

CITY OF LOMA LINDA
CITY COUNCIL AGENDA
REGULAR MEETING OF JULY 28, 2020

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 - **Meeting ID: 861 620 8259**
 - Verbal participation over the phone
 - Dial *6 to mute and unmute yourself. You will be muted by default upon entering the meeting. The meeting host will unmute those who wish to speak at the appropriate time. Please keep yourself on mute when not speaking.
 - Dial *9 to “raise your hand” to request to speak.
 - Raised hands will only be acknowledged during the Public Hearing and Public Comment sections of the agenda, and when the Meeting's presiding officer requests comments from the public.

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In addition to the above, Public Comments may be submitted via email to ask@lomalinda-ca.gov; are limited to 250 words and may be submitted until 6:30 p.m. the day of the meeting.

Meetings are accessible to people with disabilities. Every attempt will be made to swiftly address each request. Requests in advance of the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting materials, should contact the City Clerk at bnicholson@lomalinda-ca.gov or (909) 799-2890.

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A regular meeting of the City Council of the City of Loma Linda is scheduled to be held Tuesday, July 28, 2020 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m.*

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

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

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

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

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

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

Agenda item requests for the August 11, 2020 meeting must be submitted in writing to the City Clerk no later than Noon, Tuesday, July 28, 2020.

A. Call To Order

B. Roll Call

C. Closed Session - 6:00 p.m. – Community Room

Conference with Labor Negotiator - (Government Code Section 54957.6)

Agency Representative - City Manager Jarb Thaipejr, Assistant City Manager Konrad Bolowich and Negotiator Jay Trinnaman

Employee Organizations - Loma Linda Professional Firefighters Local 935

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

E. Items To Be Added Or Deleted

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

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

H. Scheduled and Related Items

1. **Public Hearing** - 57 condominium units with shared open space and 164 parking spaces on property located on the southwest corner of Park Avenue and Bryn Mawr Avenue within The Groves at Loma Linda Specific Plan, designated Special Planning Area “D and zoned Planned Community intended for high density residential [**Community Development**]
 - a. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182;
 - b. Ratify Certificate of Appropriateness for Precise Plan of Design (PPD) No. P19-206;
 - c. Approve Tentative Tract Map No. P20-031 for Map 20327 to allow the creation of a single-lot condominium map for 57 residential units on a 4.4 acre lot, based on the Findings contained in the Staff Report and subject to the Conditions of Approval; and
 - d. Approve Precise Plan of Design No. P19-206, which includes the proposed architectural styles and design configuration, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on June 12, 2018 and added conditions of approval

2. **Public Hearing** – 213 residential units for lease (senior citizen housing) and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located on the north side of Park Avenue, east of the Oaks Woodland Preserve and Bryn Mawr Avenue, west of California Street, in Planning Areas 2-3 and 2-4 within The Groves at Loma Linda Specific Plan and Citrus Trails Tract Map No. 18990, designated Special Plan Area “D”, zoned Planned Community, and intended for senior citizen housing [**Community Development**]
 - a. Determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182;
 - b. Ratify Certificate of Appropriateness for Precise Plan of Design No. P20-066; and
 - c. Approve Precise Plan of Design No. P20-066, which includes the proposed architectural style and configuration of, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on August 1, 2017 and added Conditions of Approval

I. Consent Calendar

3. Demands Registers
4. Approve an Amendment No 1 to the Amended and Restated CDBG Cooperation Agreement between the County of San Bernardino and the City of Loma Linda [**Public Works**]

5. Request re-appropriation of \$10,000 of unspent General Funds from fiscal year 2019-2020 to fiscal year 2020-2021 related to COVID-19 response and mitigation [**Finance**]
6. Request for approval of an Agreement for Professional Services between the City of Loma Linda and Ganddini Group, Inc to prepare a Transportation/Traffic Impact Analysis for the O'Reilly Auto Parts project at 25630 Redlands Blvd, within the East Valley Corridor Specific Plan's General Commercial Zone and Commercial Land Use Designation [**Community Development**]
7. Council Bill #R-2020-28 - modifying wages, hours, and other terms and conditions of employment for the members of the Professional and Administrative Employees' Association, the Loma Linda Public Works Employees' Association, Fire Management, and the Unrepresented Employees [**Assistant City Manager**]
8. Declare revenue and re-appropriate expenditure, in the amount of \$107,100, for the updating of the City's Local Hazard Mitigation Plan (LHMP) and General Plan Safety Element [**Fire**]

J. **Old Business**

9. Report, discussion and possible action regarding status of environmental review of proposed Rancho Del Prado project off Reche Canyon Road in the South Hills area, within the Colton sphere of influence. (Note: this matter does not include discussion or review of any specific entitlement application at this time.) Area is approximately 203 acres located generally North of Scotch Lane in the South Hills area - APN's 0284-181-25 & 0284-221-17 [**Assistant City Manager**] (**to be continued to August 11, 2020**)

K. **New Business**

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

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

N. **Adjournment**

Next meeting scheduled for August 11, 2020



City of Loma Linda

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

Community Development Department

CITY COUNCIL STAFF REPORT JULY 14, 2020 AT 7:00PM

Approved / Continued / Denied

By City Council

Date: _____

TO: City Council

FROM: Konrad Bolowich, Assistant City Manager, Community Development Director *[Signature]*

SUBJECT: Ratification of Certificate of Appropriateness for Precise Plan of Design No. P19-206 in conjunction with Tentative Tract Map No. P20-031 for Map 20327 at a property located on the southwest corner of Park Ave and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan.

RECOMMENDATION

Staff recommends City Council take the following actions:

1. **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and;
2. **RATIFY** Certificate of Appropriateness for Precise Plan of Design No. P19-206, and;
3. **APPROVE** Tentative Tract Map No. P20-031 for Map 20327 to allow the creation of a single-lot condominium map for 57 residential units on a 4.4 acre lot, based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and;
4. **APPROVE** Precise Plan of Design No. P19-206, which includes the proposed architectural styles and design configuration of 57 condominium units with shared open space and 164 parking spaces located on the southwest corner of Park and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan, designated Special Planning Area "D and zoned Planned Community intended for high density residential, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on June 12, 2018 and added Conditions of Approval.

PERTINENT DATA

Owner/Applicant:	Lewis Investment Company, LLC/Sage McCleve, Project Manager
General Plan:	Special Planning Area "D"
Governing Document:	The Groves at Loma Linda Specific Plan (GSP)
Zoning:	Planned Community (PC)
Land Use Designation:	Planning Area 3-2; High Density Residential up to 60 dwelling units

Site:	Approx. 4.4 net acreage; 5.7 gross acreage, APN: 0292-111-53
Overlay:	Historic Mission Overlay District
Topography:	Site slopes northwest at about a 1 to 2% gradient. Soils are alluvian composed of silty sand. Preliminary geological reports by RMA concluded site is geologically and geotechnically feasible.
Vegetation:	Vacant, low growing vegetation throughout, formerly a citrus orchard.

BACKGROUND AND PROJECT SUMMARY

In 2018, the Historical Commission, Planning Commission, and City Council approved and adopted The Groves at Loma Linda Specific Plan (GSP), a city-initiated project for a 300-acre site located entirely within "Special Planning Area D" (SPA-D) of the General Plan land use map. The GSP established development standards and design guidelines for three different phase concept areas. Phase One Concept Area included the previously approved components of the Veterans Affairs Healthcare Facility. Phase Two incorporated the entire Citrus Trails Master Plan. The third phase, known as the Phase Three Concept Area, included 103 acres of predominantly vacant and undeveloped land with the exception of Heritage Park. Upon complete build out, Phase Three Concept Area will feature single-family residences, pedestrian-oriented mixed-use development, a range of multi-family housing options, and active recreational amenities.

On November 18, 2019, the project applicant, Lewis Investment Company, LLC, submitted an application to construct 57 residential condominium units with shared open space and parking on an approximate 4.4-acre site located on the southwest corner of Park and Bryn Mawr Avenue. The subject site is within the Phase Three Concept Area, more specifically, within Planning Area (P.A.) 3-2 which is intended for high density residential per the GSP.

As required by the Historic Mission Overlay District ordinance, any proposed development within the District must first be reviewed by the Historical Commission before the issuance of entitlement permits. On December 12, 2019, the Commission reviewed the architectural elevations and configuration of the project and provided comments in regards to the compatibility with the cultural heritage of the historic area. The approved minutes and discussion notes are attached for review (Attachment F). The Historical Commission selected their preferred architectural style of Mediterranean Revival and made a motion and recommendation to approve the Certificate of Appropriateness.

On June 3, 2020, staff presented the project to the Planning Commission (draft minutes are attached). The commission unanimously voted in favor to recommend approval of the project to City Council as proposed.

Since the original application submittal, the applicant and city staff have continued to work together to ensure the proposed design and configuration is consistent with the General Plan and complies with the GSP, zoning, and all applicable codes. The previously approved mitigations measures will continue to apply for the site, as well as newly added Conditions of Approval.

Staff and the applicant believe this proposal is compatible with the neighborhood and is consistent with the General Plan; we are requesting City Council approve the proposed project.

LAND USE PLAN FOR THE GROVES AT LOMA LINDA SPECIFIC PLAN

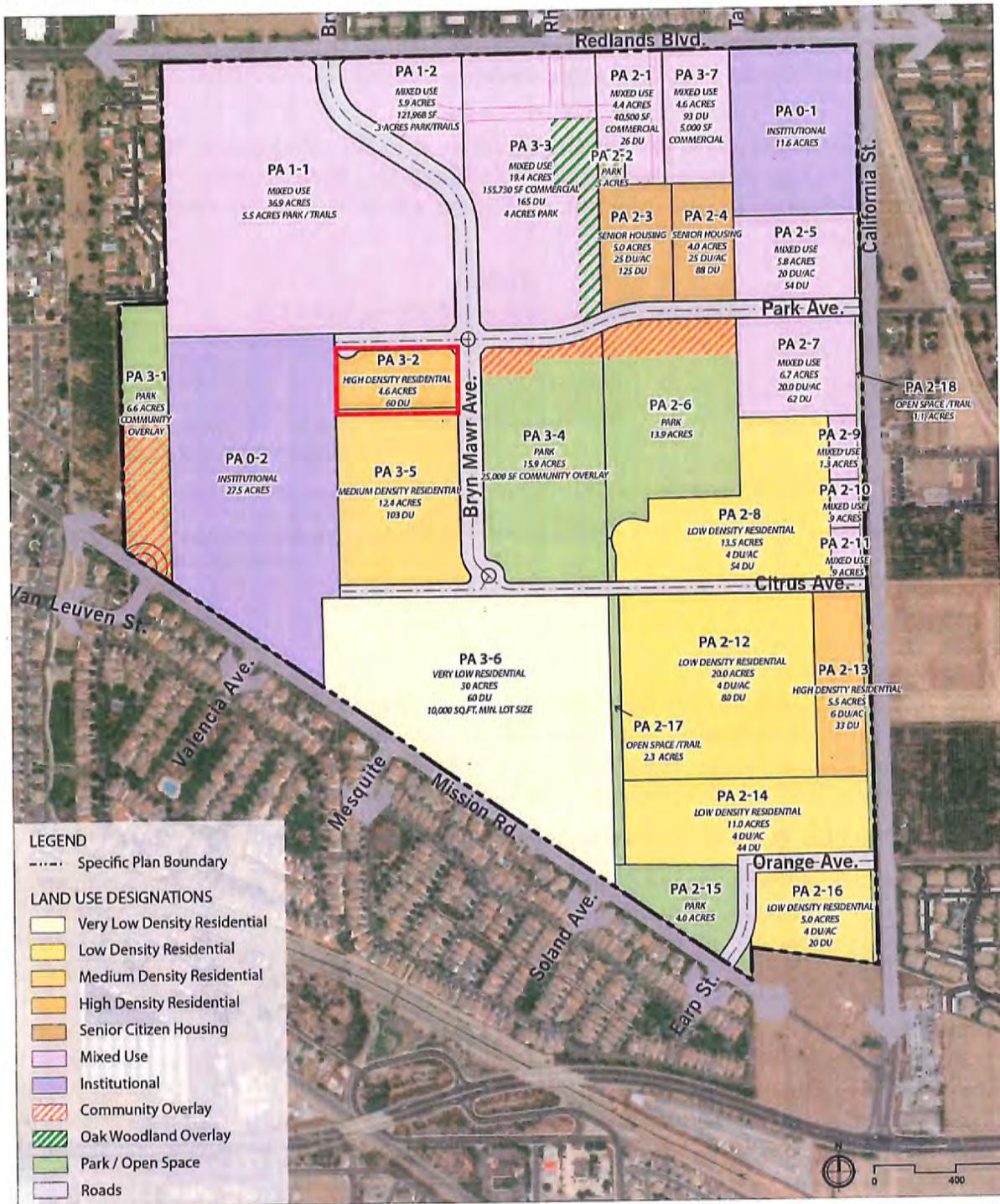


Figure above is found in the GSP document, as Figure 3.1. The subject site is Planning Area (P.A.) 3-2. Per the GSP, the area is designated for a high density residential use at a maximum of 60 dwelling units.

EXISTING SETTING

The vacant site is approximately 4.4 net acres. It is located on the southwest corner of Park and Bryn Mawr Avenue in P.A. 3-2 of the GSP, Phase Three Concept Area, and Special Planning Area "D" of the General Plan. It is zoned Planning Community and intended for high density residential.

There will be multiple points of vehicular access to serve the development. Residents will be able to enter through existing streets such as California St., Redlands Blvd., Citrus Ave., and Park Ave. All internal streets within the subdivision will be designed to City of Loma Linda public road standards.

Table 1
General Plan, Zoning and Existing Land Use

	General Plan	Zoning	Existing Use
North	Special Planning Area "D"	Planned Community (PC)	Veteran's Affairs Healthcare Facility
South	Special Planning Area "D"	Planned Community (PC)	Vacant, designated for a future medium density residential use
East	Special Planning Area "D"	Planned Community (PC)	Vacant, designated for future park use
West	Special Planning Area "D"	Planned Community (PC)	Vacant, designated for future institutional use (RUSD)

ANALYSIS

Project Description

The applicant, Lewis Investment Company, has proposed to construct 57 residential condominium units with shared open space and 164 parking spaces on a 4.4-acre parcel. Along with Precise Plan of Design Application No. P19-206 is Tentative Tract Map Application No. P20-031 (Map 20327) to allow the creation of a single-lot condominium map. (Attachment B).

The Specific Plan Purpose and Development Standards

The GSP is zoned predominantly Planned Community (PC), which is intended 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. The PC 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 PC zone reflect the character envisioned by the city at the time of zone approval. Consistent with the intent of the PC zone, the GSP establishes the unique use regulations and development standards for future development projects within the Specific Plan boundary. The PC zone also can be used to implement the special planning area designation established under the General Plan.

According to the GSP, P.A. 3-2 is envisioned as a high density residential planned development across from the future central park on Bryn Mawr Avenue. This designation allows for a variety of product types, including: walk-up townhomes, duplex or triplex units, courtyard and motor court products, and attached single-family housing ranging from 6 to 13 dwelling units per acre. Dwelling units are required to front or side-on to Bryn Mawr Avenue to take advantage of views

to the park, create an attractive street edge, and to eliminate the possibility of a residential wall along Bryn Mawr Avenue. This site contains an easement for the extension of Park Avenue along the northern edge of the property. Park Avenue will enable access to the future school as well as the residential neighborhood.

The development standards listed in Table 2 regulate new site and building development for the subject site. The project complies with all yard setbacks, height, lot coverage, parking and landscaping requirements:

Table 2
Planning Area 3-2 Development Standards

	Minimum	Maximum
SETBACK REQUIREMENTS		
From Bryn Mawr Avenue	5 ft	10 ft
Private Street or Drive	10 ft	None
Building-to-Building Separation	Per California Building Code	
Abutting Off-Site One-Story Building	10 Ft	None
Abutting Off-Site Multi-Story Building	15 ft	None
BUILDING DENSITY / INTENSITY		
Residential	6 du/ac	13 du/ac
BUILDING HEIGHTS		
Residential	2 Stories	3 Stories and 35 feet
Open Space	100 sf / unit	
Enclosed Garage	2.0 spaces / unit	

As required under Chapter 17.82 of the Loma Linda Municipal Code and the GSP, the site must incorporate architectural and design features that reflect the historical designation and intent of the Historical Mission Overlay District. The Specific Plan features that serve to protect, preserve, and ensure compatibility with historic resources are discussed and listed in section 3.5.2(b)-“Historic Resources” of the GSP.

