres	1 du/10 acres	1 du/5 acres	1 du/1 acres	2 du/1 acres	
Clustered Development	1 du/2.5 acre	1 du/1 acre	1 du/0.5 acre	NA	NA	
Parcel Size – Minimum (Square Feet)	435,600	435,600	217,800	43,560	21,780	
Parcel Width – Minimum (Feet)	150					
Parcel Depth – Minimum (Feet)	200					
Parcel Coverage – Maximum footprint(%)	See Table 2-3.a ⁽¹⁾					
Distance Between Structures – Minimum (Feet)	10 + additional 5 for each story above the first					

Table 2-3 Hillside Residential Development Standards		Hillside Residential Zones				
	HR-C	Hillside - Conservation	(0 to 0.1 unit/acre)			
	HR-LD	Hillside – Low Density	(0 to 0.1 units/acre)			
	HR-MD	Hillside – Medium Density	(0 to 0.2 units/acre)			
	HR-RE	Hillside – Rural Estate	(0 to 1 units/acre)			
	HR-VL	Hillside – Very Low Density	(0 to 2 units/acre)			
Development Feature	HR-C	HR-LD	HR-MD	HR-RE	HR-VL	
Setbacks – Minimum (Feet) ⁽⁴⁾⁽⁵⁾						
Front Setback	50	50	50	30	30	
Side Setback – Interior and Standard Corner Parcels	30	30	30	30	30	
Side Setback – Reverse Corner Parcel: Side Adjoining Another Parcel	30	30	30	30	30	
Side Setback – Corner Parcel where Front Door Fronts Side Yard	30	30	30	30	30	
Side Setback – Reverse Corner Parcel: Side Adjoining a Street	30	30	30	30	30	
Rear Setback	50	50	50	30	30	
Height Limit - Maximum (Feet)	35					

Notes:

1. No portion of a second story wall shall be closer than 30 feet to the property line; however, if the greater side setback has an unobstructed graded area on that side intended for garage use suitable for vehicle parking, a side setback may be allowed having a minimum dimension from the structure to the property line of 30 feet open from ground to sky.
2. Carport structures may be allowed on side property lines to not less than five feet from the rear property lines. The structures shall be fire rated in compliance with the Uniform Building Code and may be required to be screened for aesthetic purposes. No structure shall be allowed within the front setback or exterior side setback on corner parcels or within 15 feet of an exterior side (street side) property line within the rear setback of corner parcels. All carport structures shall be subject to the review of the Director.
3. Accessory structures. Accessory structures both attached and detached shall be allowed under the same standards as the main structures, except that detached one-story accessory structures may have a rear setback of five feet. Attached patios which are completely unenclosed, except for fully ventilated screening, may come to within not less than five feet of the rear property line.
4. Permitted Development. The City shall only allow future development within the Hillside Preservation Area, the Hillside Conservation Area, and the Expanded Hillside Area which:
 - a. Protects the area's natural environment and sensitive environmental features, as well as public health and safety, maximizing the preservation of land in permanent public open space;
 - b. Ensures that the design and layout of future hillside development adapts to the natural hillside topography; and
 - c. Minimizes the need for and costs of providing infrastructure, utilities, and public services to all hillside areas.
5. Preservation of natural scenic vistas and view shed areas.
 - a. Preservation of Vistas: New development shall only be approved if it preserves scenic vistas of natural hillside areas and ridgelines.
 - b. Minimization of View Shed Intrusion: New Development shall only be approved if it minimizes wall surfaces facing towards view shed areas through the use of split pads, varying setbacks, low roof pitches, and landscaping.
 - c. Architectural Compatibility: New development shall only be approved if it uses architectural style which is compatible with the natural setting. The use of colors, textures, materials, and forms which will attract attention shall be avoided.
 - d. Massing and Scale: The overall scale and massing of structures shall respect the natural surroundings by incorporating designs which minimize bulk and mass, and minimize visual intrusion on the natural landscape. Structures shall be sited to best fit with a hillside's natural contours in hillside areas.
6. Ridgeline Setbacks. Development shall be set back from Primary Ridgelines 100 feet horizontally and 100 feet vertically. "Primary Ridgelines" include ridgelines having any of the following characteristics:
 - a. Ridges that have a difference in elevation of at least 200 feet from the toe of slope of the valley floor or the toe of slope of any canyon floor.
 - b. Ridges which, prior to grading, are visible, or which would be visible but for manmade obstructions such as buildings or houses.
 - c. Ridges that form a prominent landform in the foreground, a major skyline ridge in the background, or one of the layers of ridges that may be visible in between, or which would be visible but for man-made obstructions such as buildings or houses.
 - d. Ridges that frame major visual access when a person is traveling through the Hillside Preservation Area, the Hillside Conservation Area or the Expanded Hillside Area and will

provide the first view of valley and canyon areas as a traveler emerges from the other side of the ridge.

7. Grading:

- a. Focused Grading Required. Focused Grading is defined as the minimum grading required for access roads, the grading necessary for the extension of City services, and/or the grading of no more than the size of the footprint of the house and ancillary structures on each individual lot, with each footprint and ancillary structures separated from each adjacent lot by ungraded, natural terrain. Mass Grading is defined as any grading that does not meet the definition of Focused Grading.
- b. Mass Grading Prohibited. Mass Grading on any Primary Ridgeline or any Northerly Facing Slope is prohibited.
- c. Slope Conforming Foundations Required. Development shall preserve natural scenic vistas where the natural slope is fifteen(15) percent or greater by requiring building foundations for structures to conform to the natural slope to minimize grading and other environmental impacts and to ensure that roof lines do not eliminate or obstruct ridgelines.

8. Average Slope and Parcel Coverage Standards.

- a. For the purposes of this Subsection, the average slope of any parcel shall be determined by the following formula:

$$S = \frac{.0023IL}{A}$$

Where: S is the average slope expressed as a percent; I is contour interval in feet; L is the combined length of contour lines in scale feet; and A is the gross area in acres of the parcel.

- b. The calculation of the average slope, S, shall be prepared by a registered civil engineer or land surveyor using the following criteria:
- c. The contour map shall have a maximum interval of 10 feet;
- d. An interval of two feet shall be used for calculation of the average slope and shall be interpolated if necessary;
- e. The scale of development plans and topographic maps shall be no smaller than:
 - i. For a parcel smaller than two acres, one inch equals 20 feet,
 - ii. For a parcel from two to 20 acres, one inch equals 50 feet,
 - iii. For a parcel larger than 20 acres, one inch equals 100 feet,
- f. The plans and maps shall be in compliance with the requirements for tentative maps established by the Subdivision Code.

- 8. The maximum parcel coverage on a parcel located within the Hillside Residential Zones shall be as specified in the following table:

Maximum Parcel Coverage

Table 2-3.a

Average Slope (%)	Maximum Parcel Coverage (Calculated as maximum % of roof coverage)
10-15	45
15-20	40
20-25	35
25-30	30
30-35	25
35-40	20
40-45	15
Over 45	5

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Chapter 17.xx – Commercial and Industrial Zones (BP, C1, C2, CM, and CO)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards

17.xx.010 – Purpose and Intent

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. B-P Business Park Zone.** The intent of the Business Park zone is to provide locations for professional offices, research and development activities, and light industrial uses that contribute both revenues and jobs to the local economy. Limited retail or service uses designed to meet the business needs of offices or the personal needs of office workers are also allowed. Development profiles may consist of low- to high-rise developments (one to five stories in height) constructed either as stand-alone structures or a coordinated project in terms of site layout, architectural design, and landscaping to form a campus-like setting. The community seeks to expand these types of uses by attracting firms that are related to the medical technology field, or that would benefit from the medical advances associated with businesses and institutions in the City. This zone implements the General Plan Business Park land use designation.
- B. C-1 Neighborhood Business Zone.** The intent of the Neighborhood Business zone is to provide locations for shopping and commercial service businesses that cater to the daily needs of the residential community and local workers. Examples of intended development include neighborhood shopping centers, specialty shops, and stand-alone commercial uses. This zone also allows limited office and religious assembly uses that are incorporated into commercial development (e.g., offices in small storefronts, or religious assembly uses in structures originally designed for commercial uses) if the dominant character of the overall development remains commercial. The overall character of uses in this zone is one of low impact in terms of traffic generation, noise, and other features that might adversely affect adjacent residential neighborhoods. This zone implements the General Plan Commercial land use designation.
- C. C-2 General Business Zone.** The intent of the General Business zone is to accommodate the shopping and commercial service needs of the residential community, local workers, and visitors to the City. Examples of intended development include larger shopping centers and in-line shops, hotels/motels, specialty shops, and stand-alone commercial uses. This zone also allows a limited number of office uses and religious assembly uses incorporated into commercial development if the dominant character of the overall development remains commercial. This zone implements the General Plan Commercial land use designation.
- D. C-M Commercial Manufacturing Zone.** The intent of the Commercial Manufacturing zone is to accommodate light industrial uses (e.g., manufacturing, assembly, warehousing, and distribution businesses) that have limited or no impact related to air quality, electrical or electronic

interference, hazardous materials, light and glare, liquid and solid wastes, noise, odors, ground vibration, or water quality. Warehousing and distribution uses are limited to those uses that generate a relatively low number of vehicle trips. Office uses that are ancillary to the principal commercial or manufacturing uses are allowed. This zone implements the General Plan Industrial land use designation.