In preserving the historic attributes of the area, the Historical Commission chose the Mediterranean Revival architectural style - consistent with the ordinance and the Specific Plan: See Attachment D, Rendering and Elevations. Any future, proposed community signage, specific landscape designs, trails, or street names, that are not a part of this current proposal, will require a similar review and approval process with the Historical Commission.

Configuration of the Site

The Project will be accessed from the eastern boundary via Bryn Mawr Street, and from the northern boundary via a future 60 foot wide Park Avenue. Per the conditions of Public Works and the GSP, the applicant is constructing their half of Bryn Mawr Road, plus an additional 12 feet, for a total of 56 feet of road. They will improve the entire Park Avenue residential street and include sidewalk and landscaped parkway. All internal proposed streets and driveways within the planned development will also meet requirements for emergency vehicle accessibility. As part of the Conditions of Approval, the project will be required to join the city’s Landscape Maintenance District and Streetlight Maintenance District. The street cross sections and grading have been provided and are included with the attached project plans.

The project has been designed as 19 triplex clusters. Each cluster will have 3 detached, single-family condominium units with their own two-car garage. The units will either face the parkway, the future park, or the internal park areas of the development. The units adjacent and visible from the streets will all be 2-stories in height, with living and kitchen on the 1st floor and bedrooms on the 2nd floor. The third unit of the triplex cluster, however, will be behind the front two units. The 1st floor includes the 3 dedicated garages. The 2nd floor is the entire residence. Future owners can access their home from either the garage or the front yard porch area.

The planned development requires 114 parking spaces for the 57 residential units. Each unit has a required two-car garage. Additional covered and uncovered spaces have been provided by the applicant throughout the development, for a total of 164 parking spaces. All parking spaces currently comply with the GSP and Municipal Code minimum parking stall dimensions of 18 feet by 9 feet, with the permitted parking overhang into the landscaped planter.

The proposed trashcan locations and plan comply with the City's regulations and have been reviewed by Public Works. A trashcan location exhibit and details have been provided by the applicant and is part of the attached project plans. Mailbox pads are also part of the design, to be accessed at various internal corners of the development. Staff recommended the applicant to install a 6-foot perimeter wall on the westerly side between the planned development and the future Redland Unified School District middle school.

Architecture

The development will consist of 3 different floor plans and 8 different elevations with a Mediterranean Revival architectural style. As recommended by the Historical Commission, the applicant is also proposing to add enhanced elevations and landscaping at all corner lots and at the 4 designated areas that will allow a 3rd floor option (dependent on market choice).

The proposed units will include Mediterranean Revival colors such as soft whites, browns, greens and various other earthy tones (Westhighland White, Egret White, Oyster Bar, Kaffee, Van Dyke Brown). The roof will have multiple types of red concrete tile. The crisp white and soft browns contrast sharply with the red tiles and is a distinctive element of the Mediterranean Revival style. Other architectural features found on the homes will include sand finish stucco, cementitious trim, gable end details, wooden shutters, metal railing, recess windows, and the required illuminated addresses. In addition, to distinguish each elevation, the applicant has chosen 4 types of decorative tiles for the entryways of the homes. See Attachment E, Materials Board. More architectural details and enhancements can be found within the project plans for each style. See Attachment B, Project Plans.

Home sizes will range from 1,370 to 1,555 sq.ft. However, various units will be slightly larger. The corner lots and the 4 designed areas allotted for a 3rd story can include the additional enhancement, up to 416 sq.ft. A minimum of 10 feet of side-setback between residential buildings has been established across the community in order to provide more open space for the residents as well as access for the Fire Department and other emergency services.

Landscaping and Open Space

The community theme is further expressed through the landscape elements of the design. The applicant is proposing almost 25% of landscape coverage on site. The project includes common green space areas on site, private yards, and trails incorporated along the perimeter of the

subdivision to enhance the aesthetics of the community. The applicant has also proposed passive open space areas on decomposed granite that include seating with shade and BBQ pits.

In addition, the applicant will improve the southern and northern sides of the newly installed Park Avenue with sidewalk and landscaping. Holly Oak will be planted on both sides, helping create a line of trees that will guide drivers to the development and possibly the existing Oak Woodland Preserve that is farther northeast of the site. Within the interior of the planned development, there will also be crape myrtle, Brisbane Box, True Green Elm and various other shrubs and ground covers. See attached Preliminary Landscape Plan for more details.

Measure V Compliance

On November 7, 2006, the Loma Linda voters passed Measure V, the Residential and Hillside Development Control Measure. As outlined in Section II (A) (3) of Measure V, all development projects shall be required to cover 100 percent of their pro rata share of the cost of any public infrastructure, facilities and services through the payment of development impact fees. In Section II (F) (2) of Measure V it requires that traffic levels of service (LOS) be maintained at level C or better. Specifically, Measure V states:

To assure the adequacy of various public services and 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 are maintained at a minimum of Level of Service C throughout the City, except where the current Level of Service is lower than Level of Service C. In any location where the Level of Service is below Level of Service 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 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.

In the 2018 Traffic Impact Analysis conducted by Kunzman Associates for the adopted EIR and project site, the consultants made recommendations to mitigate future traffic. The study concluded future development shall contribute on a fair share basis in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study intersections. Projects which are consistent with the above provisions (i.e., payment of fair share for infrastructure, facilities and services, and maintain acceptable traffic LOS) can be considered to be self-mitigating with regard to potential impacts related to public utilities and services, and local roadway traffic congestion. Mitigation measures were imposed for the entire Specific Plan project site, including Planning Area 3-2, to ensure that the level of traffic service is maintained. The adopted mitigation monitoring report will continue to be part of the subject project and all future projects found within the Specific Plan area.

FINDINGS

Precise Plan of Design Findings

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project. The findings are as follows:

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

The proposed 57 residential condominium unit project is a permitted use within the Planned Community (PC) Zone. The project is consistent with the goals of Special Planning Area "D" of the General Plan and was designed in accordance with the guidelines and standards set forth in The Groves at Loma Linda Specific Plan. The Specific Plan has designated the subject site for high density residential, up to 60 dwelling units in Planning Area 3-2..

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

The proposed 57 residential condominium units will provide much needed single-family housing, local amenities, and public improvements within the project area. The use is internally consistent with the Loma Linda General Plan goals and policies related to Special Planning Areas, specifically those related to Special Planning Area "D" (General Plan Section 2.2.7.4). The General Plan's vision for this area is a "livable, walkable community" with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. The project has been evaluated through technical studies and an adopted Environmental Impact Report, all of which identified appropriate mitigation measures to ensure the proposed use would not be detrimental to the surrounding community. Development will generally enhance the area. The project would not result in impacts to the established community and would not be detrimental to existing uses specifically permitted in the zone.

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

The gross acreage of the site is 5.69 acres, with a net acreage of approximately 4.4 acres. It is adequate in size and shape to accommodate the proposed high density residential use and will comply with the standards required of the Specific Plan and PC Zone. All standards laid out in the Specific Plan were previously reviewed and approved by the Planning Commission and City Council in June of 2018.

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

Traffic ingress/egress on site or by adjacent exterior roadways would be provided by existing entrances on Park Avenue, Bryn Mawr Ave, Citrus Avenue, Redlands Blvd, and California Street, as well as new roads inside the community. All new entries would comply with required Public Works standards and ordinances. Any new streets will be built at their ultimate widths, allowing access for emergency vehicles. The design of the proposed map does not conflict with any easements. The proposed project and related on- and off-site improvements would not conflict with other uses immediately adjacent to the project site. Streets within the proposed project area are consistent with the Vehicular Circulation and Access Plan as illustrated in the Specific Plan. Traffic generated by the proposed project is consistent with the 2018 traffic study and analysis conducted by Kunzman Associates and in concert with the adopted Environmental Impact Report prepared for GSP. The purpose of the report was to provide an assessment of the traffic impacts resulting from future proposed development and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the

impacted roadway system. As required by Measure V, any location where the level of service is below LOS C at the time an application for development is submitted, mitigation measures shall be imposed to ensure that the level of traffic service is maintained.

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

The public health, safety and general welfare will be protected with the implementation of the original, approved Mitigation Measures, as well as the added Conditions of Approval for this Precise Plan of Design and Tentative Tract Map applications.

Tentative Tract Map Findings

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

Tentative Tract Map No. 20237 would allow the creation of a single-lot condominium map for 57 residential units on a 4.4-acre lot, including open space and private and public street improvements. The intended use for Planning Area (P.A.) 3-2 is high density residential. The tract map and proposal are consistent with the Special Planning Area "D" designation of the General Plan and it implements the Groves at Loma Linda Specific Plan and goals for P.A. 3-2.

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

The design of the proposed improvements would not cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. The mitigation measures included in the original adopted EIR for the entire Specific Plan project site will reduce the project impacts related to fish and wildlife or their habitats to less than significant levels.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed tract map is not likely to cause serious public health problems. The subdivision is consistent with the concept plan defined by the Specific Plan. The Environmental Impact Report prepared for the Specific Plan area determined that all impacts would be mitigated to less than significant levels. Furthermore, mitigation measures were included as part of the EIR and Specific Plan project to ensure future proposed applications would not detrimentally affect physical changes to the environment or cause serious public health.

Certificate of Appropriateness Findings

In evaluating applications for Certificates of Appropriateness, the Commission and City Council shall consider the existing and proposed architectural style, design, arrangement, materials, and any other factors with regard to the original distinguishing architectural characteristics of the area. Additionally, using the Secretary of the Interior's Standards for Historic Preservation Projects as a guide, the Commission and Council shall approve the issuance of a Certificate of Appropriateness for any proposed work if it makes any one of the agency's listed findings. Staff has incorporated the following finding: *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission, and does not adversely affect the character of the district.*

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) for The Groves at Loma Linda Specific Plan was adopted and certified by the Planning Commission and City Council on June 12, 2018 (State

Clearing House No. 2018021064). All environmental impacts associated with current and future development of the area was evaluated for the entire 300-acre site found within Special Planning Area "D". Mitigation Measures were also adopted as part of the Specific Plan project and will continue to apply to the proposed project. Planning staff has conducted a review of the proposed project as currently designed and submitted in light of the previous environmental document and determined that no new environmental effects or concerns would result for the proposed residential condominium units. Therefore, no further environmental review is necessary.

In addition, the proposed project qualifies to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR and that residential project is undertaken pursuant to and in conformity with that specific plan. A subsequent environmental review is not required as this project is consistent and compliant with the specific plan and the applicable mitigation measures, and is considered one stage in the implementation of the adopted plan.

FISCAL IMPACT

There is no direct fiscal impact the city must bore as a result of an action. However, if the project is approved as proposed, the city will receive revenue from Development Impact Fees (DIF) that will mitigate impacts this development has on the city's infrastructure needs. Additional building permit fees will also be assumed by the applicant.

PUBLIC NOTICING AND COMMENTS

Public hearing notices for this project were mailed to property owners and occupants within 300 feet of the project site on June 29, 2020. In accordance with the Brown Act, the notice for this project and meeting date was also posted at 3 public locations throughout the city (City Hall, Post Office, Project Site) as well as on the city website. As of the date of this report, the city has not received any written or oral comments in favor or opposition of the project.

CONCLUSION

The applicant has made every effort possible to provide the most appropriate layout, design, and architecture for the new community. The Project is consistent with the General Plan and requirements of the Historical Mission Overlay District. It complies with the development standards listed in The Groves at Loma Linda Specific Plan as well as the Planned Community zoning chapter of the Loma Linda Municipal Code. Conditions of Approval were added to the adopted Mitigation Measures to ensure compliance with all current codes, plans, and city policies. And lastly, Findings have been made to support approval of the Precise Plan of Design request, Tentative Tract Map, and the Certification of Appropriateness.

Report prepared by: Lorena A. Matarrita, Associate Planner

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans and Tentative Tract Map
- C. Preliminary Landscape Plan
- D. Rendering, Elevations, Floor Plans
- E. Materials and Colors
- F. Historical Commission Approved Minutes of 12/12/2019
- G. Planning Commission Draft Minutes of 6/3/2020
- H. Conditions of Approval and Previously Adopted Mitigation Monitor Report Program

Vicinity Map



LEGEND

- PROP AC PAVEMENT
- PROP PCC PAVEMENT
- PROP TRAIL
- PROP LANDSCAPE
- PRIVATE OPEN SPACE
- PROP WALL PER LANDSCAPE
- PROP FENCE PER LANDSCAPE

PARKING

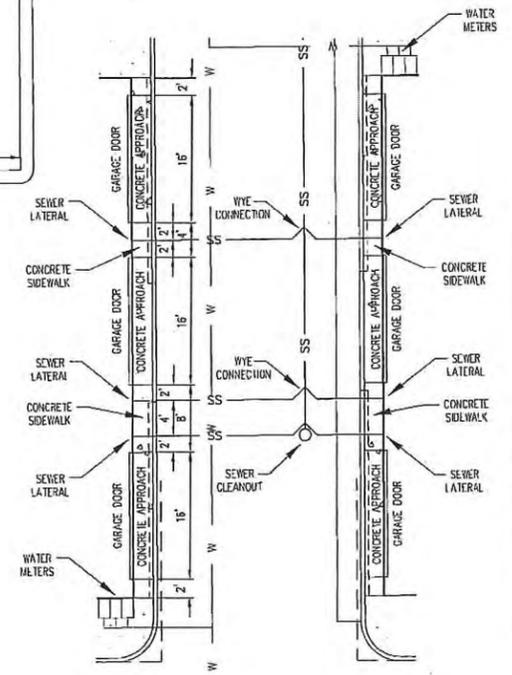
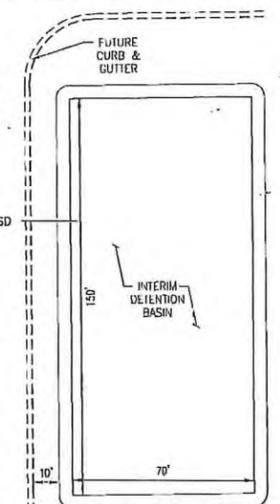
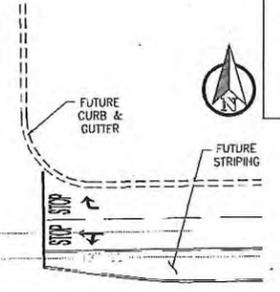
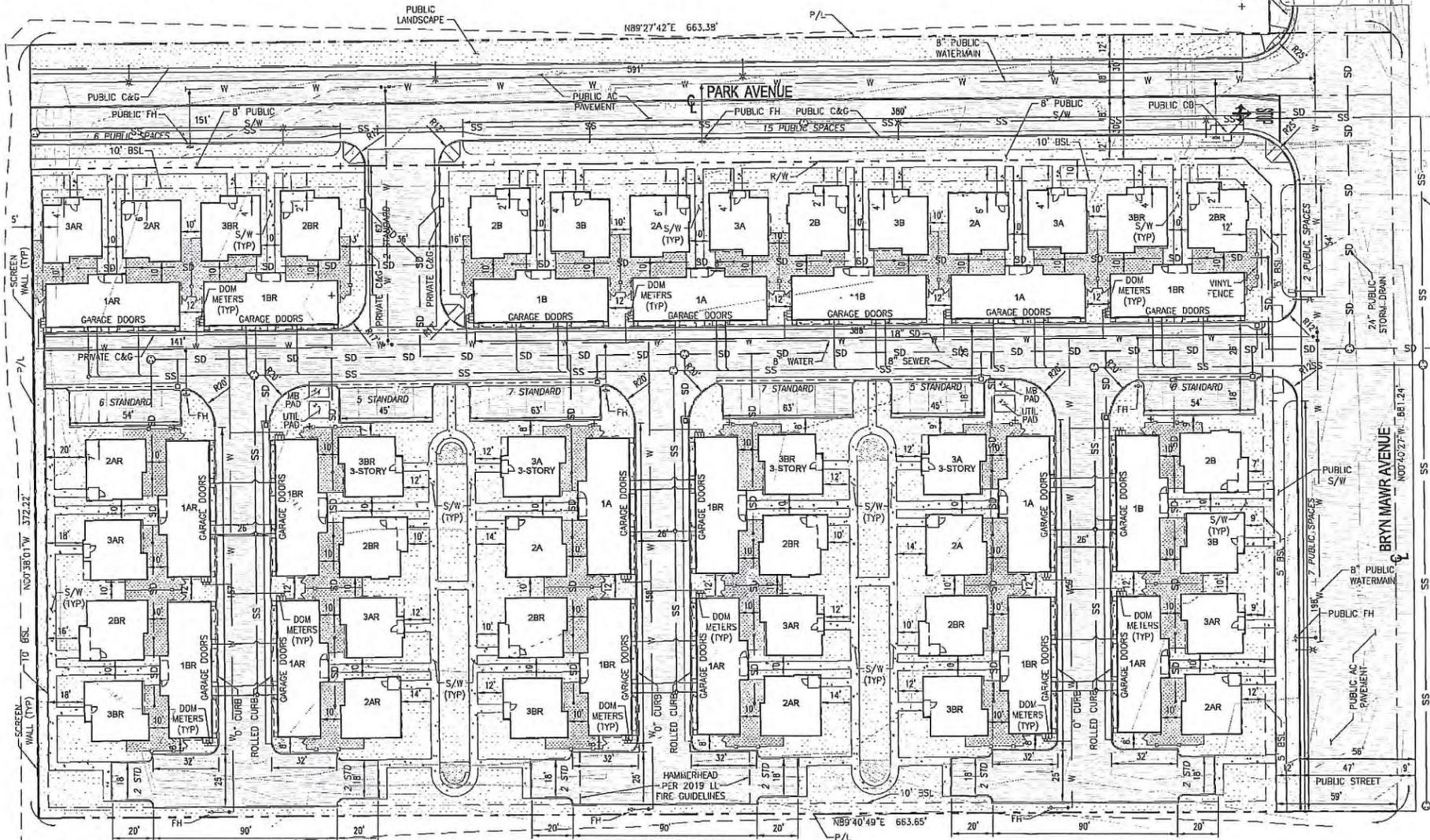
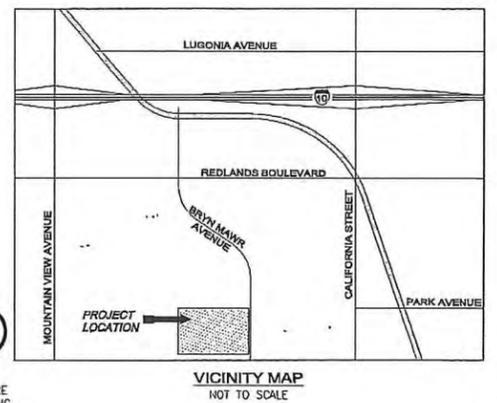
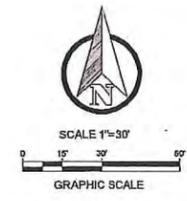
REQUIRED
2 COVERED SPACES / UNIT X 57 = 114
TOTAL SPACES = 114

PROVIDED
2 COVERED SPACES / UNIT X 57 = 114
GUEST SPACES = 50
TOTAL SPACES = 164

OPEN SPACE

REQUIRED
57 UNITS X 100 = 57,000 SF

PROVIDED
PATIO AREA = 14,480 SF
LANDSCAPE AREA = 47,501 SF
TOTAL = 61,981 SF



PROJECT DESCRIPTION
PROPOSED ARCHITECTURAL STYLES AND LOT CONFIGURATIONS FOR 57 RESIDENTIAL CONDOMINIUM UNITS WITH SHARED OPEN SPACE AND PARKING. PROJECT IS ASSOCIATED WITH TRACT MAP NO. 20327 THAT WOULD ALLOW THE CREATION OF A SINGLE-LOT CONDOMINIUM MAP.

PROJECT LOCATION
SOUTHWEST CORNER PARK AVENUE AND BRYN MAWR AVENUE, REDLANDS, CA

PROJECT STATEMENT
THE PROJECT WILL COMPLY WITH THE LOMA LINDA CONNECTED COMMUNITY PROGRAM (LCCP) AND EACH RESIDENCE WILL BE EQUIPPED WITH CITY'S NEW FIBER-OPTICS INFRASTRUCTURE AND COPPER CABLE. 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.

ASSESSOR PARCEL
0292-111-53

GROSS ACREAGE
5.69 ACRES

NET ACREAGE
4.38 ACRES

LEGAL DESCRIPTION
PARCEL 3 OF PARCEL MAP NO. 19018, AS RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 94 AND 95, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXISTING ZONING
THE GROVES SPECIFIC PLAN PLANNING AREA 3-2; PC - PLANNED COMMUNITY

GENERAL PLAN LAND USE
SPECIAL PLANNING AREA D HIGH DENSITY RESIDENTIAL

COVERAGE
PROJECT AREA: 190,793 SF (4.38 ACRES) - 30.8%
BUILDING AREA: 58,820 SF (1.35 ACRES) - 24.6%
LANDSCAPE AREA: 46,961 SF (1.08 ACRES) - 24.6%
HARDSCAPE AREA: 85,012 SF (1.95 ACRES) - 44.6%

SITE OWNER
LEWIS INVESTMENT COMPANY, LLC
1155 N. MOUNTAIN AVENUE
UPLAND, CA 91786
CONTACT: MR. SAGE McCLEVE
PHONE: (909) 949-5765
EMAIL: SAGE.MCCLEVE@LEWISMC.COM

CIVIL ENGINEER
VALUED ENGINEERING, INC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
CONTACT: MR. JEFFREY D. MEYER, PE
REGISTRATION NUMBER: C64696
EMAIL: JEFF@VALUED-ENG.COM

APPLICABLE CODES
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING CODE
LOMA LINDA MUNICIPAL CODE (LLMC)
THE GROVES SPECIFIC PLAN
LOMA LINDA CONNECTED COMMUNITY PROGRAM (LCCP)

UTILITY CONNECTIONS DETAIL
SCALE: 1"=10'



Designed by DH	Drawn by BW/AL/KK	Checked by JDT
PLANS PREPARED UNDER THE SUPERVISION OF		
Date JUNE 30, 2021	R.C.E.	64696

Reference Plans For These Improvements	Date	By	REVISIONS	App'd	Scale	1" = 40'

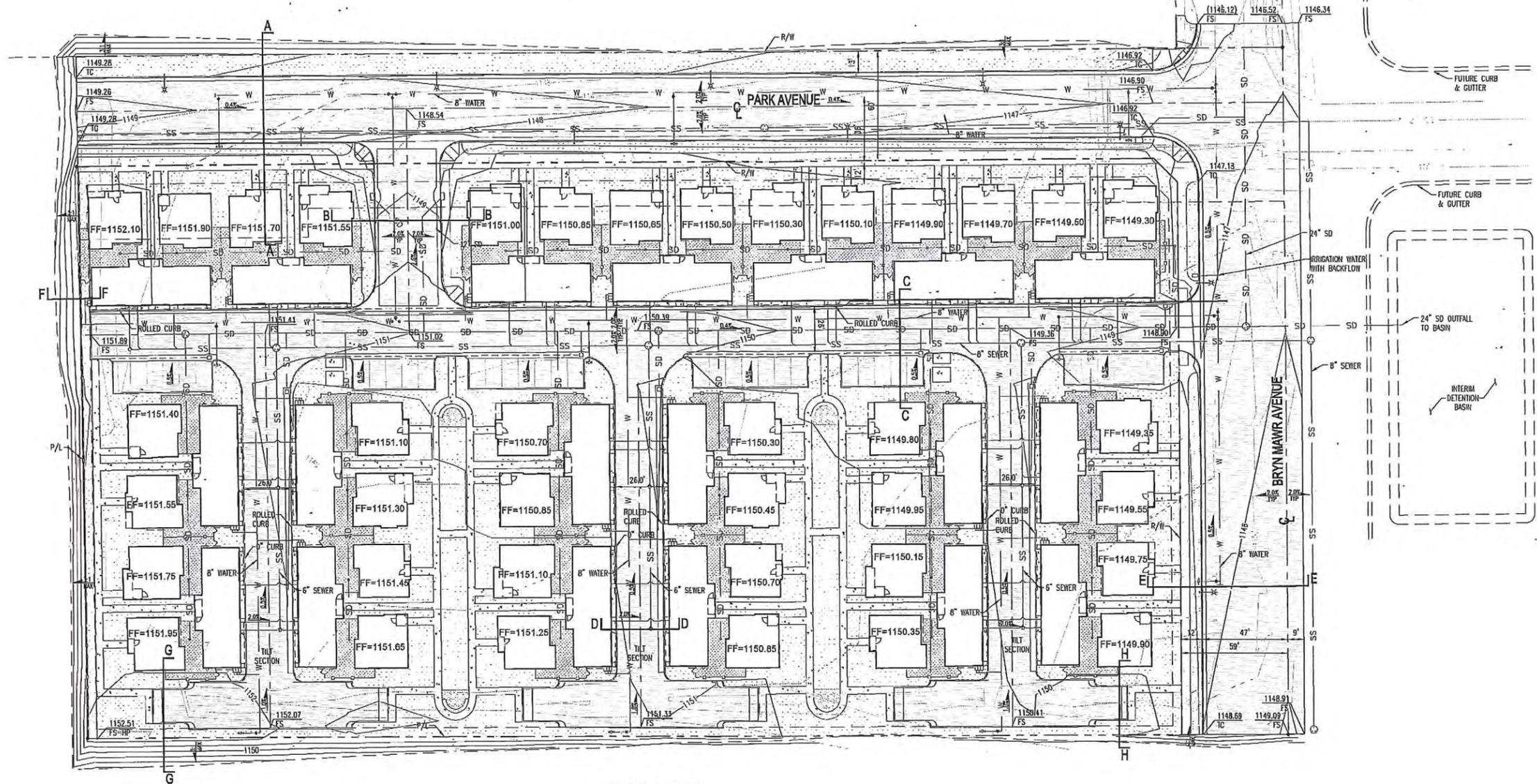
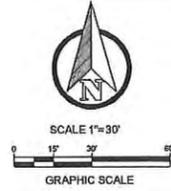
APPROVED	DATE
J. JARV THAYER DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	R.C.E. 47907



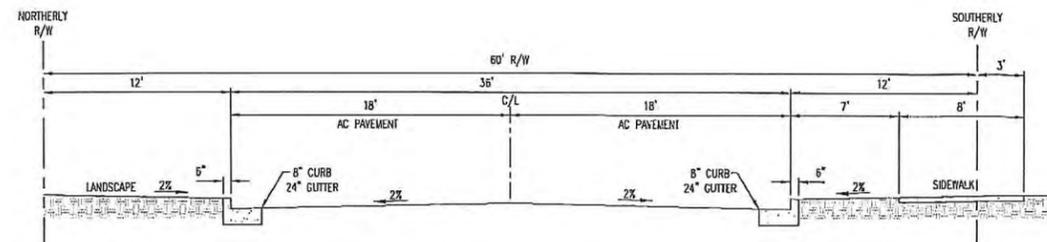
CITY OF LOMA LINDA
DESIGN APPLICATION NO. P19-206
TENTATIVE TRACT MAP NO. P20-031
LEWIS INVESTMENT COMPANY, LLC
BRYN MAWR AVENUE AND PARK AVENUE

Drawing No
1
of 7

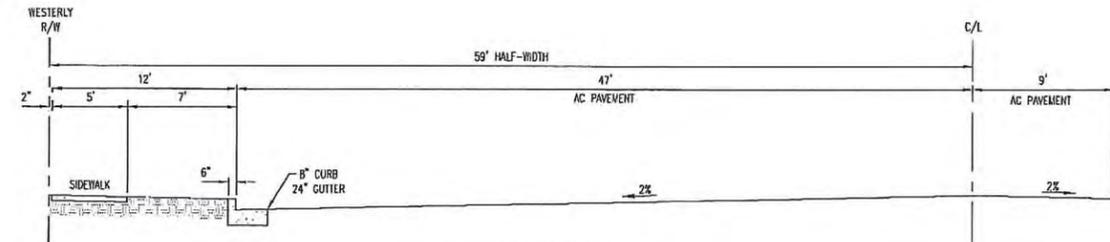
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GRADING PLAN



PARK AVENUE
RESIDENTIAL
CITY OF LOMA LINDA
DETAIL DWG. NO. 701-0
SCALE: 1"=5'



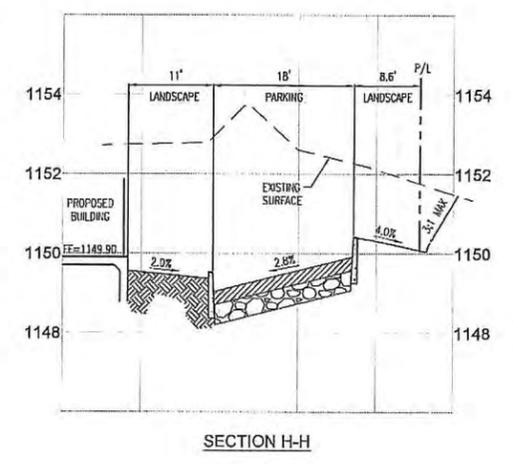
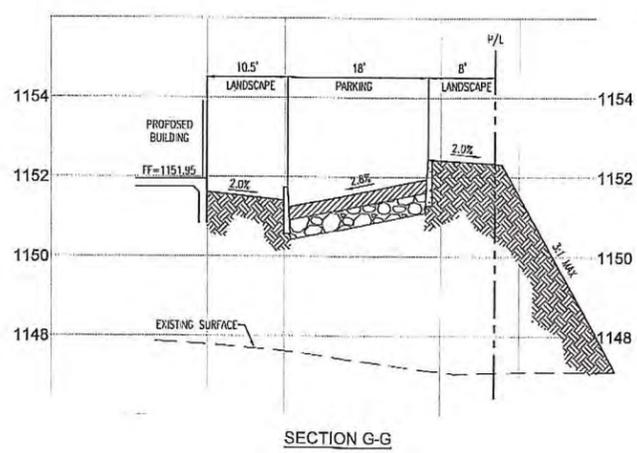
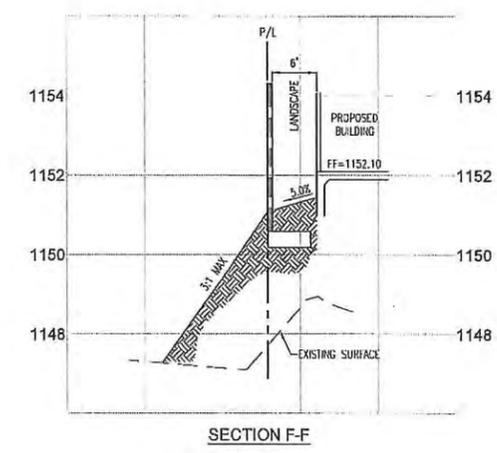
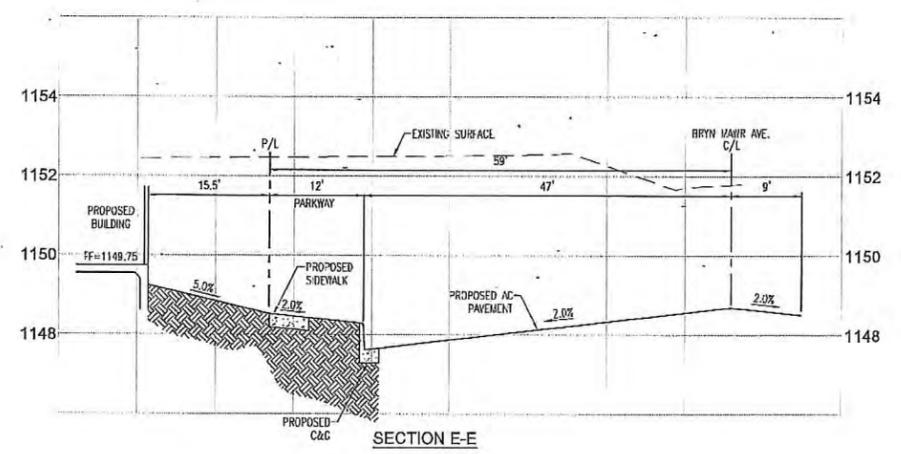
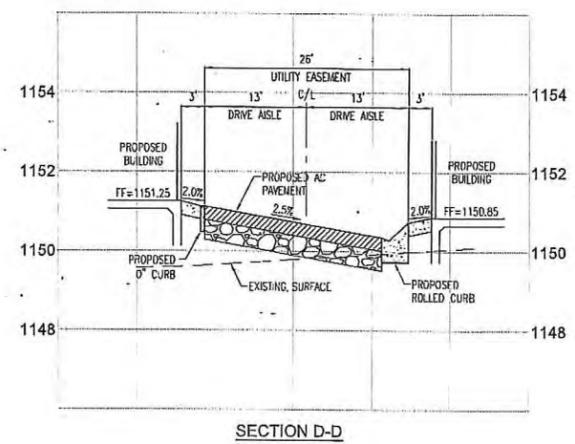
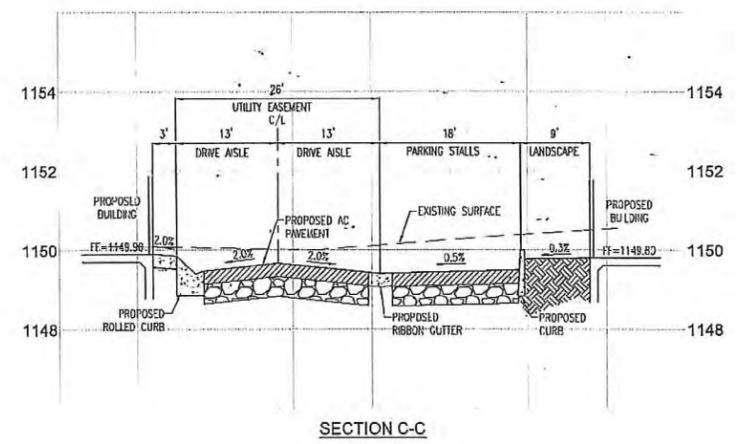
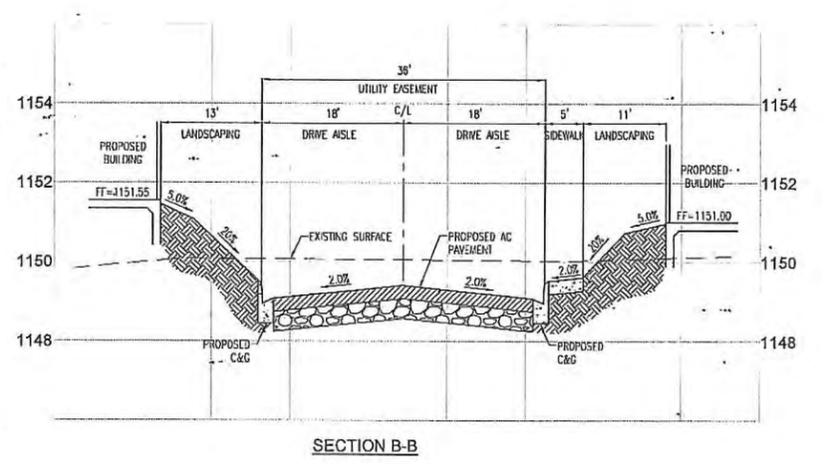
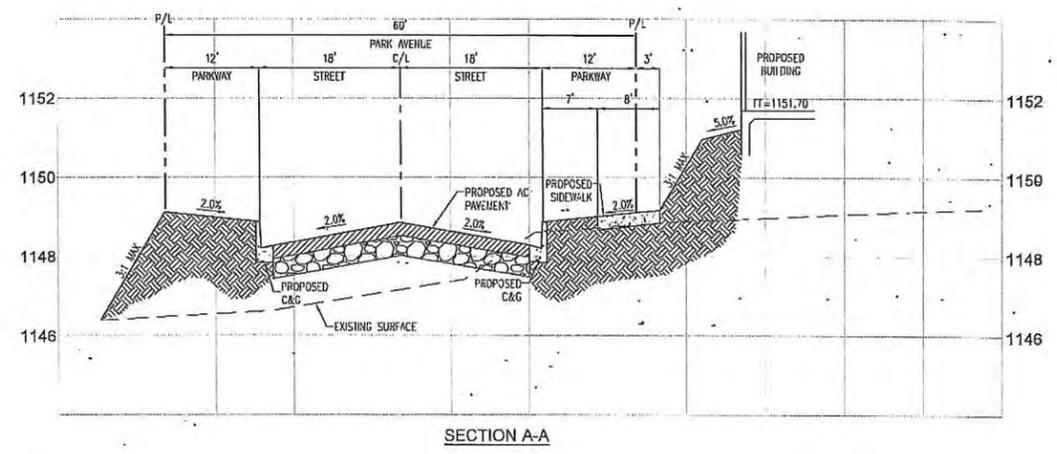
BRYN MAWR AVENUE
RESIDENTIAL MODIFIED
CITY OF LOMA LINDA
DETAIL DWG. NO. 701-0
SCALE: 1"=5'