- E. C-O Commercial Office Zone (Administrative and Professional Office Zone).** The intent of the Commercial Office zone is to accommodate professional and medical office uses. However, commercial uses that support the office uses or office workers (e.g., office supply stores, copy services, pharmacies, day care, restaurants, dry cleaners, and sundry stores) are also allowed. Development intensity may vary from one to five stories in height depending on adjacent uses, with lower-rise structures required adjacent to residential development. This zone implements the General Plan Office land use designation.

17.xx.020 – Land Use Regulations and Allowable Uses

- A. Table 2-4.** Table 2-4 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
- B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
- C. Land uses not listed in Table 2-4.** Land uses that are not listed in Table 2-4 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
- D. Additional Regulations.** Where the last column in the Table 2-4 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
- E. Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
- F. Definitions.** See Article X (Definitions) for land use definitions and explanations.

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P CUP MUP --					Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
	C-O B-P C-1 C-2 C-M					Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations
Retail Trade Uses						
Alcohol Beverage Sales						
Alcohol Sales (off-sale) – Beer and Wine	--	P	P	P	--	See Subsections 17.44.02 A, 17.46.020 A
Alcohol Sales (on-sale) – Beer and Wine	CUP	CUP	CUP	--	--	Subsections 17.42.130 B, 17.44.030.9 A
Alcohol Sales (off-sale) – Liquor	--		P	P	--	Only permitted provided that the structure containing this use has a minimum floor area of 30,000 square feet and that a maximum of 10 percent of the gross floor area is devoted to the sales of package liquor
Alcohol Sales (on-sale) – Liquor	--	CUP	--	CUP	--	
Building Materials	--	--	--	MUP	P	
Drive-in and Drive-thru Businesses	CUP	--	CUP	CUP	CUP	
Landscape Nurseries – Retail or Wholesale	CUP	--	CUP	CUP	P	Two-acre minimum parcel size required.
Retail Store or Center (Less than 30,000 sf)	--	--	--	P	P	
Retail Store or Center (30,001 sf or greater)	--	--	P	P	P	
Vehicle Sales – New	--	--	--	P	P	
Vehicle Sales – Used	--	--	--	P	P	Allowed only in association with a new vehicle sales business. Stand-alone used vehicle sales are not permitted.
Vehicle Parts Sales (including stereos/alarms, but no installation)	--	--	P	P	P	
Vending Machines	P	P	P	P	P	
Business, Financial, and Professional						
Financial Institutions and Related Services	P	P	P	P	P	

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones						P CUP MUP --	Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
						C-O B-P C-1 C-2 C-M	Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations	
Governmental Offices and Facilities	P	P	P	P	P		
Historical or Landmark Structures with Commercial Activities	CUP	CUP	CUP	CUP	CUP		
Offices – Other than medical or dental	P	P	P	P	P	In the C-1 and C-2 zones, on the ground floor, office use is limited to 15% of the floor area. No limitation applies to second floors are above. In the C-M zone, office use is limited to ancillary uses associated with the business and shall not exceed 15% of the floor area.	
Eating and Drinking Establishments							
Bars, Lounges, Nightclubs, and Taverns	--	--	--	CUP	--		
Catering Services	--	--	P	P	P		
Fast Food Restaurant with no drive-through (no late-night hours)	P	P	P	P	P		
Fast Food Restaurant with no drive-through (with late-night hours)	CUP	CUP	CUP	CUP	CUP		
Fast Food Restaurant with drive-through	--	--	--	--	--		
Restaurant – Outdoor Dining	CUP	CUP	CUP	CUP	CUP		
Restaurant – Sit-down (no late hours)	P	P	P	P	P	See regulations above regarding associated beer and wine and/or alcoholic beverage sales.	
Restaurant – Sit-down (with late hours)	CUP	CUP	CUP	CUP	CUP	See regulations above regarding associated beer and wine and/or alcoholic beverage sales.	
Service Uses - General							
Animal Grooming	--	--	P	P	P		

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P CUP MUP --					Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
	C-O B-P C-1 C-2 C-M					Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations
Maintenance and Repair Services (other than vehicle)	--	P	P	P	P	
Hotels/Motels	--	--	P	P	P	Subsection 17.48.030 A
Massage	--	--	--	--	P	Chapter 5.24
Personal Services, General	P	P	P	P	P	
Personal Service, Restricted	MUP	MUP	MUP	MUP	MUP	Chapters 5.23 & 5.24
Photocopy, Postal and Mailing Services and Similar Activities	P	P	P	P	P	
Vehicle Services						
Automobile Washing/Detailing	--	--	CUP	CUP	CUP	
Automobile Service Stations	--	--	CUP	CUP	CUP	
Automobile Repair – Major	--	--	--	--	P	
Automobile Repair – Minor	--	--	--	--	P	
Truck Repair	--	--	--	--	P	
Veterinary Facilities	--	--	P	P	P	
The Hereafter						
Cemeteries, Columbariums, Mausoleums, and Mortuaries	--	--	--	--	--	
Medical-Related						
Convalescent Homes	CUP	--	CUP	CUP	CUP	
Hospitals/Medical Facilities	CUP	--	CUP	CUP	CUP	
Laboratories – Medical Related	P	P	--	P	P	
Medical, Dental Clinics/Offices	P	P	P	P	P	
Transportation, Communication, and Infrastructure Uses						
Bus and Taxi Stations	--	--	--	P	P	
Public Parking Lots and Structures (not associated with a primary use)	P	P	P	P	P	
Public Utility Structures and Service Facilities	CUP	CUP	CUP	CUP	CUP	
Recreation						
Commercial Recreation and Entertainment	--	--	--	CUP	CUP	

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P CUP MUP --					Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed
	C-O B-P C-1 C-2 C-M					Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations
Game Arcade, Internet Café, or Similar Businesses	--	--	--	--	--	
Golf Course and Related Facilities	--	--	CUP	CUP	CUP	
Education						
Schools – Private	CUP	--	--	CUP	--	
Universities and Colleges						
Vocational Schools	CUP	--	--	CUP	CUP	
Industry, Manufacturing and Processing, and Warehousing Uses						
Commercial Bakery	--	--	--	--	P	
Contractors' Yard	--	--	--	--	P	
Food Processing and/or Storage	--	--	--	--	P	
Industry – Light	--	P	--	--	P	
Industry – Heavy	--	--	--	--	CUP	
Personal Storage Facilities	--	--	--	--	CUP	
Research and Development	--	P	--	--	M/CUP	
Warehousing/Wholesaling						
Up to 50,000 sf	--	--	--	--	P	
Greater than 50,000 sf	--	--	--	--	CUP	
Other Uses						
Agricultural, Industrial, Construction Equipment Sales and Rentals	--	--	--	CUP	P	
Assembly Uses						
Places of Public Assembly	CUP	--	CUP	CUP	CUP	
Places of Religious Assembly	CUP	--	CUP	CUP	CUP	
Auction Houses	--	--	--	CUP	CUP	
Day Care Facilities	--	???	CUP	--	--	
Drive-in and Drive-thru Businesses	CUP	--	CUP	CUP	CUP	No fast-food drive-in or drive- thru facilities are allowed in any zone.
Mobile Home Park	--	--	CUP	--	--	
Outdoor Storage Facility	--	--	--	--	P	

Table 2-4 Allowed Uses and Permit Requirements for Commercial and Industrial Zones						P	Permitted By Right
						CUP	Conditional Use Permit
						MUP	Minor Use Permit
						--	Not Allowed
						C-O	Commercial Office
						B-P	Business Park
						C-1	Neighborhood Commercial
						C-2	General business
						C-M	Commercial Manufacturing
Land Use	C-O	B-P	C-1	C-2	C-M	Specific Use Regulations	
Recycling - Small Collection Facility	--	--	MUP	MUP	MUP		
Recycling - Large Collection Facility	--	--	--	--	CUP		
Temporary Uses	TUP	TUP	TUP	TUP	TUP	See Chapter 17.44.020 B	

17.xx.030 – Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-5, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).