NOTE: SEE DETAIL OF ONSITE SECTIONS ON SHEET 4

	Designed by DH	Drawn by BW/JH/KK	Checked by JEM	BENCH MARK	APPROVED		CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 3 S1.3 OF 7
	PLANS PREPARED UNDER THE SUPERVISION OF			Reference Plans For These Improvements	T. JARB TH/PLR R.C.E. 47907 DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER			
1-800-227-2600 1-800-FREE 1-800-227-2600 1-800-227-2600	Date JUNE 30, 2021	R.C.E.	64696	Scale 1" = 40'				

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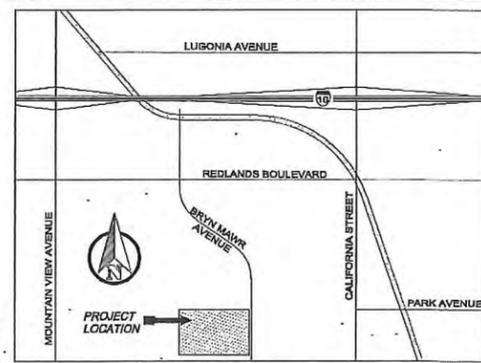
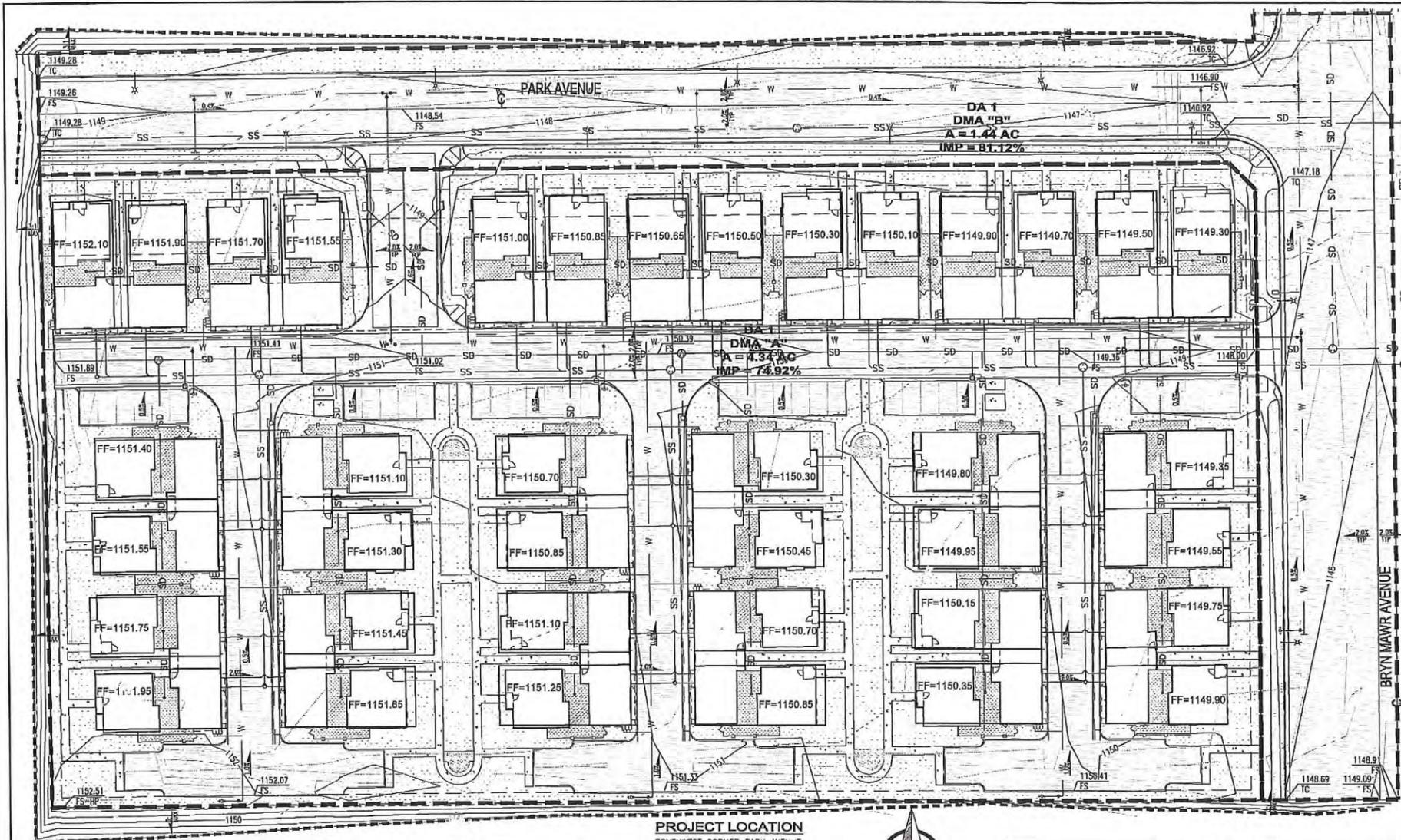
SCALE
 HORIZ: 1"=10'
 VERT: 1"=2'
 DOUBLE SCALE



CROSS SECTIONS

	Designed by BH	Drawn by BW/JH/KK	Checked by EM	BENCH MARK	APPROVED		CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-208 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 4 of 7
	PLANS PREPARED UNDER THE SUPERVISION OF Date: JUN 30, 2021 R.C.E. 64596			Reference Plans For These Improvements	App'd Scale: 1" = 40' T. JARB THAYER, R.C.E. 47507 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER			

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VICINITY MAP
NOT TO SCALE



Source Control & Treatment Control Best Management Practices (BMPs)					
Based on the standard Source Control and Treatment Control BMPs listed in the WQMP Guidelines Letter, the following chart will indicate which Source Control and which Treatment Control BMPs will be implemented at this site, and their procedure for implementation:					
LD. NO.	BMP	Description of BMP and Method of Implementation	Maintenance Responsibility	Funding Source for O & M	Maintenance Schedule
	Education for Property Owners and Tenants	THE OWNER WILL BE PROVIDED 5 COPIES OF THIS PLAN. THE OWNER IS REQUIRED BY THIS PLAN TO FAMILIARIZE THEMSELVES WITH THE PLAN AND ATTACHMENTS AND FULLY IMPLEMENT ALL STORMWATER BEST MANAGEMENT PRACTICES.	Owner	Owner	Semi-annually or when tenants/owner change
	Activity Restrictions	1. No outdoor storage of raw materials or chemicals will be permitted 2. No outdoor manufacturing activities will be permitted 3. No discharge of waste, surface cleaning water, etc. to paved areas will be permitted	Owner	Owner	None
	Spill Contingency Plan	The owner proposing to store chemicals shall be required to prepare a County Business Plan/Spill Contingency per the County of San Bernardino's Requirements	Owner	Owner	As Needed
	Litter/Debris Control Program	Litter and debris will be deposited in appropriate covered receptacles. Any accumulated trash or debris outside will be removed and disposed of properly	Owner	Owner	Weekly or as Needed
	Employee Training	Train employees on stormwater features of the site and activities that reduce stormwater contamination	Owner	Owner	Within 30 Days of New Hire
	Parking Lot and Driveway Sweeping	The owner shall contract with a sweeping service to sweep parking lots and drive aisles at a minimum of once a month or more frequently as needed.	Owner	Owner	Monthly
5L	Landscape Management	The owner shall ensure that all landscape maintenance activities are performed in a manner consistent with BMP Fact sheet SD-10 & SD-12 in appendix "A"	Owner	Owner	Weekly
52	Roof Drain Downspout	Inspect downspouts and remove debris or accumulated sediments	Owner	Owner	Before Wet Season (October 1) and After Each Major Rain Event
53	Efficient Irrigation	Owner shall install programmable sprinkler timers and low-flow irrigation fixtures to maximize irrigation efficiency. Sprinklers shall be adjusted and maintained on a monthly basis by the landscape contractor.	Owner	Owner	Monthly or as needed for repair
54	Storm Drain Signage	Stencils shall be inspected of visual wear, such as fading or not be legible	Owner	Owner	Visually Inspect Monthly, Rest as needed
55	Trash Storage Areas	All trash enclosures on this site shall have a solid roof cover to prevent dumpster contents and enclosure from coming into contact with rainwater. Shall comply with CAGSQA SD-32	Owner	Owner	Weekly or as needed
56	Drain Inserts	Owner shall hire maintenance crew to inspect before the wet season and after each major rain event. Inspection will include checking for build-up of sediment, trash/debris and general clogging that prevents insert from filtering	Owner	Owner	Before Wet Season (October 1) and After Each Major Rain Event
57	Underground Infiltration Chambers	Inspect post and measure sediment storage rod If sediment measures 3 or more inches remove using JetVac Apply multiple passes of JetVac until backflush water is clean	Owner	Owner	Before Wet Season (October 1) and After Each Major Rain Event As Needed



Catch & Frame with FX Bag	Field Size Dimensions	Pressure Rating Class	Maximum Ratings (PSI)					
ADDITION	Maximum Inlet Code	A	B	BI	AI	Bag Capacity (lb)	RDB+Flow Rate (CFD)	Bypass (CFD)
62RDFX	C62R-148-130-FX	14.75	19.25	11.3	15.0	0.2	0.8	1.3
62RDFX	C62R-160-130-FX	16	19	14.0	16.5	0.2	0.9	1.6
62RDFX	C62R-200-170-FX	20	17.25	16.3	18.8	0.8	1.1	1.9
62RDFX	C62R-210-180-FX	21	16.5	17.5	20.0	0.6	1.1	2.0
62RDFX	C62R-235-240-FX	23	20	19.0	21.5	0.8	1.2	2.2
62RDFX	C62R-240-210-FX	24.33	21.75	20.6	23.3	0.7	1.3	2.4
62RDFX	C62R-240-235-FX	24.75	23.5	22.5	23.0	0.8	1.4	2.6
62RDFX	C62R-260-240-FX	26	24	25.0	25.5	0.9	1.5	2.7

UNITS:
1. RATINGS SHOWN ARE FOR STANDARD 22" BAG DEPTH "SHORT" 12" DEPTH BAGS ARE AVAILABLE WITH -S SUFFIX RATINGS REDUCED BY -50%.
2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW
-GRATES WITH EXTENDED EDGES
-ANY OBSTRUCTED INLET OPENINGS

FLEXSTORM CATCH-IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ARI, INC. WWW.INLETPIPEPROTECTION.COM (866) 287-8025 (909) 235-2477 FAX (909) 235-2477

PROJECT LOCATION
SOUTHWEST CORNER PARK AVENUE AND BRYN MAWR AVENUE, REDLANDS, CA

SITE OWNER
LEWIS INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
CONTACT: MR. SAGE McCLEVE
PHONE: (909) 949-6765
EMAIL: SAGE.MCCLEVE@LEWISCMC.COM

CIVIL ENGINEER
VALUED ENGINEERING, LLC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
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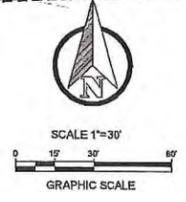
ASSESSOR PARCEL
0292-111-53

LEGAL DESCRIPTION
PARCEL 3 OF PARCEL MAP NO. 19018, AS RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 94 AND 95, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

AREA:
SITE AREA: 252,105 SF
SITE GROSS AREA: 252,105 SF

DISTURBED AREA:
DISTURBED AREA: 252,105 SF

IMPERVIOUS AREA:
EXISTING IMPERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 192,758 SF



PWQMP SUMMARY				
DRAINAGE AREA	REQUIRED DCV (FT³)	HSC STORAGE (FT³)	REMAINING DCV FOR TREATMENT CONTROL (FT³)	ABOVEGROUND RETENTION (FT³)
DA1 DMA A	15,741	0	15,741	16,575

LEGEND

- Flow Direction
- DMA Boundary
- Landscaped Pervious Surface
- AC Impervious Surface
- PCC Impervious Surface

QUANTITY

- Landscaped Pervious Surface: 67,808 SF
- AC Impervious Surface: 169,821 SF
- PCC Impervious Surface: 16,545 SF