Table 2-5		Commercial and Industrial Development Standards					
	C-O B-P C-1 C-2 C-M	Commercial Office Business Park Neighborhood Commercial General business Commercial Manufacturing					
Development Feature		C-O	B-P	C-1	C-2	C-M	Additional Requirements
Parcel Dimensions		Minimum requirements for each NEWLY CREATED parcel.					
Parcel Size– Minimum (Square Feet)		10,000	10,000	7,200	10,000	7,200	
Parcel Width – Minimum (Feet)							
Standards Parcels		100	100	65	65	65	
Corner Parcels		100	100	70	70	70	
Parcel Coverage - Maximum footprint coverage (%)		70	60	50	60	80	
Floor Area Ratio (FAR) - Maximum		0.5	0.5	0.5	0.5	0.6	
Floor Area (Enclosed) – Maximum (Square Feet) ⁽¹⁾		N/A	N/A	(3)(4)	(3)(4)		
Setbacks - Minimum (Feet) ⁽²⁾							
Front		25	25	20	20	20 ⁽⁶⁾	
Side (interior, each)							
Abutting a parcel zoned for residential use		20	20	0	0	20	
Abutting any other parcel		5	5	0	0	0	
Side (Street side)		25	25	20	20	20	
Rear							
Abutting a parcel zoned for residential use		20	20	25	25	20	
Abutting any other parcel		10	10	10	0	0	
Through Parcel				10	0	0	
Height – Maximum (Feet) ⁽⁵⁾		35	35	35	35	35	

Notes:

1. Enclosed or screened areas shall be provided for the maintenance of solid waste containers.
2. Decorative masonry walls of six feet in height shall be provided on all property lines which are contiguous to residentially zoned parcels.
3. The total floor area in all of the structures on any one parcel shall not exceed 13 times the buildable area of the parcel.

4. Basement floor space, cellar floor space, and parking floor space with necessary interior driveway and ramps, or space within a roof structure or penthouse for the housing of building operating equipment or machinery, shall not be considered in determining the total area within a structure.
5. The maximum height limit may be increased with the approval of a Conditional Use Permit.
6. Setbacks for a site where a portion of the street frontage is in a zone of greater requirements, the front setback of the C-M use shall be in compliance with the minimum requirements of the more restrictive zone.

Chapter 17.xx – Special Purpose Zones (I-HC, OS, PC, and PF)

Sections

- 17.xx.010 – Purpose and Intent
- 17.xx.020 – Land Use Regulations and Allowable Uses
- 17.xx.030 – Development Standards
- 17.xx.040 – Public Facilities Zone

17.xx.010 – Purpose and Intent

The purposes of the individual special purpose zones and the manner in which they are applied are as follows.

- A. I-HC Institutional-Health Care Zone.** The primary intent of the Institutional-Health Care zone is to accommodate hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. This zone also allows employee housing as an accessory use. The zone also accommodates educational institutions and religious assembly uses including the Loma Linda University campus inclusive of lecture halls, administration, classroom, laboratory, and service buildings. Also allowed is student housing (dorms, detached or attached dwelling units) and employee housing (detached or attached dwelling units). This zone also accommodates educational uses and religious assembly uses, inclusive of assembly areas or structures, classrooms, religious administrative offices, and limited accessory residential facilities. This zone implements the General Plan Health Care land use designation.
- B. OS Open Space Zone.** The intent of the Open Space zone is to define properties reserved for the preservation of wilderness areas for passive recreational use and other undeveloped recreation lands. Development of structures is prohibited, except for those structures that may be ancillary to a passive recreational use (e.g., restrooms and small service buildings). This zone implements the General Plan Public Open Space land use designation.
- C. PC Planned Community Zone.** The intent of the Planned Community zone is to accommodate flexibility in development, encourage creative and imaginative design, and provide for development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities □ both public and private □ and commercial areas. This zone is further intended to accommodate the optimum integration of urban and natural amenities within developments. The Planned Community zone allows for creation of unique use regulations and development standards for a development project, provided the regulations and standards clearly implement General Plan policy and subsequent project proposals under the Planned Community zone reflect the character envisioned by the City at the time of Planned Community zone approval. This zone implements various General Plan land use designations and can be used to implement the Special Planning Area designation.
- D. PF Public Facilities Zone.** The intent of the Public Facilities zone is to accommodate civic, government, quasipublic uses (e.g., utility easements), and public parks and recreational facilities. Civic uses include a range of uses and facilities that support government service

operations (e.g., City Hall, fire stations, parks, and senior and community centers). This zone implements the General Plan City Facilities, Institutional and Parks land use designations.

17.xx.020 – Land Use Regulations and Allowable Uses

- A. **Table 2-6.** Table 2-6 indicates the uses allowed within each residential zone and any permits required to establish the use, in compliance with Article X (Permit Processing Procedures) and Article X (Development Code Administration).
- B. **Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone.
- C. **Land uses not listed in Table 2-6.** Land uses that are not listed in Table 2-6 or are not shown in another zone are not allowed (see Uses Not Classified in Section 17.xx.xxx), except as otherwise provided by Section 17.xx.xxx (Rules of Interpretation).
- D. **Additional Regulations.** Where the last column in the Table 2-6 includes a Chapter or Section number, the regulations in the referenced Chapter or Section shall apply to the use. Provisions in other Sections of this Development Code may also apply.
- E. **Site Plan and Design Review.** See Chapter 17.xx for Site Plan and Design Review requirements for new or modified construction activities.
- F. **Definitions.** See Article X (Definitions) for land use definitions and explanations.

Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones	P CUP MUP --	Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed			I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community
		I-HC	OS	PF		
Agriculture and Animal-Related						
Agriculture	--	P	--	--		
Apiary	--	P	--	--		Subsection 17.56.020 G
Animal Keeping – Private	--	P	--	--		Subsection 17.56.020 H
Animal Keeping – Commercial	--	CUP	--	--		
Landscape Plant Nurseries – Retail or Wholesale	--	CUP	--	--		
Business, Financial, and Professional						
Government Offices and Facilities	P	--	P	--		
Retail Sales related to an Institution	P	P	--	P		
Educational/Cultural						
Libraries	P	--	P	P		
Museums	P	--	P	P		
Schools – Private	P	CUP	--	P		
Universities and Colleges	P	CUP	--	P		
Medical-Related and Social Services						
Convalescent Homes	P	--	--	--		
Health Centers	P	--	CUP	--		
Hospitals/Medical Facilities	P	--	CUP	--		
Laboratories – Medical Related	P	--	--	--		
Medical, Dental Clinics/Offices	P	--	--	--		
Pharmacy	P	--	--	--		
Recreation						
Auditoriums and Theaters	CUP	--	CUP	P		
Cultural Centers	P	--	MUP	P		
Golf Course and Related Facilities	CUP	CUP	--	CUP		
Hiking Trails and Related Improvements	--	P		P		
Parks and Playgrounds	--	P	MUP	P		
Resources and Open Space Uses						
Local and Buffer Greenbelts	--	P		P		
Unimproved Open Space	--	P		--		

Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones	P	Permitted By Right			I-HC	Institutional-Health Care OS Open Space PF Public Facility PC Planned Community
	CUP MUP --	Conditional Use Permit	Minor Use Permit	Not Allowed	OS	
Land Use	I-HC	OS	PF	PC	Specific Use Regulations	
Water Resource Management Facilities (groundwater recharge basins, percolation, water wells, reservoirs, tanks, dams, treatment plants, gauging stations, and pumping stations)	--	P	MUP	P		
Wildlife Preserves and Sanctuaries	--	P		--		
Transportation, Communication, and Infrastructure Uses						
Airports, Heliports, and Other Landing Fields	CUP	CUP	CUP	--		
Fire and Police Stations	P	--	P	P		
Public Parking Lots and Structures (not associated with a primary use)	CUP	CUP	CUP	CUP		
Public and Private Parking Lots and Structures (incidental and accessory to primary use)	MUP	MUP	MUP	MUP		
Public Utility Structures and Service Facilities	CUP	CUP	P	CUP		
Other Uses						
Archeological and Paleontological Sites	--	P		--		
Assembly Uses						
Places of Public Assembly	P	CUP		CUP		
Places of Religious Assembly	P	CUP		CUP		
Cemeteries, Columbariums, Mausoleums, and Mortuaries	CUP	CUP		CUP		
Commercial Uses (incidental and accessory to allowed uses)	--	CUP	MUP	MUP	Subsection 17.56.030 L	
Correctional Institutions	CUP	--	MUP	--		
Development of Natural Resources	CUP	CUP	CUP	CUP		
Forest Maintenance Facilities and Ranger Stations	--	CUP	P	--		
Historical Preserve	--	P	P	--		
Landfills	--	CUP	--	--		
Multiple Residences	CUP	--	--	--	Subsection 17.60.030 A	
Planned Residential Development	CUP	CUP	--	CUP		
Residences for Institutional Personnel	P	--	P	--	Subsection 17.60.020 L	

Table 2-6 Allowed Uses and Permit Requirements for Special Purpose Zones	P CUP MUP -- Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed				I-HC OS PF PC Institutional-Health Care Open Space Public Facility Planned Community
	I-HC	OS	PF	PC	Specific Use Regulations
Reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials	--	CUP	CUP	--	Subsection 17.56.030 C
Recycling - Small Collection Facility	--	--		MUP	
Recycling - Large Collection Facility	--	--		CUP	
Structures Incidental and Accessory to Allowed uses	MUP	MUP	P	MUP	Subsection 17.56.030 J

17.xx.030 – Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Tables 2-7, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) specified in Article 3 (Development and Operational Standards) and the land use standards specified in Article 4 (Standards for Specific Uses). Standards for accessory structures are specified in Chapter 17.xx (Accessory Structures and Uses).

Table 2-7 Development Standards for Special Purpose Zones	P CUP MUP -- Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed				I-HC OS PF PC Institutional-Health Care Open Space Public Facility Planned Community
	I-HC	OS	PF	PC	Additional Requirements
Parcel Size – Minimum (Square Feet)	These standards apply to each NEWLY CREATED parcel.				
Parcel Size – Minimum (Square Feet)	0	43,560	0	7,200 7,200	
Parcel Width – Minimum (Feet)	100	0	100	??	
Parcel Depth – Minimum (Feet)	70	0	70	??	
Parcel Coverage – Maximum footprint coverage (%) ⁽¹⁾	50	??	50	See Table 2-7.a	
Floor Area Ratio (FAR) – Maximum	1.0	0.1	0.8	0.5	
Minimum Unit, Patio, and Balcony Areas				See Table 2-7.b	
Setbacks – Minimum (Feet) ⁽²⁾					
From Street (public or private)	25	50	25	15 Min. 20 Average	

Table 2-7 Development Standards for Special Purpose Zones	P CUP MUP -- Permitted By Right Conditional Use Permit Minor Use Permit Not Allowed			I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community
	I-HC	OS	PF	PC	Additional Requirements
Development Feature				20 Garage Doors	
Front	25	0	25	?? 25 same as R1	
Side (interior) Abutting a parcel zoned for: residential use All other zones	20 10	0 0	20 5	?? 5 and 15 same as R1	
Side (Street side)	25	50	25	15 Min. 20 Average 20 Garage Doors	
Rear Abutting a parcel zoned for: Residential use All other zones	20 10	0 0	20 10	??	
Height (Feet)	--	0 ⁽³⁾	35	35	
Open Space – Minimum (Square Feet)	--	--	--	See Table 2-7.c	

Notes:

1. All open areas shall be permanently landscaped with an automatic irrigation system including not less than four percent of the off-street parking area.
2. OS Setbacks for Walls and Fences: Walls and fences may be installed in compliance with the following limitations:
 - a. Natural wood, metal, or fiber, non-opaque fences may be installed, provided they are consistent with the purpose and intent of the Open Space zone and a minimum of 20 feet from the ultimate right-of-way line of any street or highway.
 - b. Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of 50 feet from the ultimate right-of-way line of any street or highway.
3. OS zone height: There shall be no maximum structure height standards, except as approved by the Conditional Use Permit.
4. Maximum structure coverage:
 - A. In order to maximize the amount of open space within a planned residential development, the maximum structure coverage shall be as follows:

Maximum Structure Coverage

Table 2-7.a	
Unit per acre	Maximum Structure Coverage Maximum footprint(%)
0-16	45
16.01 and over	50

- B. For the purpose of this Subsection, maximum structure coverage shall be determined by subtracting the land area set aside for private streets and alleys and the rights-of-way for public streets and alleys and any other public rights-of-way.
6. Minimum unit, patio, and balcony areas.
- A. The minimum areas measured in square feet and minimum dimensions measured in lineal feet for dwelling unit floor areas, private patios, and balconies shall be as specified in the following table.

Minimum Unit, Patio, and Balcony Areas

Table 2-7.b					
Dwelling Unit Type	Dwelling Unit Floor Area	Private Area	Patios 1 Min. Dimension	Balconies 2	
				Area	Min. Dimension
Bachelor and single	450	200	12	60	6
One-bedroom	650	200	12	60	6
Two-bedroom	900	250	12	60	6
Three-bedroom	1100	300	13	60	6
Four-bedroom	1300	400	14	60	6

- B. Private patios shall be provided for each ground floor dwelling unit.
 - C. Balconies shall be provided for each dwelling unit above the ground floor. At least 50 percent of the lower 42 inches of open area around a balcony shall be screened from view. Private patios and balconies shall adjoin the living area of the dwelling unit they are intended to serve. Balconies which serve as entrances or exits shall not satisfy this requirement, except where the entrances or exits are for the sole use of a particular dwelling unit.
7. Useable Open Space.
- A. The minimum amounts specified this Subsection are calculated to ensure recreation, leisure, and open space which are adequate in size, utility, and accessibility for properly planned residential developments. The recreation, leisure, and open space areas shall be provided for each dwelling unit.
 - B. The minimum square footage of usable open space for recreation and leisure shall be as specified in the following table.

Useable Open Space

Table 2-7.c	
Zone Type of Development	Square Feet Per Dwelling Unit
R1	1,200
R2	1,000
R3	800
R4	800

- C. Recreation and leisure areas may include game courts or rooms, swimming pools, private dock areas, gardened roofs or grounds, sauna baths, putting greens, play lots, or other similar areas serving all residents of the development. The areas shall not include private patios, balconies, decks, or other areas used solely by the residents of an

individual dwelling unit nor areas used exclusively for pedestrian or vehicular access ways.

- D. Recreation and leisure areas shall not be located within 10 feet of the wall of any ground floor dwelling unit having a door or window or within five feet of any other wall. The recreation and leisure areas shall have a minimum width of 20 feet.
- E. The minimum square footage requirements for usable open space, as specified in Subsection B., above, shall not satisfy any requirement of dedication of land or in lieu fees relating to public park and recreational facilities.
- F. Private water areas may partially satisfy the open space requirement, but not less than 35 percent of the required open space for each dwelling unit shall be land area.
- G. Enclosed recreation or leisure areas may occupy not more than 15 percent of the square footage required. The remaining area shall be open space.
- H. In addition to meeting all other design criteria, attempts shall be made to maximize the number of dwelling units that abut the usable open space.
 - 1. A recreation area containing at least 10,000 square feet with a minimum dimension of 50 feet and a minimum average dimension of 100 feet shall be provided and maintained.
 - 2. The area shall be located at least 20 feet away from a structure wall with ground floor windows or doors, and at least five feet from a structure wall with no windows or doors.
- J. Special attention shall be given to the placement of tot lots which shall be arranged at convenient locations.
- K. Recreation areas shall include appropriate facilities (e.g., swimming pools, tennis courts, basketball courts, putting greens, playground equipment, volleyball courts, lawn bowling, outdoor cooking facilities, etc.)
- L. Clubhouse facilities shall be provided in one of the recreation areas, and of sufficient size to accommodate meetings held by the membership of the homeowners' association and shall contain other facilities usually associated with a clubhouse (e.g., kitchens, recreation areas, workshops, lounges, etc.)

(NOTE TO STAFF: The number of footnotes is extensive for a development standards table. Hopefully, the number may be reduced when additional portions of the overall Development Code are finally updated.)

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Chapter 17.xx – Combining/Overlay Zones (FP, GH, HM, and PD)

Sections

17.xx.010 – Applicability

17.xx.020 – Purpose and Intent

17.xx.010 – Applicability

A. Applicability.

1. The applicability of any combining/overlay zone to specific sites is illustrated by the overlay Zoning Map symbol established by Section 17.xx.xxx (Zones Established).
2. Combining/overlay zones will generally be applied to areas that have different underlying zones, but have unique features or characteristics that are common to the parcels that are located within the combining/overlay zone.

B. Identification. Combining/overlay zones shall be identified by suffixing the applicable combining/overlay letters next to the underlying Zoning Map's symbol.

C. In the event of conflicts. In the event of any conflict between the provisions of this Chapter and any other provision of this Development Code, this Chapter shall control.

17.xx.020 – Purpose and Intent

The purposes of the individual combining/overlay zones and the manner in which they are applied are as follows:

A. FP Floodplain Overlay Zone. The intent of the Floodplain Overlay zone is to safeguard those areas of the City subject to periodic flooding and accompanying hazards, with the objective of promoting health, safety, and general welfare of the people of the City. This overlay zone implements various General Plan land use designations. The objectives of the Floodplain Overlay zone are:

1. To prohibit occupancy or the encroachment of any structure, improvement, or development that would obstruct the natural flow of floodwaters within a designated floodway on the floodplain;
2. To keep developments in the remainder of the floodplain above the design flood flow elevation; and
3. To prevent economic loss caused by excessive flooding and to prevent loss of life or property.