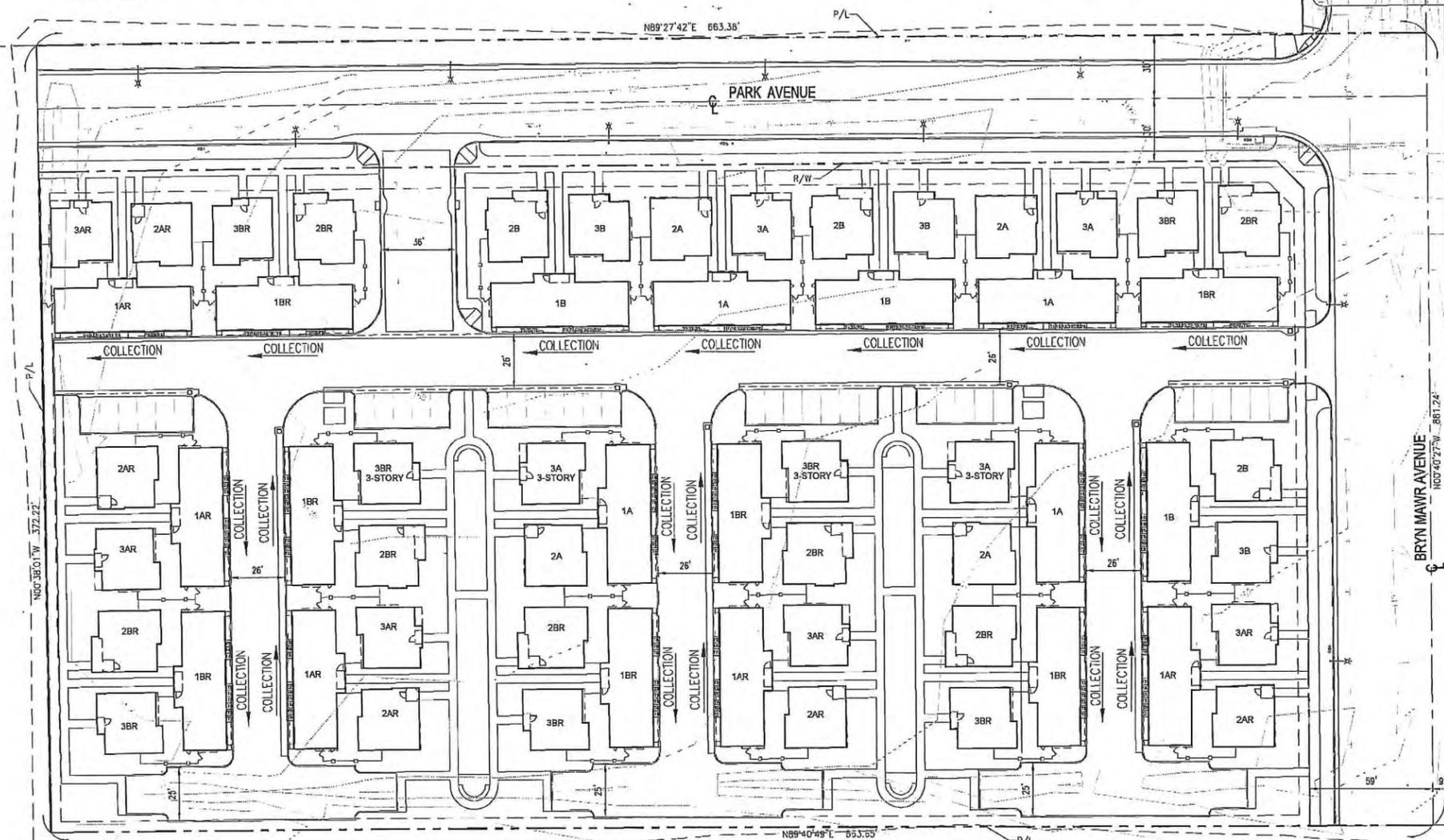
DA-1 DRAINAGE AREA
DMA-X DRAINAGE DESIGNATION
SD-13 STORM DRAIN SIGNAGE (SD-13)

Underground Service Alert Call 811 FREE 1-800-227-2600	Designed by DH	Drawn by BW/HK	Checked by JFM	BENCH MARK	APPROVED	CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 5 SHEET 5 OF 7
Date JUN 30, 2021	R.C.E. 64658	Reference Plans For These Improvements	Date	By	REVISIONS	Scale 1" = 40'	T. JARB THAIPEER R.C.E. 47907 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

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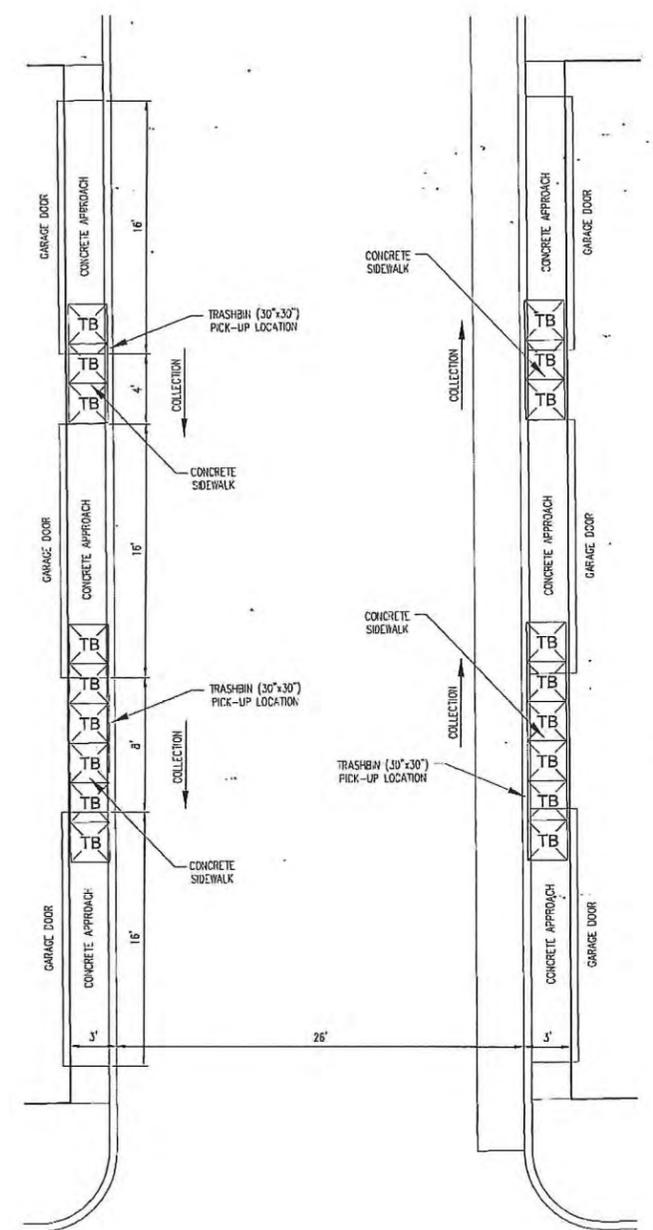


SCALE: 1"=30'
 0 15' 30' 45'
 GRAPHIC SCALE



TRASHCAN LOCATION EXHIBIT

LEGEND	
TB	PROP TRASH BIN



TRASHCAN LOCATION DETAIL
 SCALE: 1"=5'



	Designed by SM	Drawn by BIV/JA/WK	Checked by JDM	BENCH MARK	APPROVED		CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 2 SH. 2 OF 7
	PLANS PREPARED UNDER THE SUPERVISION OF			Reference Plans For These Improvements	Date By REVISIONS			
Date JUN. 30, 2021 R.C.E. 64695			Scale 1" = 40'					

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LEGEND

- PROP AC PAVEMENT
- PROP PCC PAVEMENT
- PROP TRAIL
- PROP LANDSCAPE
- PRIVATE OPEN SPACE
- PROP WALL PER LANDSCAPE
- PROP FENCE PER LANDSCAPE

PARKING

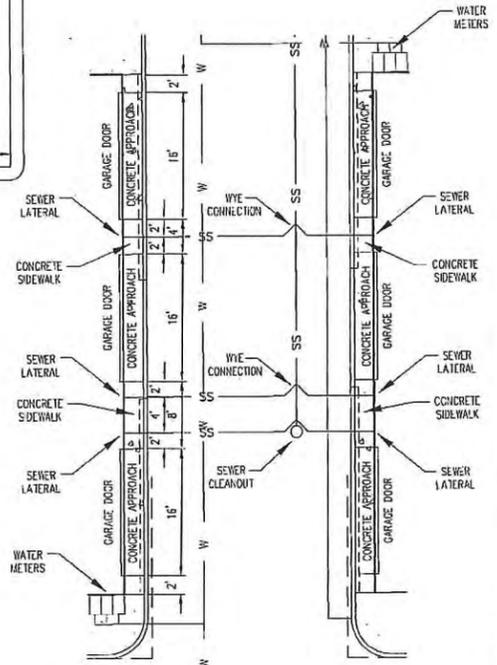
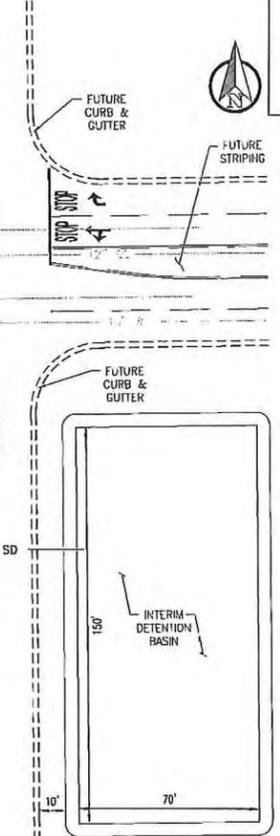
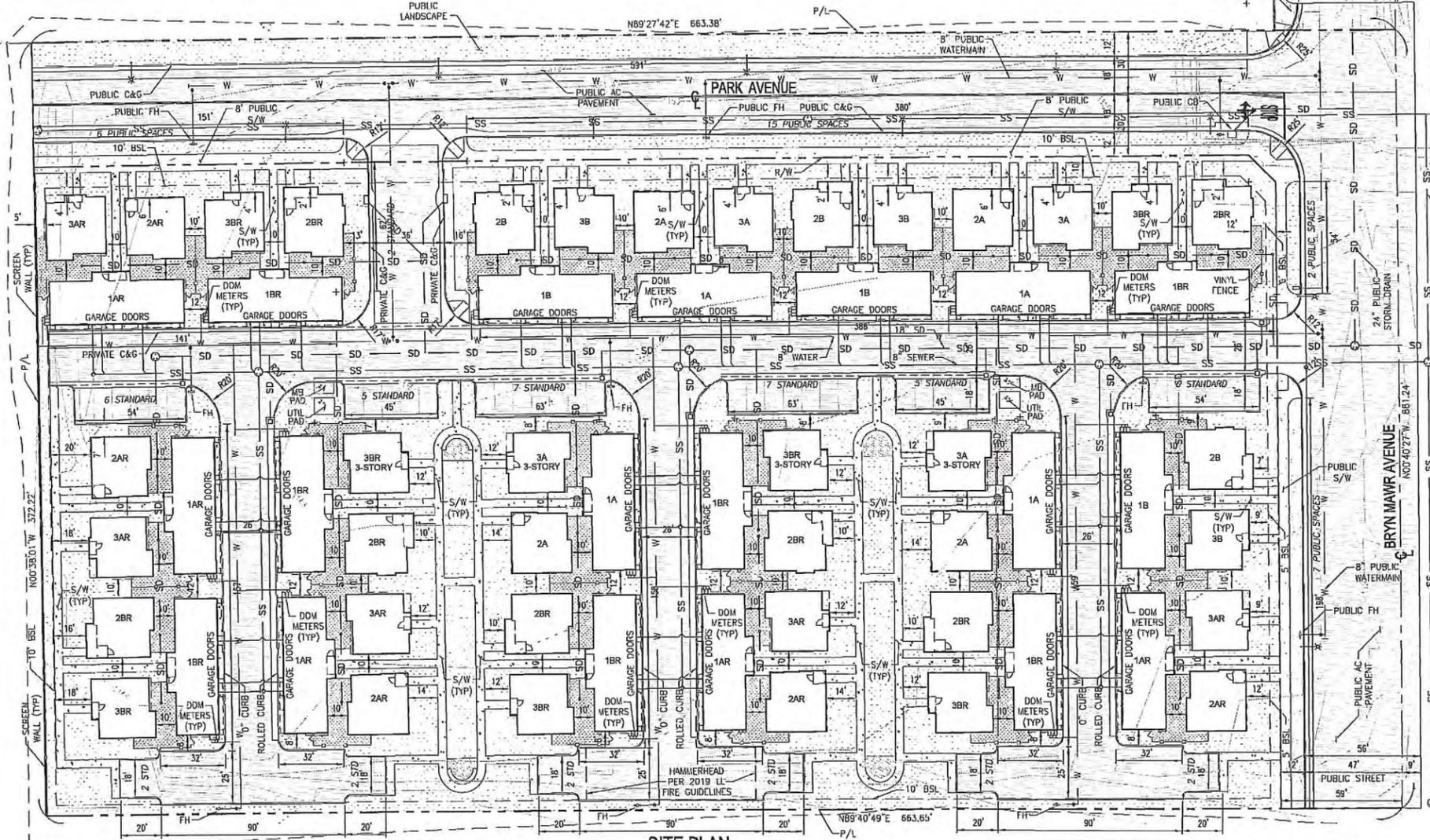
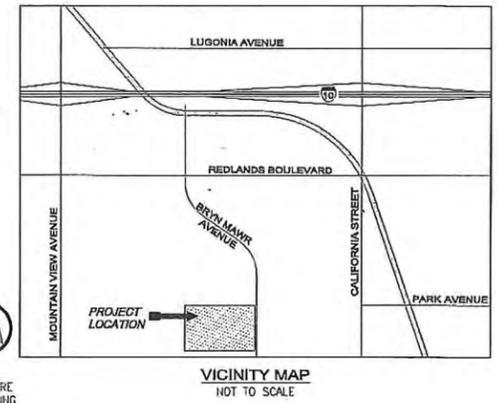
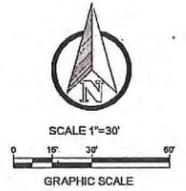
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PATIO AREA = 14,480 SF
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PROJECT LOCATION
SOUTHWEST CORNER PARK AVENUE AND BRYN MAWR AVENUE, REDLANDS, CA

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GROSS ACREAGE
5.69 ACRES

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PARCEL 3 OF PARCEL MAP NO. 19018, AS RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 94 AND 95, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXISTING ZONING
THE GROVES SPECIFIC PLAN PLANNING AREA 3-2; PC - PLANNED COMMUNITY

GENERAL PLAN LAND USE
SPECIAL PLANNING AREA D HIGH DENSITY RESIDENTIAL

COVERAGE
PROJECT AREA: 190,793 SF (4.38 ACRES)
BUILDING AREA: 58,820 SF (1.35 ACRES) - 30.8%
LANDSCAPE AREA: 46,961 SF (1.08 ACRES) - 24.6%
HARDSCAPE AREA: 85,012 SF (1.95 ACRES) - 44.6%

SITE OWNER
LEWIS INVESTMENT COMPANY, LLC
1155 N. MOUNTAIN AVENUE
UPLAND, CA 91786
CONTACT: MR. SAGE MCCLEVE
PHONE: (909) 949-6765
EMAIL: SAGE.MCCLEVE@LEWISMC.COM

CIVIL ENGINEER
VALUED ENGINEERING, INC
600 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 382-4501
CONTACT: MR. JEFFREY D. MEYER, PE
REGISTRATION NUMBER: C64696
EMAIL: JEFF@VALUED-ENG.COM

APPLICABLE CODES
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING CODE
LOMA LINDA MUNICIPAL CODE (LLMC)
THE GROVES SPECIFIC PLAN
LOMA LINDA CONNECTED COMMUNITY PROGRAM (LCCCP)

Underground Service Alert Call-TOLL FREE 1-800-227-2600	Designed by 2/1	Drawn by BVI/AL/KK	Checked by JFM
PLANS PREPARED UNDER THE SUPERVISION OF	Date JUN 30, 2021	R.C.E.	64696

Reference Plans For These Improvements	Date	By	REVISIONS

APPROVED	T. JARR THAYER, R.C.E. 47907 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	DATE
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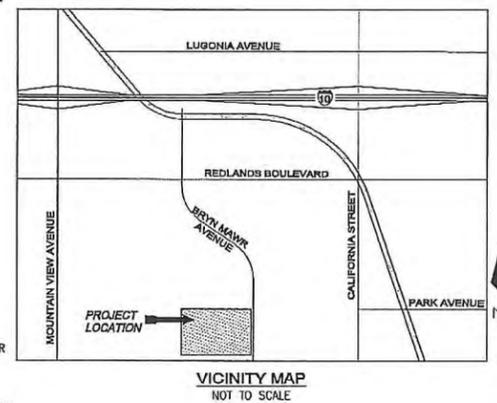
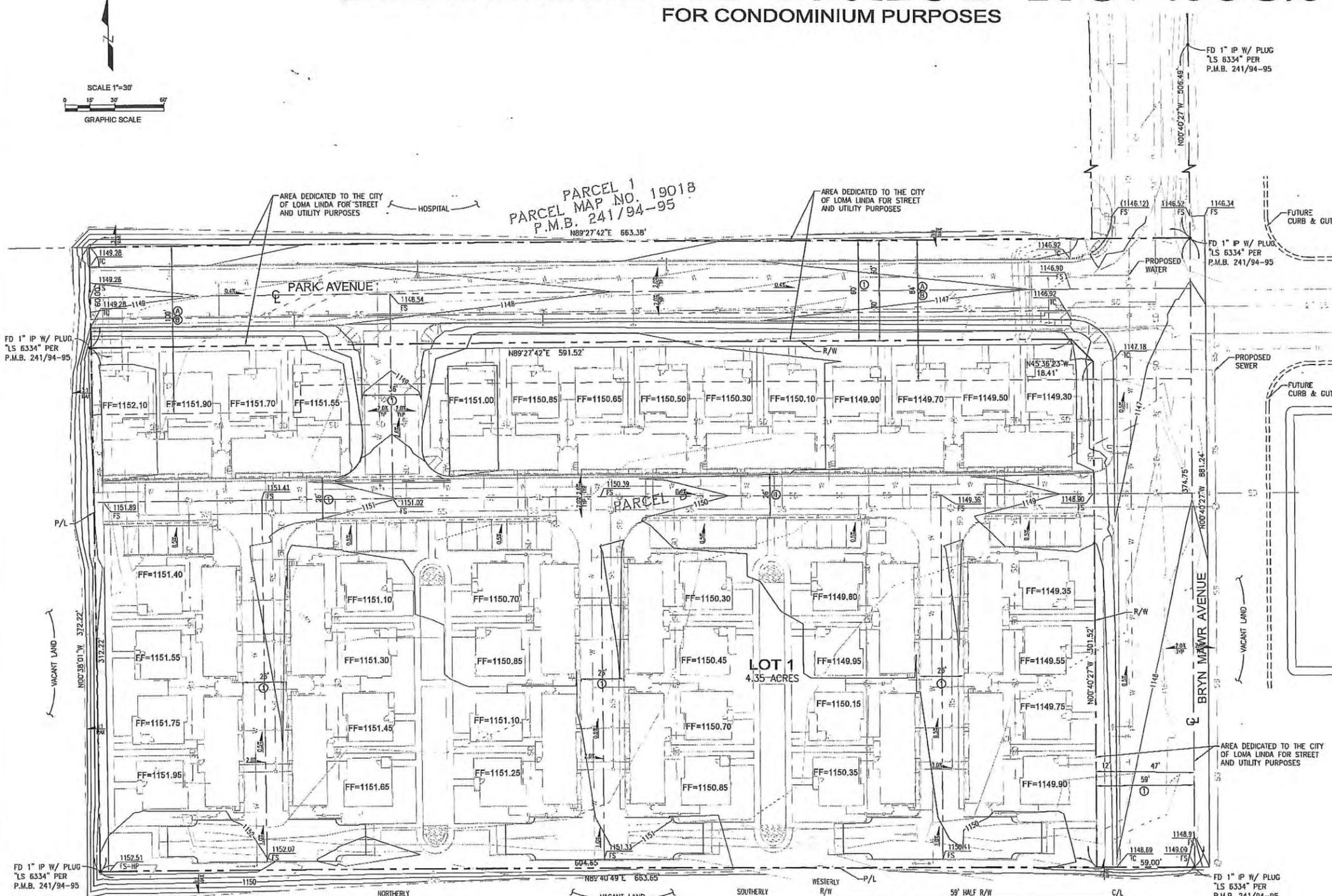
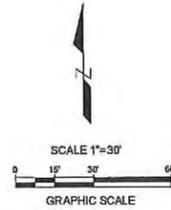
CITY OF LOMA LINDA
DESIGN APPLICATION NO. P19-206
TENTATIVE TRACT MAP NO. P20-031
LEWIS INVESTMENT COMPANY, LLC
BRYN MAWR AVENUE AND PARK AVENUE

Drawing No. **1**
Sht. 1 of 7

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TENTATIVE TRACT NO. 20327

FOR CONDOMINIUM PURPOSES



PARCEL 1
PARCEL MAP NO. 19018
P.M.B. 241/94-95
 N89°27'42"E 663.38'

- EXISTING EASEMENTS**
- (A) AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF REDLANDS UNIFIED SCHOOL DISTRICT, RECORDED 05/19/2014 AS DOC. NO. 2014-0181415, O.R. THE LOCATION OF THIS EASEMENT WILL BE ADJUSTED WITH THE RECORDATION OF THE TRACT MAP.
 - (B) AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF REDLANDS UNIFIED SCHOOL DISTRICT, RECORDED 05/19/2014 AS DOC. NO. 2014-0181415, O.R. THE LOCATION OF THIS EASEMENT WILL BE ADJUSTED WITH THE RECORDATION OF THE TRACT MAP.

PROJECT LOCATION
 SOUTHWEST CORNER PARK AVENUE AND BRYN MAWR AVENUE, REDLANDS, CA

PROPERTY OWNER
 LEWIS INVESTMENT COMPANY, LLC
 1155 N. MOUNTAIN AVENUE
 UPLAND, CA 91786
 CONTACT: MR. SAGE MCCLEVE
 PHONE: (909) 949-6765
 EMAIL: SAGE.MCCLEVE@LEWISIMC.COM

CIVIL ENGINEER
 VALUED ENGINEERING, INC
 600 N. MOUNTAIN AVENUE, SUITE C102
 UPLAND, CA 91786
 PHONE: (909) 982-4601
 CONTACT: MR. JEFFEREY D. MEITER, PE
 EMAIL: JEFF@VALUED-ENG.COM

- PROPOSED EASEMENTS**
- (1) AN EASEMENT FOR PUBLIC UTILITIES DEDICATED TO THE CITY OF LOMA LINDA

SUBDIVIDER
 VALUED ENGINEERING, INC
 600 N. MOUNTAIN AVENUE, SUITE C102
 UPLAND, CA 91786
 PHONE: (909) 982-4601
 CONTACT: MR. JEFFEREY D. MEITER, LS
 LICENSE NUMBER: LS8217
 EMAIL: JEFF@VALUED-ENG.COM

UTILITIES
 CITY OF LOMA LINDA
 HENRY REED
 909-799-2872

GEOTECHNICAL ENGINEER
 RMA GROUP
 12130 SANTA MARGARITA COURT
 RANCHO CUCAMONGA, CA 91730
 PHONE: (909) 989-1751
 CONTACT: GARY WALLACE
 EMAIL: GWALLACE@RMACOMPANIES.COM

LEVEL 3 COMMUNICATIONS
 877-366-8344

ASSESSOR PARCEL
 0292-111-53

SOUTHERN CALIFORNIA GAS
 LEE CHRISTENSEN
 909-335-3946

GROSS ACREAGE
 5.69 ACRES

SPECTRUM - RIVERSIDE
 DAVID ANDERSON
 951-406-1606
 DAVID.ANDERSON@CHARTER.COM

NET ACREAGE
 4.35 ACRES

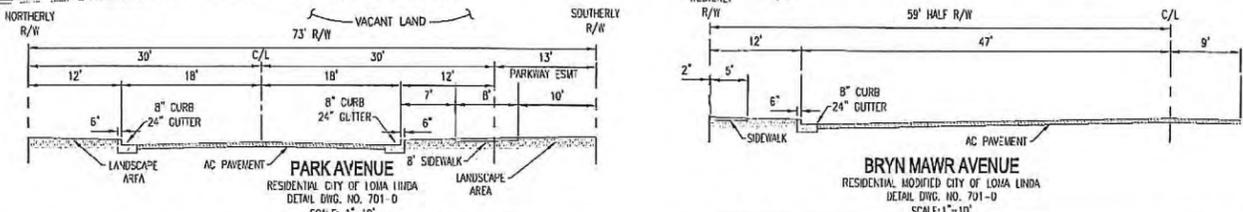
UTILIQUEST 4 SCE DISTRIBUTION
 GILBERT ACEVES
 909-548-7249
 GILBERT.ACEVES@SCE.COM

ZONING
 THE GROVES SPECIFIC PLAN
 PLANNING AREA 3-2:
 PC - PLANNED COMMUNITY

UTILIQUEST 4 FRONTIER - MENIFEE
 800-366-7801

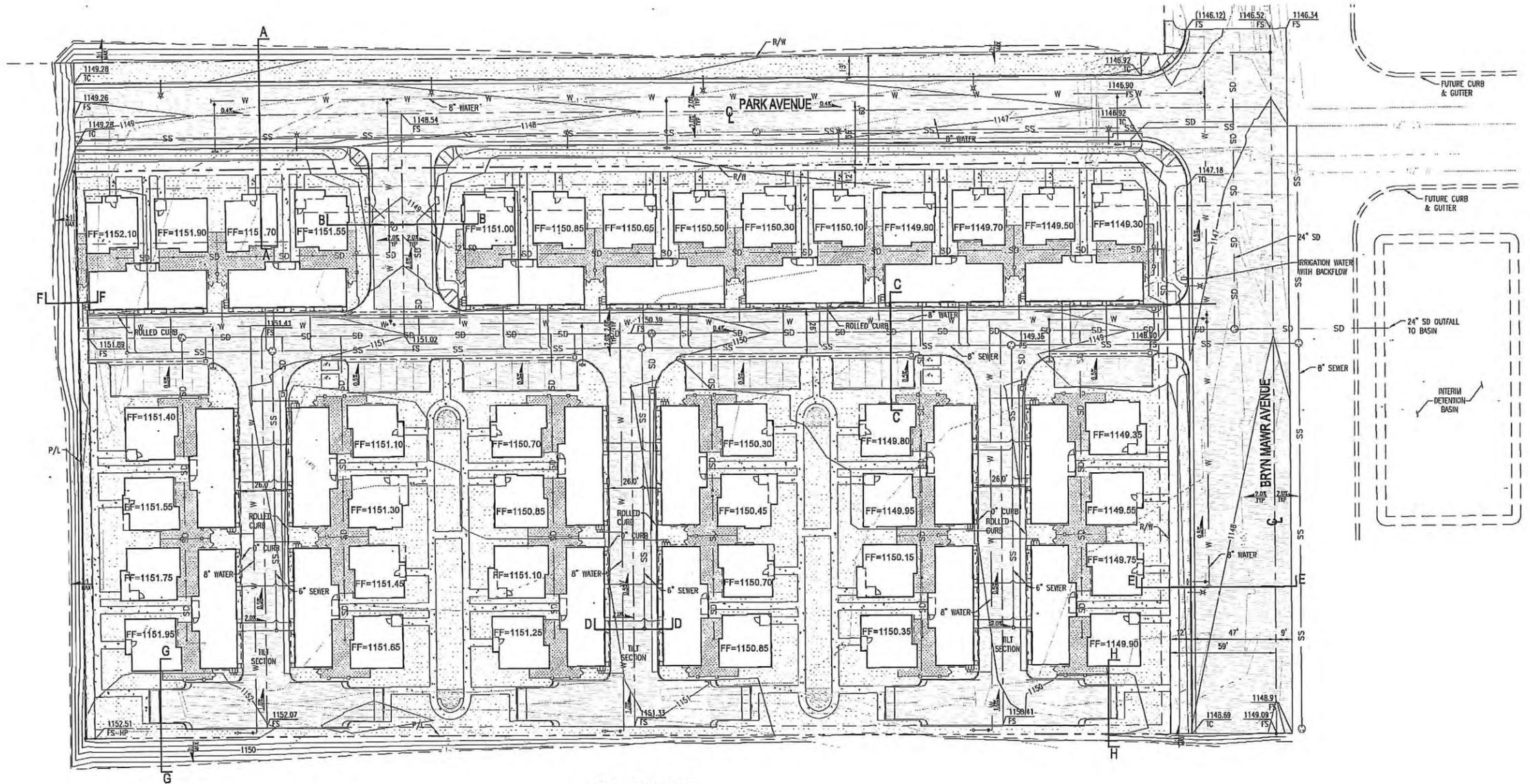
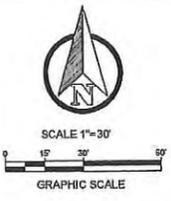
LEGAL DESCRIPTION
 PARCEL 3 OF PARCEL MAP NO. 19018, AS RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 94 AND 95, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

YUCAIPA VALLEY WATER DISTRICT
 909-797-5117

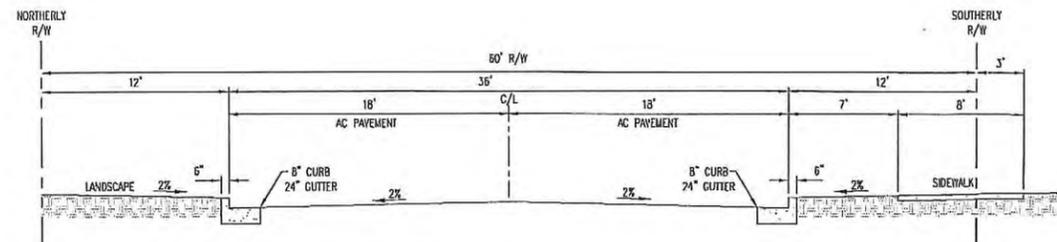


Underground Service Alert Call/Toll FREE 1-800-227-2600 <small>THE STANDARD BURY BEFORE YOU DIG</small>	Designed by BH PLANS PREPARED UNDER THE SUPERVISION OF Date: JUNE 30, 2021 R.C.E. 64696	Drawn by BH/JA/KK Checked by JDM Reference Plans For These Improvements Date: By: REVISIONS: App'd:	BENCH MARK APPROVED T. JARB THAYER R.C.I. 47907 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER DATE:	CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. <h1 style="font-size: 2em; margin: 0;">6</h1> SIB 6 OF 7
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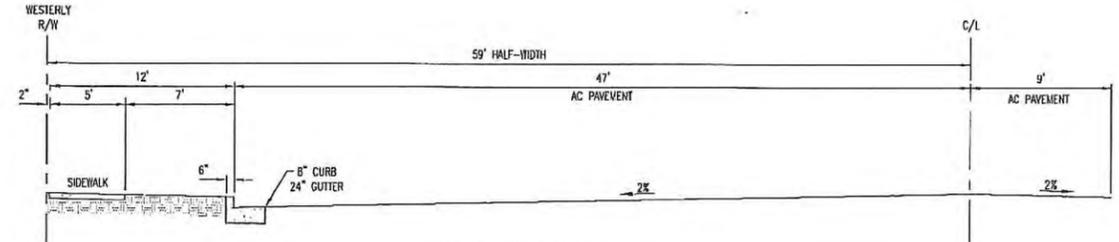
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GRADING PLAN



PARK AVENUE
RESIDENTIAL
CITY OF LOMA LINDA
DETAIL DWG. NO. 701-0
SCALE: 1"=5'