B. GH Geologic Hazards Overlay Zone. The intent of the Geologic Hazards Overlay zone is to provide for suitable protection for areas subject to the threat of loss, life, and/or personal property

due to seismic shaking and resultant ruptures or ground failure, landslides, and other potential geologic hazards. More specifically, this overlay zone will allow the City to exercise the mandated approval authority within special study zones as established by the State Geologist required by the provisions of the Geologic Hazards Zones Act (Chapter 7.5, Division 2, of the California Public Resources Code). This overlay zone implements various General Plan land use designations.

C. H Historic Mission Overlay Zone.

1. The intent of the Historic Mission Overlay zone is to accommodate a basic framework for future development to achieve the following objectives:
 - a. To preserve and enhance the Mission Road area and associated historical and cultural resources;
 - b. To preserve and enhance the rural atmosphere of the area;
 - c. To facilitate the continued use and enjoyment of existing properties by focusing on new development projects and/or rehabilitation, restoration, and adaptive reuse of historical and/or cultural resources;
 - d. To allow for consistent, compatible, and complementary development of the vacant properties within the Mission Road area; and
 - e. To encourage pedestrian friendly new development in the area through the incorporation of livable/walkable community concepts.
2. This overlay zone implements various General Plan land use designations.

D. PD Planned Development Overlay Zone.

1. The intent of the Planned Development Overlay zone is to provide opportunities for nontraditional approaches to residential development. Using this overlay zone, applicants can craft unique development standards, provided that the density complies with that established for the underlying zone and all applicable General Plan policies, and further provided that the development plan:
 - a. Preserves natural land features, open space, and other valuable and desirable environmental features of a particular area;
 - b. Provides for specified community benefits not otherwise required for development in the underlying zone as a trade-off for deviating from the otherwise applicable development standards; and
 - c. Clearly demonstrates compatibility of use with respect to existing and future developments in the surrounding areas.
 - d. Provides for specified community benefits not otherwise required for development in the underlying zone as a trade-off for deviating from the otherwise applicable development standards; and
 - e. Clearly demonstrates compatibility of use with respect to existing and future developments in the surrounding areas.

2. This overlay zone shall only be applied to suitable properties classified in the commercial, institutional, mixed use, and residential zones. This zone implements various General Plan land use designations.

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City of Loma Linda Community Development Department

Staff Report

PLANNING COMMISSION MEETING OF AUGUST 3, 2016

Approved/Continued/Denied
By Planning Commission
Date: _____

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CERTIFICATE OF APPROPRIATENESS – SMALL PROJECT APPLICATION (SPA NO. 16-051)

SUMMARY

The Project Site is located at 11057 Hill Drive, and is currently developed with an existing two-story, 9,014 square-foot church, “Campus Hill Church”. The applicant is requesting approval of:

Certificate of Appropriateness for a Small Project Application that includes a proposal to remodel the existing men’s and women’s restrooms; install nine (9) new fixed windows to be 8-foot high and 2-feet, 8-inches wide; and install an aluminum patio cover. As proposed, the project complies with the Institutional (I) Zone Development Standards.

BACKGROUND

On June 6, 2016, the Historical Commission reviewed the proposed project and submitted plans. The public hearing was continued to August 1 to allow the applicant to provide the following:

Color elevations that illustrate the design and materials of the windows as well as the suggested placement of the building wall sign (west of windows). The windows should have a balanced appearance that is compatible with the existing and surrounding structures(s).

After the Historical Commission reviews the revised plans on August 1, Staff will evaluate and present their recommendation to the Planning Commission on August 3, 2016.

RECOMMENDATION

The Campus Hill project will be presented to the Historical Commission on August 1, 2016. Staff will evaluate the Historical Commission’s comments and make an appropriate recommendation to Planning Commission in regards to the Certificate of Appropriateness in association with Small Project Application No. 16-051.

PERTINENT DATA

Property Owner/Applicant: Southern California Association of Seventh-day Adventists

General Plan/Zoning: Intuitional/Institutional

Topography: Generally flat

Vegetation: Urban landscaping, open grass areas, mature trees, shrubs

Special Features: Developed as Campus Hill Church of Seventh-day Adventists

ENVIRONMENTAL REVIEW

The proposed SPA is Categorical Exempt under the California Environmental Quality Act (CEQA) Section 15301(a)(2), Class I of CEQA Guidelines. This exemption class allows for interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. In addition, the proposed patio also classifies as a Categorical Exemption under CEQA Section 15301(e)(4) which allows for accessory structures including patios. The project is in an area that is not environmentally sensitive and all public services and facilities are available to allow development permissible in the General Plan.

PUBLIC COMMENTS

Public notice for this project was posted and mailed to parcel owners within 300 feet of the project site. As of the date on this report, there have been no written or oral comments received in opposition or in favor of the proposal.

ANALYSIS

Project Description

The Campus Hill Church project is an existing, two-story fellowship hall, 9,014 square feet in size. As proposed, the applicant will remodel the existing men's and women's restrooms; install nine (9) new fixed windows to be 8-foot high and 2-feet, 8-inches wide; and install an aluminum patio cover. Because the structure is over 50 years old, Staff presented the project to the Historical Commission. In addition, due to its location and significance in the community, Staff determined the Certificate of Appropriateness in association with the Small Project Application No. 16-051 should also be reviewed, and approved, by the Planning Commission.

Site Analysis

The subject parcel is within the Institutional Zoning District and surrounded by other institutional uses. It is found within the Loma Linda University campus. As proposed, the project complies with the Institutional (I) Zone Development Standards.

CONCLUSION

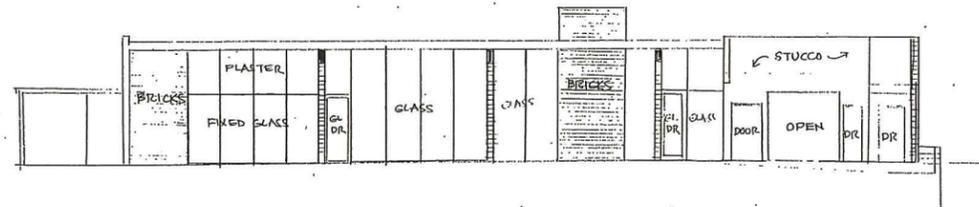
Staff recommends approval of the project because it complies with the goals and policies of the General Plan and Municipal Code, and has been found to be categorically exempt from CEQA. The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout and design for this project. The proposed project would be compatible with the existing uses in the surrounding area.

Respectfully submitted,

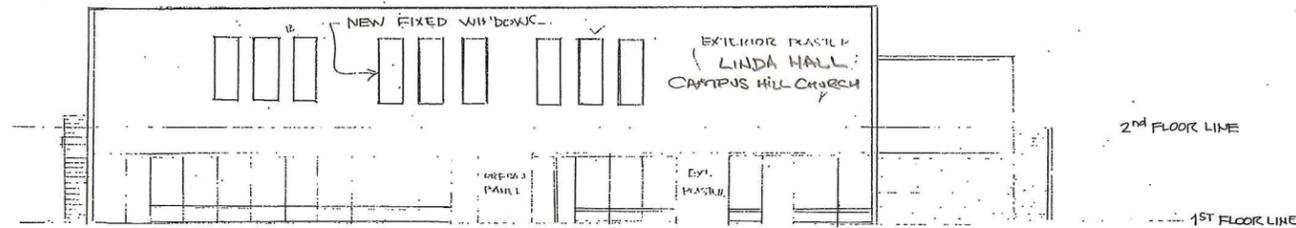
Konrad Bolowich
Assistant City Manager/Community Development Director

EXHIBITS

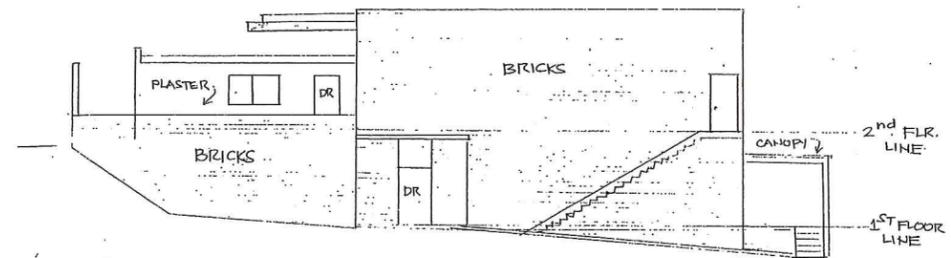
A. Revised Project Plans



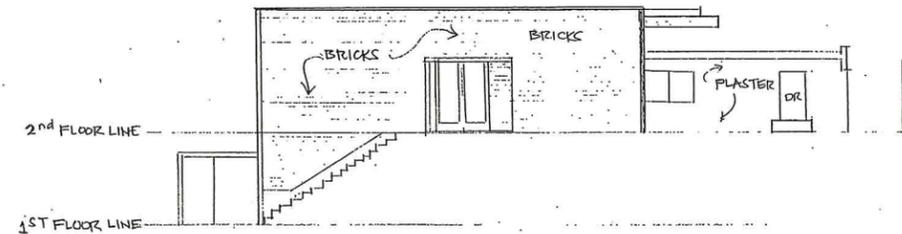
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	BY