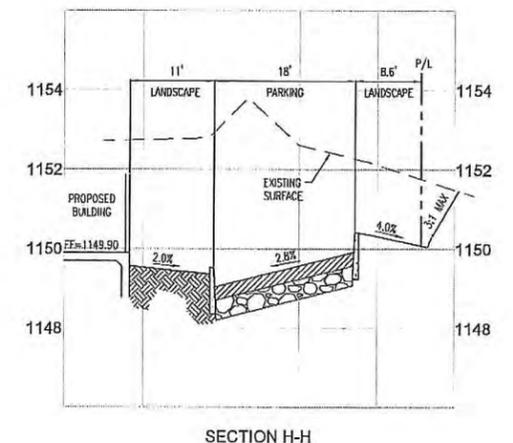
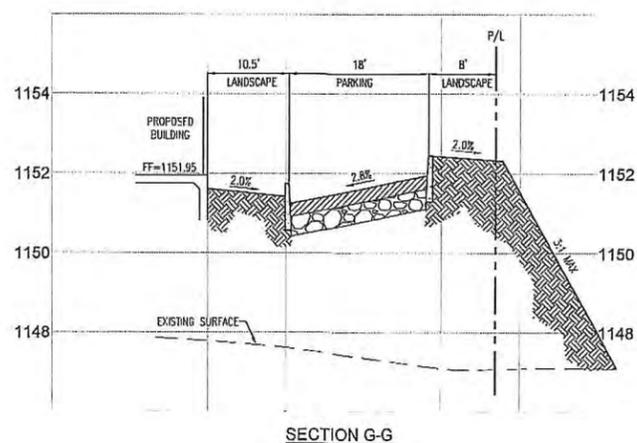
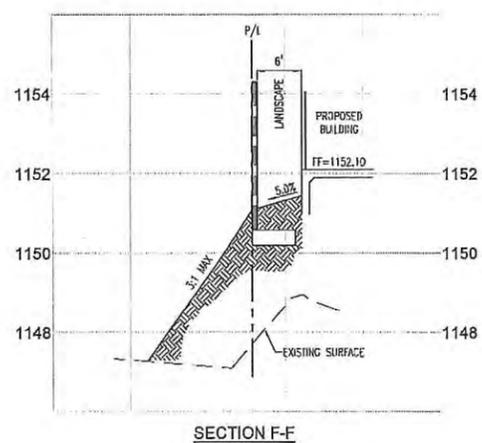
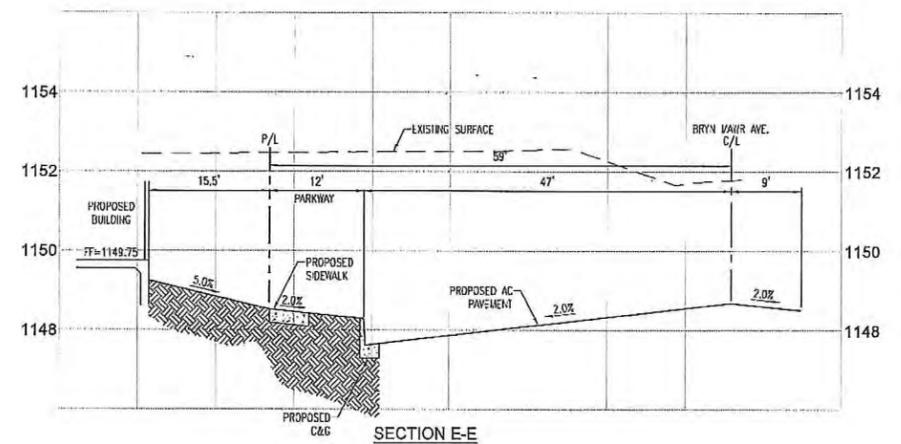
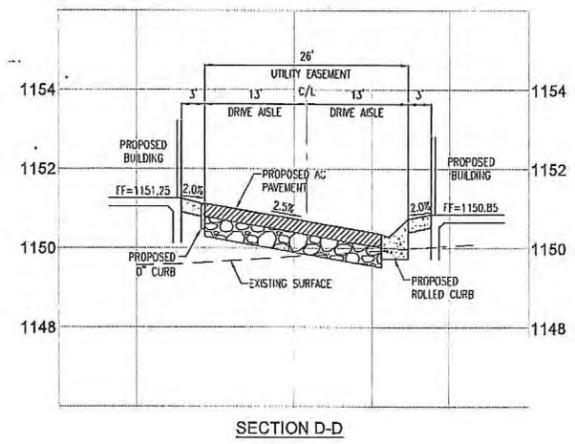
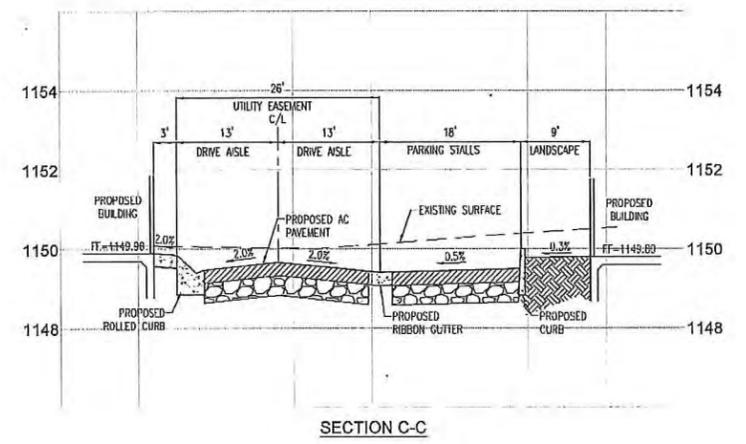
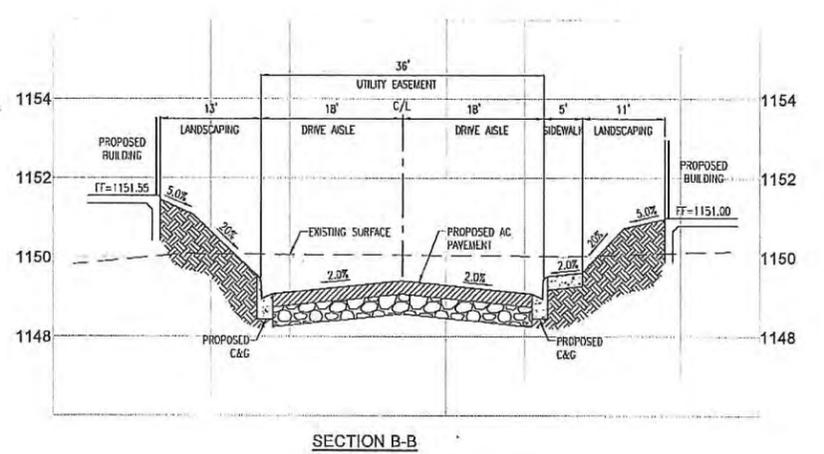
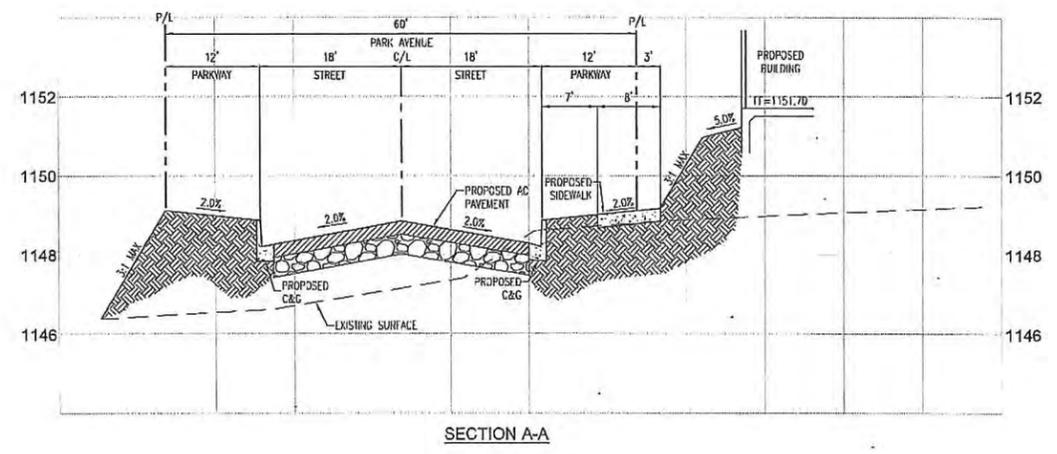
BRYN MAWR AVENUE
RESIDENTIAL MODIFIED
CITY OF LOMA LINDA
DETAIL DWG. NO. 701-0
SCALE: 1"=5'

NOTE: SEE DETAIL OF ONSITE SECTIONS ON SHEET 4

<p>Underground Service Alert COLLECTION FREE 1-800-227-2600 EPO WORKING SAFELY TOGETHER SINCE 1991</p>	Designed by JH	Drawn by BH/JH/KK	Checked by JDM	BEACH MARK Scale 1" = 40'	APPROVED T. JARB THAPE, R.C.E. 47907 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER	<p>CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE</p>	Drawing No. 3 S4.3 OF 7
	PLANS PREPARED UNDER THE SUPERVISION OF Date: JUNE 30, 2021 R.C.E. 65556			Reference Plans For These Improvements	DATE		

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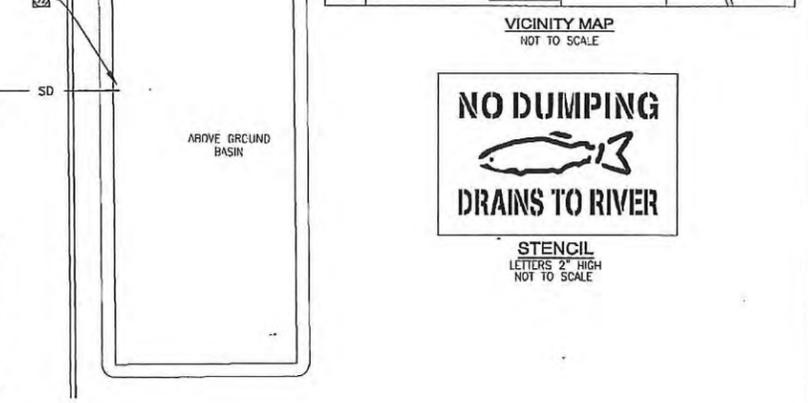
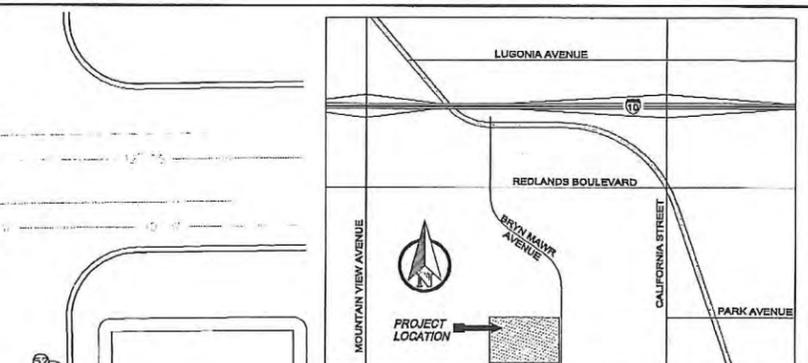
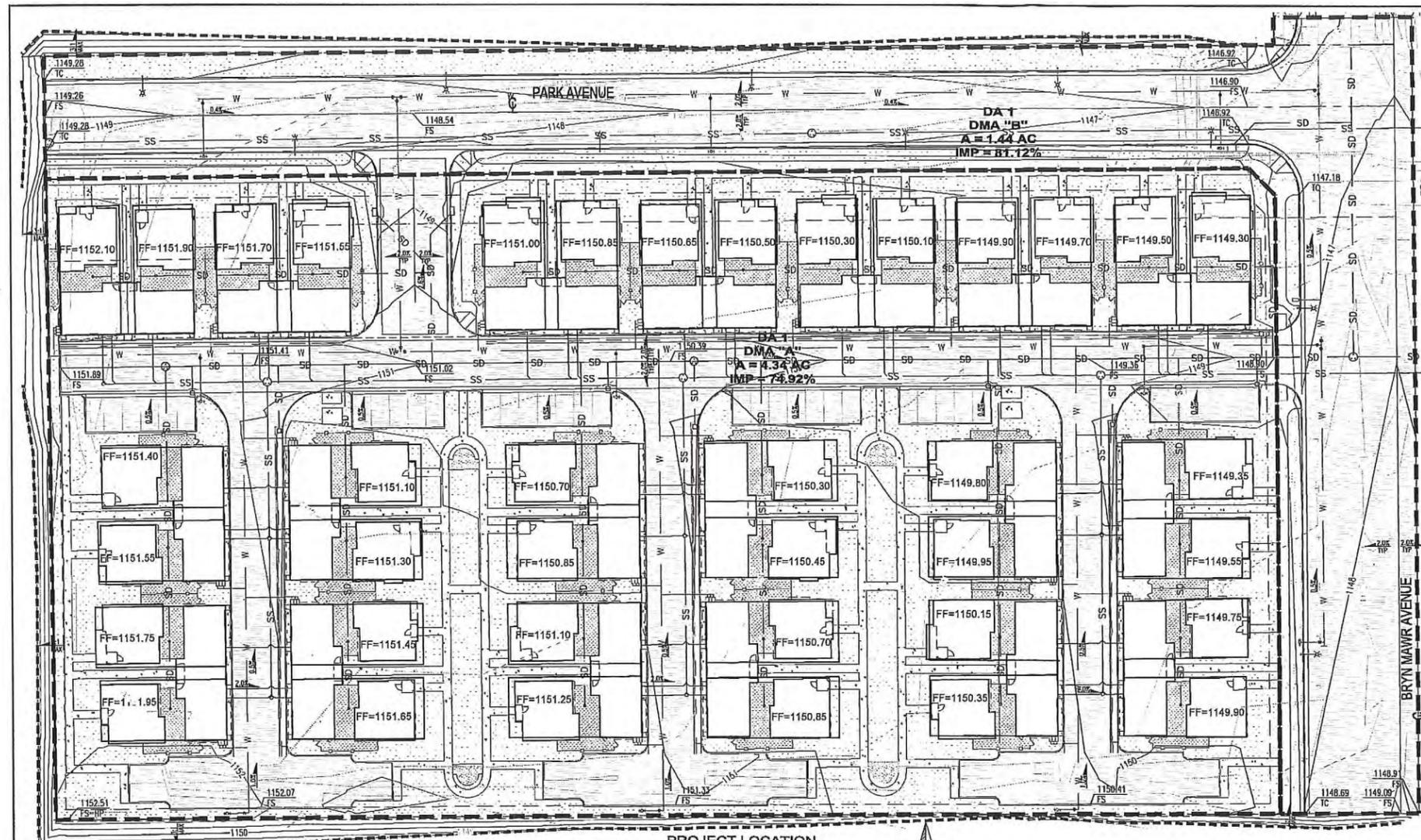
SCALE
 HORIZ: 1"=10'
 VERT: 1"=2'
 DOUBLE SCALE



CROSS SECTIONS

	Designed by BH	Drawn by BTR/JH/KK	Checked by JDM	BENCH MARK	APPROVED		CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 4 of 7
	Date JUNE 30, 2021	R.C.E. 64595	Reference Plans For These Improvements	Date	By			

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Source Control & Treatment Control Best Management Practices (BMPs)
Based on the standard Source Control and Treatment Control BMPs listed in the WQMP Guidelines Letter, the following chart will indicate which Source Control and which Treatment Control BMPs will be implemented at this site, and their procedure for implementation:

I.D. NO.	BMP	Description of BMP and Method of Implementation	Maintenance Responsibility	Funding Source for O & M	Maintenance Schedule
	Education for Property Owners and Tenants	THE OWNER WILL BE PROVIDED 5 COPIES OF THIS PLAN. THE OWNER IS REQUIRED BY THIS PLAN TO FAMILIARIZE THEMSELVES WITH THE PLAN AND ATTACHMENTS AND FULLY IMPLEMENT ALL STORMWATER BEST MANAGEMENT PRACTICES.	Owner	Owner	Semi-annually or when tenants/owner change
	Activity Restrictions	1. No outdoor storage of raw materials or chemicals will be permitted 2. No outdoor manufacturing activities will be permitted 3. No discharge of waste, surface cleaning water, etc. to paved areas will be permitted	Owner	Owner	None
	Spill Contingency Plan	The owner proposing to store chemicals shall be required to prepare a County Business Plan/Spill Contingency per the County of San Bernardino's Requirements	Owner	Owner	As Needed
	Litter/Debris Control Program	Litter and debris will be deposited in appropriate covered receptacles. Any accumulated trash or debris onsite will be removed and disposed of properly	Owner	Owner	Weekly or as Needed
	Employee Training	Train employees on stormwater features of the site and activities that reduce stormwater contamination	Owner	Owner	Within 30 Days of New Hire
	Parking Lot and Driveway Sweeping	The owner shall contract with a sweeping service to sweep parking lots and drive aisles at a minimum of once a month or more frequently as needed.	Owner	Owner	Monthly
S1	Landscape Management	The owner shall ensure that all landscape maintenance activities are performed in a manner consistent with BMP fact sheet SD-10 & SD-12 in appendix "A"	Owner	Owner	Weekly
S2	Road Drain Downspout	Inspect downspouts and remove debris or accumulated sediments	Owner	Owner	Before Wet Season (October 1) and After Each Major Rain Event
S3	Efficient Irrigation	Owner shall install programmable sprinkler timers and low-flow irrigation fixtures to maximize irrigation efficiency. Sprinklers shall be adjusted and maintained on a monthly basis by the landscape contractor.	Owner	Owner	Monthly or as needed for repair
S4	Storm Drain Signage	Stencil shall be inspected of visual wear, such as fading or not be legible	Owner	Owner	Visually Inspected Monthly, Re-stencil as needed
S5	Trash Storage Areas	All trash enclosures on this site shall have a solid roof cover to prevent dumpster contents and enclosure from coming into contact with rainwater. Shall comply with CASQA SD-32	Owner	Owner	Weekly or as needed
S6	Drain Inserts	Owner shall hire maintenance crew to inspect before the wet season and after each major rain event. Inspection will include checking for build-up of sediment, trash/debris and general clogging that prevents insert from filtering	Owner	Owner	Before Wet Season (October 1) and After Each Major Rain Event
S7	Underground Infiltration Chambers	Inspect port and measure sediment storage If sediment measure 3 or more inches remove using JetVac Apply multiple passes of JetVac until backflow water is clean	Owner	Owner	Before Wet Season (October 1) and After Each Major Rain Event As Needed