PROPOSED NEW WINDOWS INSTALLATION AND BATHROOM REMODEL FOR LINDA HALL OF CAMPUS HILL CHURCH 11057 HILL DR, LOMA LINDA, CA

	DRAWN
	CHECKED
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	SHEET
	OF SHEETS

PRINTED ON CLEARPRINT 1000H



LINDA HALL
CAMPUS HILL CHURCH

Planning Commission

Regular Meeting of June 1, 2016

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:04 p.m., Wednesday, June 1, 2016 in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Doree Morgan
Jay Nelson
Ryan Gallant

Commissioners Absent: Carlos Prieto

Staff Present: Konrad Bolowich, Assistant City Manager
Richard Holdaway, City Attorney
Natalie Patty, Contract 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.

PRECISE PLAN OF DESIGN (PPD) NO. 14-154 – A PROPOSAL TO CONSTRUCT A NEW TWO-STORY 15,880 SQUARE FOOT MEDICAL OFFICE BUILDING ON A VACANT LOT LOCATED AT 25925 BARTON ROAD WITHIN THE INSTITUTIONAL ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF NEWPORT AVE AND BARTON ROAD Continued from the May 18, 2016 Planning Commission meeting.

Commissioner Nelson declared a possible conflict of interest and left the Chambers.

Contract Planner Natalie Patty presented the staff report. The proposal was for a two-story medical office building to be located at the southwest corner of Newport Avenue and Barton Road that had been heard previously by the Commission. She continued, reviewing the vicinity map, proposed construction, parking, and changes to the site map since earlier presentation of this project to the Planning Commission.

Chairman Nichols indicated that the project was back before the Commission to address traffic issues regarding ingress and egress to the site.

Ms. Patty continued, pointing out that the existing driveway cut on Barton Road would create safety hazards due to the proximity to the left turn pocket at Barton Road and Newport Avenue. The existing driveway cut was to be completely removed and a driveway established within the Southern California Edison (SCE) easement to the west of the project site, thereby resolving the traffic issues related to the ingress and egress to the site. This was made a Condition of Approval for this project. With the condition, staff believes all traffic issues related to ingress and egress issues have been addressed. She pointed out secondary/emergency vehicle access at the back of the site from the Post Office driveway.

She continued, indicating that Staff had just today received a comment letter from SCE with concerns regarding use of the Edison Easement as the main access for the project. Edison’s letter indicated they

reserved the right to terminate the agreement for the purposes of construction, alteration, addition and replacement of facilities, and reserved the right to claim current use of the Right of Way. All costs incurred for restoring the Right of Way to its previous condition would be borne by applicant. These concerns were added to the Conditions of Approval for the project.

Commissioner Nichols asked about a backup plan should SCE exercise their right and close that access permanently. Ms. Patty replied that should SCE exercise the option to reclaim the property, for a day, week or permanently, the emergency ingress/egress off of the Post Office driveway would become the primary access to the site. Assistant City Manager Bolowich indicated that for all practical purposes, SCE would be doing construction off and on beginning in August 2017 for approximately a year, so that driveway would close sporadically; City staff was comfortable with sporadic closures requiring temporary use of the ingress/egress from the Post Office driveway. He indicated that SCE has been very flexible in working with the applicant to provide access via the Right-of-Way.

Commissioner Nichols asked about the possibility of connecting via the existing commercial site to the west. Mr. Bolowich responded that the applicant had discussed with the owners of that particular shopping center and was told no. The owners cited issues with McDonald's reciprocal access and parking.

Ms. Patty confirmed that there was no sharing of a parking lot with the Post Office, rather a driveway to access the proposed medical building parking lot from the driveway approach to the Post Office parking.

Commissioner Nichols asked if the Post Office would require an easement by the applicant for shared use of the Post Office driveway.

Applicant Mr. Wayne Cheng addressed the Commission indicating there was a Shared Access Easement required by the United States Post Office. This Shared Access Easement specifically stated that the driveway can only be a secondary access, meaning there has to be other primary access to the site. The SCE easement also required a secondary access in case of closure by SCE. The Post Office easement was more stringent in that it states that you could not block their driveway, could not compromise their current flow, and had to be accessory access. If their flow of traffic was hindered, the Post Office would revoke the easement. Therefore, if SCE revokes their easement, the site would have no access as the Post Office easement access could not be the primary access.

Discussion ensued regarding ingress/egress to the site, indicating that if SCE closed access and the Post Office easement only allowed secondary access, the applicant would run the risk of having no access to the site. Assistant City Manager Bolowich indicated that was a risk for the applicant, unless an agreement could be reached with the shopping center to the west or some other access easement agreement with SCE.

Mr. Cheng responded that he was not willing to take the risk of having no access to the site. He presented a PowerPoint presentation with a proposed solution. He began by reviewing the comment letter from SCE, which indicated that the access through the SCE easement could not be the only access to the site. SCE's email to him indicated that the easement area was intended for electric utility purposes and SCE would continue to have the right to such use; that SCE already knew that it must be closed for multiple day periods every few months during a planned project from approximately August 2017 - August 2019; that it may also require closure for routine maintenance indefinitely; and in the worst case, SCE may determine the area is needed for future expansion and the road would have to be removed. The easement area was intended for electric utility purposes only and SCE would continue to have the right to use for such. Mr. Cheng believed there is no ambiguity to the SCE email. The right for SCE to revoke access through the easement would also affect any possible shared access with the shopping center to the west as that access would need an easement over the same SCE property.

Mr. Cheng continued, reviewing the shared access easement with the Post Office and other options regarding ingress and egress for the project. He indicated that the shared access agreement with the Post Office clearly stated that access onto their driveway was to be secondary and the agreement could be terminated should the

access through the SCE easement be closed for even 24 hours. Based on these access constraints, he continued his PowerPoint presentation that reviewed several solutions that utilized the existing driveway cut.

The concerns with utilizing the existing driveway cut for primary ingress and egress dealt with the short distance to the eastbound Barton Road left turn pocket at Newport Avenue and the potential traffic hazards when cars leave the project site and attempt to access that left turn to make a U-turn.

The possible solutions presented included 1) lengthening the left turn pocket, 2) adding vertical delineators to prevent access, or 3) adding a raised curb to prevent access to the left turn pocket. The solution recommended by the traffic engineers was to place vertical delineators to divide the eastbound left turn pocket from Barton Road to Newport Avenue, thus eliminating the ability for traffic leaving the project site to access that left turn pocket. He indicated the vertical delineators were the preferred option because they were easy to install, cost effective, more visible, less hazardous to vehicles, and were used in other areas of the City. He was not able to sign the agreement with SCE for the easement with the cautions that it would be closed for indefinite periods of time and likely permanently. His concern was that when he purchased the property, it came with legal access that already existed. Eliminating that access and with the probability of SCE revoking their easement, the site becomes landlocked. He explained that the difference between the existing driveway cut and the proposed driveway access utilizing the SCE easement was approximately 55 feet. While his traffic engineer indicated that 55 feet or 2 ½ car lengths should not make any difference as far as safety or traffic issues and the City should not be able to take away the existing driveway cut, Mr. Cheng indicated he was working with the City to come to a mutually agreeable solution. He was willing to work out a solution together with the City. He reiterated that the key problem was the u turn at Barton and Newport and his request was to be allowed to build either a cone or concrete delineator to prevent access to that left turn pocket from the existing driveway cut on Barton Road.

Discussion ensued as to the pros and cons of the proposed solutions. It was confirmed that the proposed delineators would only prevent access to the left turn pocket from the project site and the left turn pocket would still be available to other eastbound Barton Road traffic. Access to the freeway from the site could be from Mt. View, in which case vehicles exiting the site would need to use the access onto the Post Office driveway to Newport Avenue and make a left at the light or make a u turn somewhere on Barton Road; or alternatively to California Street by making right turn out of the site onto Barton Road.

Mr. Cheng concluded, indicating it was his request to have approval for the project with the proposed solution to the traffic safety issue to install the vertical delineators, a solution approved by the traffic engineers.

In response to the possibility of a raised curb vs. the vertical delineators, Assistant City Manager Bolowich indicated that the City's insurance company recommended against a raised curb due to liability issues. In response to the Commissioners concerns that the vertical delineators get knocked down, become unsightly after time and posed an ongoing expense and labor issue to the City and its Public Works Department, Mr. Cheng indicated he was agreeable to entering into a maintenance agreement with the City with regards to the vertical delineators and the cost of maintenance. Assistant City Manager Bolowich indicated that the solution of vertical delineators would need to be reviewed and approved by the City Public Works Department and City Engineer.

Chairman Nichols opened the Public Hearing and invited comments from the audience. Mr. Cheng addressed the Commission indicating that as the project has been moving forward for approximately a year and a half and as the traffic engineers have agreed on the proposed solution, his request to the Commission was to approve subject to internal review by the Public Works Department and City Engineer.

Discussion ensued regarding the purview of the Commission and the ability of either party, staff or applicant, to appeal the decision to the City Council.

With no additional public comment, Chairman Nichols closed the public hearing.

City Attorney Holdaway confirmed that for this project, Planning Commission decision would be final action. If the applicant were agreeable, the City Engineer could have final approval as to the appropriateness of the option for access using the existing driveway cut on Barton Road by use of vertical delineators or concrete curb modification to the left turn pocket, with secondary access through the Post Office driveway by way of a Shared Access easement between the Post Office and applicant, as approved by the Post Office. These would be made conditions of approval, and if the City Engineer does not approve then the project would return to the Planning Commission, the Commission could approve with those added conditions. The alternative would be to continue the item to another meeting.

Commissioner Gallant expressed his reservations to providing approval prior to review and recommendation/approval from the Public Works Department and City Engineer regarding the proposed solution.

Mr. Cheng responded that he had been working diligently with staff to provide a workable solution. He was willing to enter into an agreement whereby he would be responsible for maintenance of the vertical delineators. He was requesting a decision this evening either to approve with the added conditions for review by the City Engineer of the proposed solution to using the existing driveway cut or to deny the project. He could then either move forward with the project or have the pathway to appeal to the City Council.

Assistant City Manager indicated that from staff perspective, the options presented tonight had been presented before and were not ideal, however, in light of the constraints of both the SCE and Post Office easements, presents as probably the only option. Staff was comfortable with action by the Planning Commission with the added condition that the City Engineer provide feedback and approve or deny based on the added condition. Applicant is then able to move forward, if a positive outcome he is able to move forward, if a negative outcome he has an avenue to pursue.

City Attorney added that the applicant had the right to appeal to the City Council. The scheduling of the hearing before the City Council and preparation of staff reports for that would likely take longer than a two week continuance of the proceedings before the Planning Commission. This would be the choice of the applicant. Whatever action taken by the Planning Commission, the conditions of approval should be fairly detailed and that the applicant is in agreement with each of those conditions stated as part of a motion. Some of the proposals presented tonight were presented previously in different iterations. Information included in the applicant's presentation tonight included an email from SCE dated today and staff has not had adequate time to review and consider in their recommendation.

Motion by Chairman Nichols to approve PPD #14-154 based on the findings and subject to the Conditions of Approval as amended to include that the applicant be allowed to use the existing driveway access off of Barton Road for primary ingress and egress with secondary access off of the Post Office driveway, and that the City Engineer come up with a viable solution for a barrier so vehicles leaving from the Barton Road access could not enter the left turn pocket, i.e vertical delineators, concrete curb, etc. Subject to approval by the City Engineer, the project would move forward; if approval from the Public Works Department and City Engineer is not obtained, applicant would have the right to appeal to the City Council.

City Attorney recommended that any secondary access utilizing the Post Office driveway be pursuant to a Shared Access Easement with the Post Office; that the modifications to Barton Road access to be approved by the City Engineer would include extension of the left turn pocket or modification to the median; and that any such changes required by this project be subject to an agreement with the applicant to include maintenance and indemnification as to any liability the City might incur.

Chairman Nichols indicated he was not comfortable with including indemnification in any agreement. Mr. Cheng agreed that he was not agreeable to including indemnification. City Attorney indicated that the agreement could be drafted in such a way that the indemnification would include only those incidents that would not have occurred except for this project, i.e. the requested modifications to the left turn pocket/median that might create the arguably dangerous condition. Chairman Nichols debated that any incident as described by the City Attorney would be caused by the driver acting illegally and liability would fall to that driver. Discussion continued regarding inclusion of indemnification in any agreement with the applicant.

Chairman Nichols restated his motion to approve PPD #14-154 based on the findings and subject to the Conditions of Approval as amended to include that the applicant be allowed to use the existing driveway access off of Barton Road for primary ingress and egress, with secondary access off of the Post Office driveway pursuant to a Shared Access Easement with the Post Office, and that the City Engineer come up with a viable solution for a barrier so vehicles leaving from the Barton Road access could not enter the left turn pocket at Barton Road and Newport Avenue, i.e. extension of the left turn pocket, vertical delineators, concrete curb, etc. to include an agreement for maintenance of any such modification. Subject to approval by the City Engineer, the project would move forward; if approval from the Public Works Department and City Engineer is not obtained, applicant would have the right to appeal to the City Council. Motion seconded by Commissioner Morgan and carried. Commissioner Gallant no; Commissioner Nelson abstained.

Chairman Nichols and City Attorney Holdaway indicated that any decision by the City Engineer could be appealed to the City Council and at that point the entire project move to the City Council. Applicant was agreeable and thanked staff and the Planning Commission for their efforts towards this project.

TIME EXTENSION FOR PRECISE PLAN OF DESIGN (PPD) NO. 10-78 – THE APPLICANT REQUEST A ONE-YEAR TIME EXTENSION (FROM SEPTEMBER 14, 2016 TO SEPTEMBER 14, 2017) FOR PREVIOUSLY APPROVED PPD NO. 10-78. THIS PROJECT PROPOSES TO CONSTRUCT 152 AFFORDABLE SENIOR APARTMENT UNITS IN TWO, THREE-STORY BUILDINGS ON 5.46 ACRES LOCATED ON THE WEST SIDE OF POPLAR STREET IN A MULTI-FAMILY RESIDENTIAL (R-3) ZONE (EXHIBIT A, VICINITY MAP)

Assistant City Manager Bolowich presented the staff report, indicating this project was the affordable senior housing project on Poplar Street. When the project was entitled, it was proposed to be completed in phases, dependent upon availability of funding. Funding for this type of affordable housing was dependent on any number of combinations of County, Federal, State, and/or tax credit funding sources. Approximately one third of this project was built and applicant was requesting that the entitlement continue until such time as funding became available and the project could move forward. Staff was supportive of this request; this project was a beneficial addition to this community.

In response to questions regarding any applicable development code updates and the project being subject to those updates when it does move forward, Mr. Bolowich and City Attorney indicated that the project would be conditioned to comply with all then current planning development and building codes. It could be argued however, that this is considered one project on a single parcel and construction had commenced, in which case the project would be locked in as far as the design portion, i.e. setbacks, height, landscaping, exterior appearance; however it would have to meet then current building codes and standards in effect when plans were submitted.

Chairman Nichols opened the public hearing and invited public comment. Hearing none, the public hearing was closed.

Motion by Gallant, seconded by Morgan and unanimously carried to approve the Time Extension for Precise Plan of Design No. 10-78 based on the analysis and original project Findings and Conditions of Approval. Prieto absent.

PRECISE PLAN OF DESIGN NO. 16-019 – CITRUS LANE – THE PROJECT IS A REQUEST TO REVIEW AND APPROVE THE PROPOSED SITE PLANS AND DESIGNS FOR THE CITRUS LANE PROJECT, ON A PREVIOUSLY SUBDIVIDED 9.5 ACRE PARCEL OF LAND. THE SUBJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF CITRUS AVENUE AND CALIFORNIA STREET (EXHIBIT A).

Assistant City Manager Konrad Bolowich introduced Rob Dalbeck, a soon-to-be graduate of California State University San Bernardino who was working as a Planning Intern with the City. Mr. Dalbeck presented the staff report, reviewing the Vicinity Map and the existing setting as an approximately 9.5 acre site with a single-family residence to be moved to Heritage Park and on-site groves that were recently removed. General Plan designation was low density residential (0-4 dwelling units/acre); zoning was Single Family Residence (R-1), with surrounding land uses as agriculture and a church to the north, agriculture to the east and west, and multiple-family residential development to the south.

The proposal was to construct 35 single-family units consisting of three architectural styles and floor plans including: Spanish Colonial, Santa Barbara and California Ranch. In addition to having three architectural styles, there would be three different exteriors or plan. Lots would range in size from 7,215 SF to 11,442 SF, with two-story residential homes ranging in size from 3,100 SF to 3,300 SF; all homes would have a two-car attached garage, with Plan 1 including an additional tandem space. Construction of street improvements would occur along California Street and Citrus Avenue. The development would provide 4 lettered lots (over 20,000 SF) for open space to be used for water quality purposes. Access to the site would be provided from California Street and Citrus Avenue, with a cul-de-sac in the center of the development.

Mr. Dalbeck continued, reviewing the site plan and elevations and materials for each of the designs, as well as the proposed landscape plan. The project complies with all of the development standards of the R-1 Single Family Residence Zone, was reviewed under CEQA and a Negative Declaration was circulated for a 30-day public review, all potential associated with the development can be mitigated to less than significant levels. One comment letter was received June 1 from Ms. Chavez regarding the palm trees that were recently removed and concerns about water usage compared to the current usage. There are no significant impacts with regard to water usage as citrus groves require almost double the amount of water consumption as the proposed development.

Commissioners' comments and concerns included:

- Increased traffic on California Street and the impacts on the intersection at California Street and Redlands Boulevard – Assistant City Manager responded that traffic had been addressed in the environmental review and annexation and subdivision for this project wherein mitigation measures were discussed including right in/right out onto California Street, in addition the City was currently working with the Army Corps of Engineers and Department of Fish and Game to build an extended box culvert at California Street and Redlands Boulevard, thereby widening the street to the north. Construction should begin within approximately one year, which should coincide with construction on this project.
- How phasing of the project affects landscaping along the perimeter of the project – Applicant David Wood addressed the Commission indicating the project was proposed in three phases, initially consisting of the model homes and parking, as well as all perimeter improvements along Citrus and California. Phase one would consist of 10 homes along the east portion of the site, with Phase two being the homes along Citrus Avenue and Phase three the interior cul-de-sac homes. Each phase should take approximately 6 – 8 months to complete, with completion of all phases expected by the end of 2017.

Applicant continued, indicating home prices would be approximately \$200/sq.ft. or in the \$600,000 range.

- Mr. Wood responded to questions regarding the palm tree that were recently removed. He indicated the trees could not be incorporated into the project as they would have been in the middle of the street and not salvageable based on a review by an arborist. Preserving the orange grove was not feasible due to the age of the trees.

Chairman Nichols opened the public hearing and invited comment from the public. Hearing none, the public hearing was closed.

Additional questions from Commissioners –

- With regard to Condition of Approval #24 regarding maintenance of landscaping and replacement of dead and dying plants, standards would be established through the Home Owners Association and Landscape Maintenance District; private lots as well as public areas would be subject to the LL Municipal Code and code enforcement, as in other areas of the City.
- Assistant City Manager Bolowich confirmed that the street widths were wide enough to allow for parking and emergency access.
- Condition #59 regarding timing of payment of Prime Farmland Conservation fee, it was indicated that the payment would be due within one year of the final Certificate of Occupancy.
- Condition #60 regarding the review process for the proposed signs – would consist of City review, as part of the Mission Historic District would most likely go to Historical Commission for input to a master sign program.
- Condition #61 regarding the relocation of the existing single family residence – house would be placed on a new foundation at Heritage Park with every effort being made to keep the exterior intact to be restored. Commissioner Nelson thanked the developer for making the effort to relocate.
- Condition #66 regarding incorporation of Palm trees into the overall design of the proposed project – the intent was to recreate the feel of the current look, with the actual number consistent with what was removed and size would be established during the plan check process pursuant to Public Works street tree standards.

Motion by Nelson, seconded by Gallant and unanimously carried to approve Precise Plan of Design No. 16-019 – Citrus Lane based on the findings and subject to Conditions of Approval as presented in the staff report. Prieto absent.

DEVELOPMENT CODE AMENDMENT (DCA) 14-133 – DEVELOPMENT CODE UPDATE – THE PROJECT IS A REQUEST TO APPROVE AN UPDATE TO THE DEVELOPMENT CODE, SPECIFICALLY AFFECTING TITLE 17, ARTICLE 2 – ZONES, ALLOWABLE USES AND DEVELOPMENT STANDARDS (EXHIBIT A).

Assistant City Manager Bolowich presented the staff report indicating that the review of the Development Code began in 2014 with the intent to overhaul the development code to something more user friendly, relevant and functional for the citizens and those doing business in Loma Linda. The intent of the update process included:

- Eliminating outmoded provisions, inconsistencies, and redundancies;
- Better integrating and referencing other development standards;
- Ensuring consistency with state and federal law;
- Adding clarity, transparency, and efficiency to the City development review process; and

- Making the code as easy to use, administer, and enforce as possible.

Mr. Bolowich continued, reviewing Title 17 of the Loma Linda Municipal Code which included Residential Zones (HR-1, R-1, R-2, R-3, and R-4), Commercial and Industrial Zones (BP, C1, C2, CM, and CO), Special Purpose Zones (I-HC, OS, PC, and PF), and Combining/Overlay Zones (FP, GH, HM, and PD). Broken out within each Zone was the different uses.

Using the Residential Zones as an example, he pointed out that each section began with defining the purpose and intent, followed by further defining things such as primary and accessory uses, as well as prohibited uses and additional regulations. The section then included a table as a more simplified method to process a project.

He indicated the purpose of the discussion at this meeting was to explain the logic behind the suggested modifications and obtain input from Commissioners as to whether this approach/method makes sense; would there be uses permitted without any Planning Commission input, and/or should particular uses require review by the Commission by way of a CUP.

He continued, pointing out Table 2-3, Hillside Residential Standards incorporated those standards that were a part of Measure V that were not addressed in the current development code.

With regard to Table 2-3 it was noted that:

- Acronyms were not defined. Mr. Bolowich indicated those definitions would be added.
- Question regarding distance between structures being redundant as setback distances would accomplish the same thing.
- Parcel coverage should be structure footprint not roof coverage.

Mr. Bolowich indicated that the same concept had been carried through all sections of Chapter 17, indicating what was permitted, allowed by CUP, or not allowed. It was noted in Table 2-4 that formula-based fast food drive-through restaurants were not allowed by ordinance adopted by the City Council

Mr. Bolowich continued, reviewing Special Purpose Zones, i.e. Institutional-Health Care, Open Space, Planned Community, and Public Facilities that were unique uses that don't fit in any other established category. It was noted that table 2-6 and 2-7 did not include a column for Public Facilities; however, Public Facility regulations were outlined in Table 2-8.

He briefly reviewed the Combining/Overlay Zones which included Flood Plain, Geologic Hazards, Historic Mission, and Planned Development Overlay Zones. These zones would provide additional standards/restrictions/requirements for a proposed project within a particular overlay zone.

He reiterated the goal was to have a development code that was consistent, easy to navigate and useful. Staff recommendation was for the Planning Commission to review and provide feedback in the next couple of weeks; that feedback would be incorporated and returned to the Commission for final recommendation to the City Council.

Chairman Nichols indicated that careful review by the Commissioners with feedback to staff seemed appropriate in order to provide well thought out recommendations to the City Council for a clean, concise and user friendly Development Code document. He asked that his fellow commissioners carefully review the provided information and provide to staff their comments, questions and concerns by June 16 for incorporation into a final document for consideration at the Planning Commission meeting of July 6.

Chairman Nichols opened the public hearing and invited comments from the audience. Dick Wiley addressed the Commission regarding minimum standards for storage space in residential developments from closets to more storage space in garages.

Chairman Nichols closed the public hearing.

Motion by Morgan, seconded by Nelson and carried unanimously to have Planning Commissioners study, evaluate and provide feedback to Staff on the provided Development Code Update 14-133 by June 16 for inclusion and return to the Planning Commission at the regularly scheduled meeting of July 6. Prieto absent.

APPROVAL OF MINUTES

Motion by Gallant, seconded by Morgan and carried unanimously to approve the minutes of March 2, 2016 as presented. Prieto absent.

Discussion ensued regarding the minutes of April 4, May 4 and May 18 that were indicated as adjourned due to lack of quorum vs lack of agenda items; Mr. Bolowich explained there were agenda items that were continued to date specific so there had to be an agenda, however the item was not ready to move forward.

Motion by Morgan, seconded by Gallant and carried unanimously to approve the minutes of April 4, May 4, and May 18, 2016 as presented. Prieto absent.

REPORTS OF PLANNING COMMISSIONERS

Chairman Nichols commented on the unfortunate loss of the Palm trees on Citrus Avenue. Commissioner Nelson related a story which pointed out the need to specify the size of replacement trees in a development.

REPORTS OF COMMUNITY DEVELOPMENT DIRECTOR

Assistant City Manager reported that the parking structure at Campus Street and Barton Road providing patient and visitor parking would be operational beginning June 6.

He discussed scheduling a Planning Commission tour of various projects completed or nearing completion and recommended July 6.

The meeting was adjourned at 9:48 p.m.

Approved at the meeting of _____.

Barbara Nicholson
Deputy City Clerk