FLEXSTORM P/Ns 62" RDX
INLET TYPE RDB ROUND PRECAST OR PIPE OPENINGS WITH DROP-IN

AGE P/N	Flexstorm Item Code	Field Inlet Dimensions	Flexstorm Framing Dimensions	Flexstorm Ratings (40K)					
		A	B	SI	AI	SI	AI	SI	AI
62SRDFX	C-FRB-146-125-FX	54.75	12.25	11.3	12.0	0.2	0.8	1.3	1.9
62SRDFX	C-FRB-146-100-FX	48	12	10	10.5	0.2	0.8	1.3	1.9
62SRDFX	C-FRB-200-175-FX	30	17.25	16.2	16.8	0.6	1.1	1.9	2.4
62SRDFX	C-FRB-200-145-FX	31	18.5	17.8	20.0	0.6	1.1	2.0	2.4
62SRDFX	C-FRB-200-200-FX	22	20	19.0	21.0	0.6	1.2	2.2	2.7
62SRDFX	C-FRB-243-218-FX	24.25	21.25	20.8	23.3	0.7	1.3	2.4	2.9
62SRDFX	C-FRB-243-225-FX	24.75	22.5	22.5	25.0	0.9	1.4	2.6	3.1
62SRDFX	C-FRB-290-240-FX	29	24	23.0	25.5	0.9	1.5	2.7	3.2

NOTES:
1. RATINGS SHOWN ARE FOR STANDARD 24" BAG DEPTH "SHORT" 12" DEPTH BAGS ARE AVAILABLE WITH 1.5 SLOTTED RATINGS REDUCED BY 30%.
2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW
-GRATES WITH EXTENDED BUTTONS
-ANY OBSTRUCTED INLET OPENINGS

FLE STORM CATCH-IT
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF A.P. INC. WWW.INLETPIPEPROTECTION.COM (850) 387-8555 (850) 325-2177 FAX (850) 387-1000

PROJECT LOCATION
SOUTHWEST CORNER PARK AVENUE AND BRYN MAWR AVENUE, REDLANDS, CA

SITE OWNER
LEWIS INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
CONTACT: MR. SAGE McCLEVE
PHONE: (909) 949-6755
EMAIL: SAGE.MCCLEVE@LEWISMC.COM

CIVIL ENGINEER
VALUED ENGINEERING, INC
800 N. MOUNTAIN AVENUE, SUITE C102
UPLAND, CA 91786
PHONE: (909) 982-4601
CONTACT: MR. JEFFREY D. MEYER, PE
EMAIL: JEFF@VALUED-ENG.COM

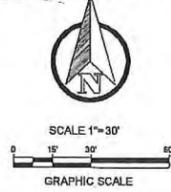
ASSESSOR PARCEL
0292-111-53

LEGAL DESCRIPTION
PARCEL 3 OF PARCEL MAP NO. 19018, AS RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 94 AND 95, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

AREA:
SITE AREA: 252,105 SF
SITE GROSS AREA: 252,105 SF

DISTURBED AREA:
DISTURBED AREA: 252,105 SF

IMPERVIOUS AREA:
EXISTING IMPERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 192,750 SF



PWQMP SUMMARY

DRAINAGE AREA	REQUIRED DCV (FT³)	HSC STORAGE (FT³)	REMAINING DCV FOR TREATMENT CONTROL (FT³)	ABOVEGROUND RETENTION (FT³)
DA1 DMA A	15741	0	15741	16575

DA1 DMA A DA1 DMA B
↓
ABOVEGROUND RETENTION

LEGEND

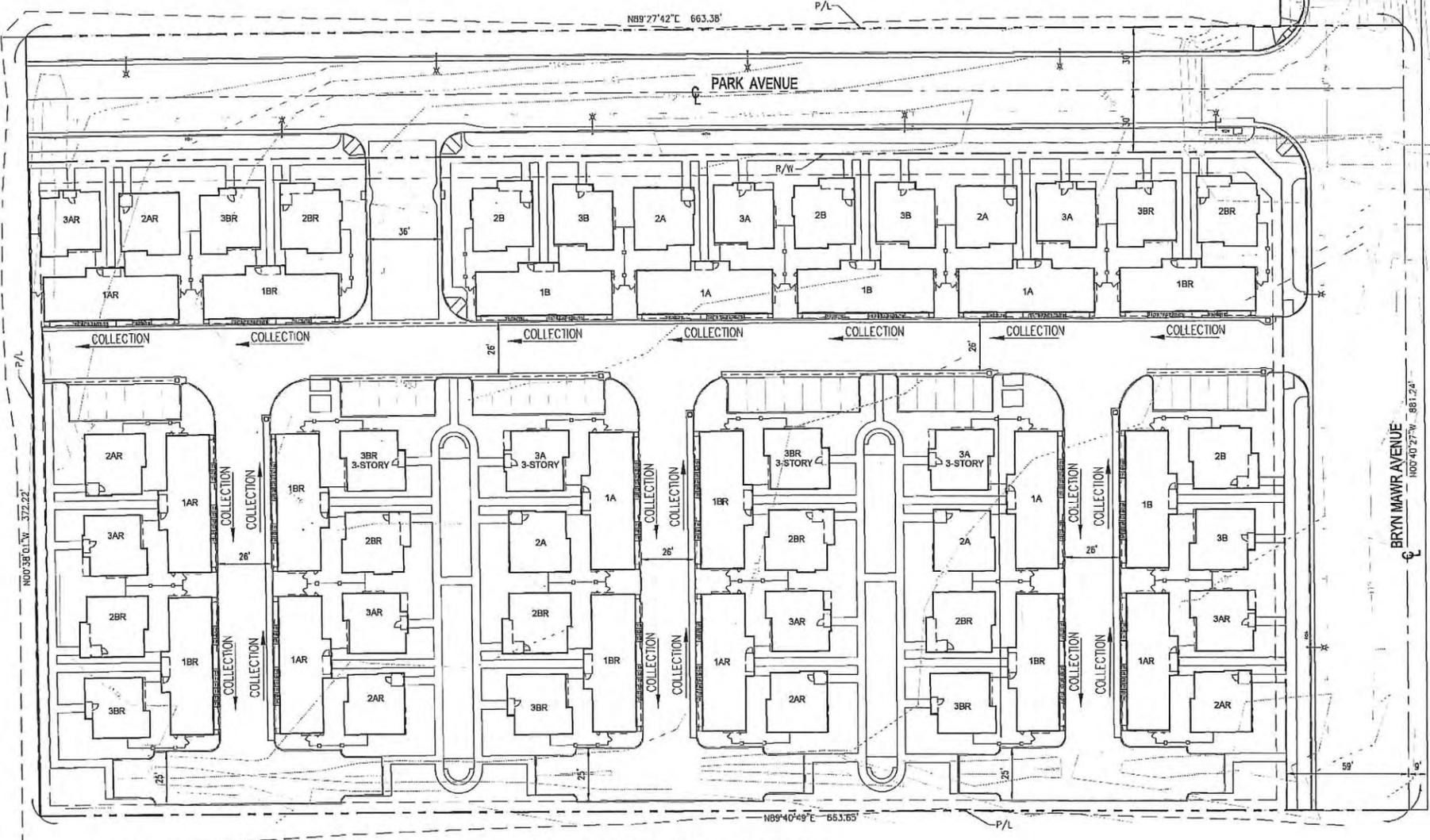
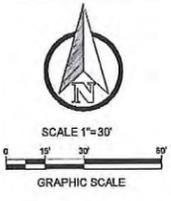
- FLOW DIRECTION
- DMA BOUNDARY
- ▨ LANDSCAPED PERVIOUS SURFACE
- ▩ AC IMPERVIOUS SURFACE
- ▤ PCC IMPERVIOUS SURFACE

QUANTITY

- LANDSCAPED PERVIOUS SURFACE: 67,808 SF
- AC IMPERVIOUS SURFACE: 169,821 SF
- PCC IMPERVIOUS SURFACE: 16,545 SF

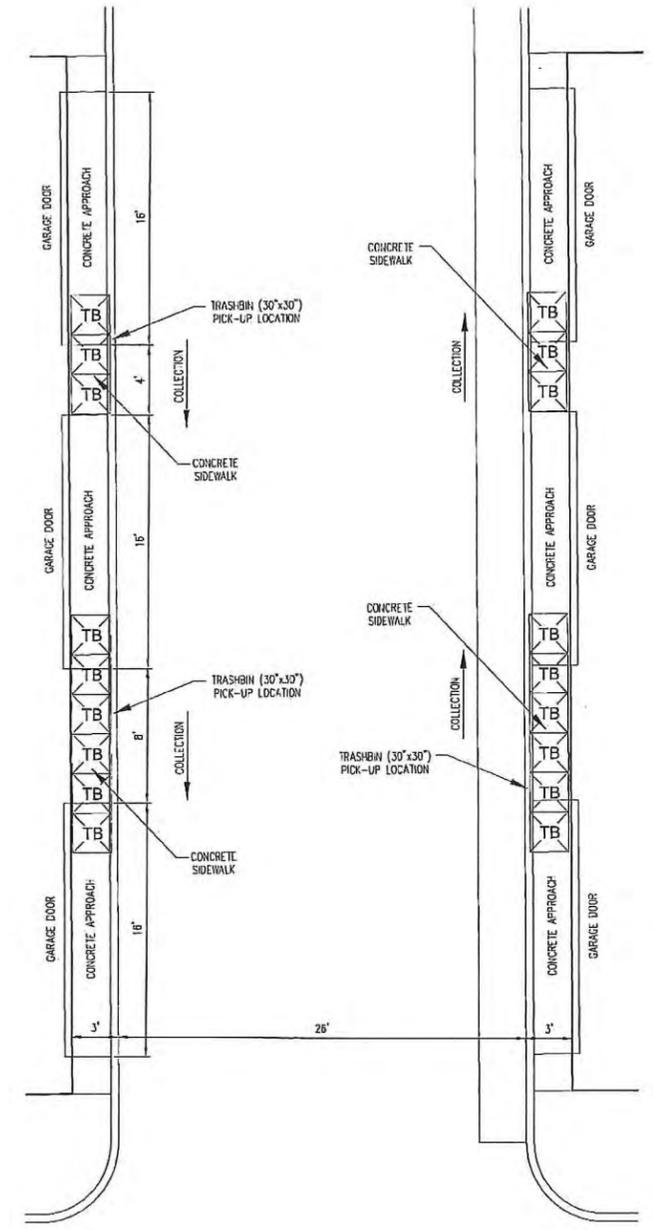
DA-1 DRAINAGE AREA
DMA-X DRAINAGE DESIGNATION
SD STORM DRAIN SIGNAGE (SD-13)

Underground Service Alert Call 811 FREE 1-800-227-2600	Designed by DH	Drawn by BH/AR/KK	Checked by DM	BENCH MARK	APPROVED		CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 5 SH. 5 OF 7
Date JUNE 30, 2021	R.C.E.	64986	Reference Plans For These Improvements	Date	By			REVISIONS



TRASHCAN LOCATION EXHIBIT

LEGEND	
TB	PROP TRASH BIN

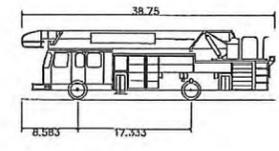
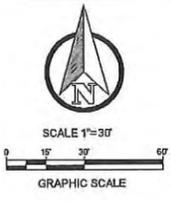


TRASHCAN LOCATION DETAIL
SCALE: 1"=5'



Underground Service Alert Call Toll FREE 1-800-227-2600 <small>THE STANDARD BARRIERS SYSTEM</small>	Designed by DM	Drawn by BW/AJ/KK	Checked by JDA	BENCH MARK		APPROVED			CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 2 of 7	
	PLANS PREPARED UNDER THE SUPERVISION OF			Date JUN 30, 2021	R.C.E. 64595	Reference Plans For These Improvements	Date By				REVISIONS

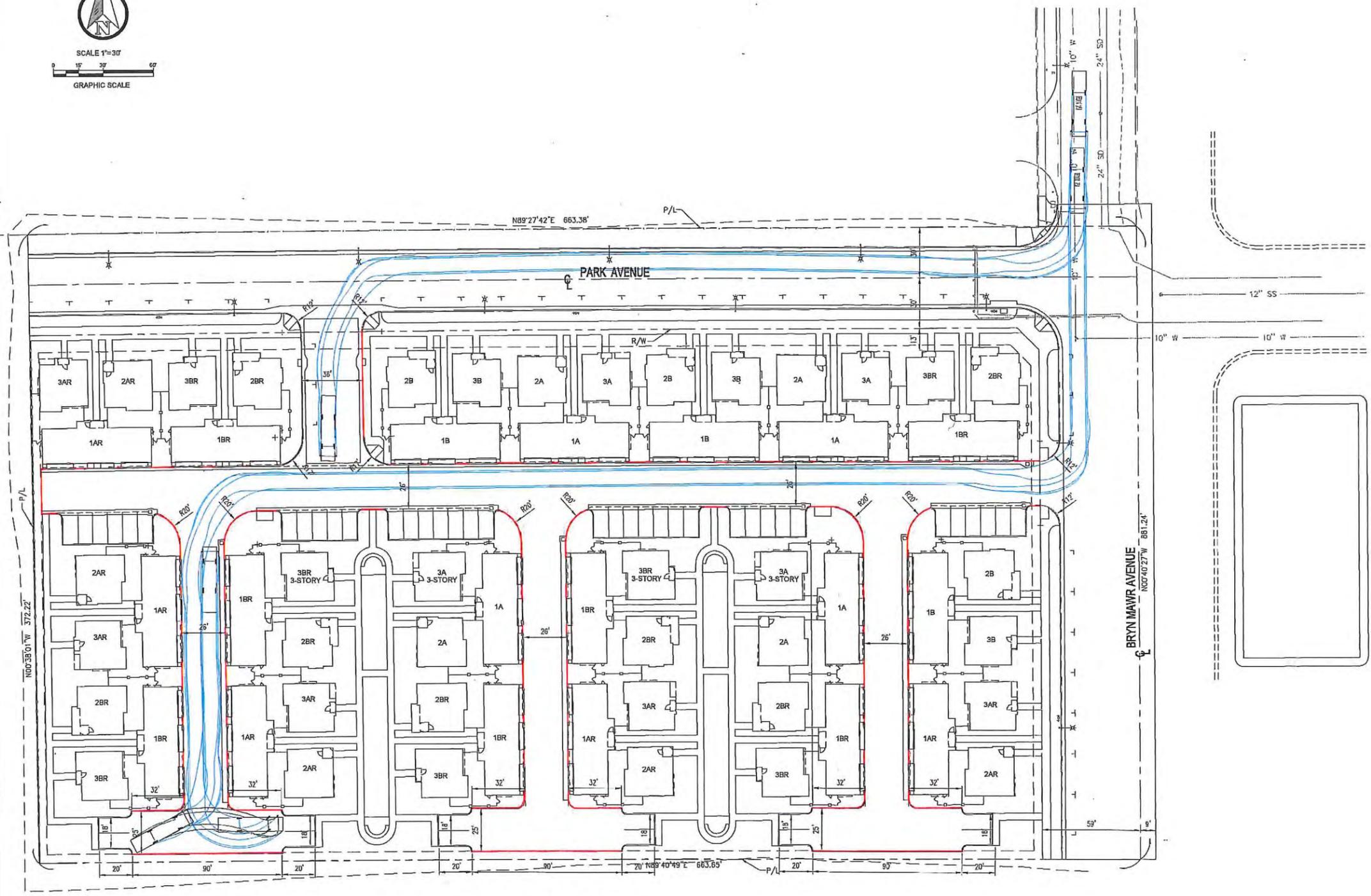
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TRUCK 251
 Overall Length 38.750ft
 Overall Width 9.750ft
 Overall Body Height 10.489ft
 Min Body Ground Clearance 0.920ft
 Track Width 8.330ft
 Lock-to-lock time 6.00s
 Wall to Wall Turning Radius 37.000ft

STANDARD FIRE APPARATUS DETAIL

RED PAINTED CURB



FIRE TRUCK TURNING EXHIBIT

<p>Underground Service Alert CALLTOLL FREE 1-800-227-2600 WWW.WORKING SAFELY BEFORE YOU DIG</p>	Designed by BH	Drawn by BH/H/KK	Checked by JDM	BENCH MARK		APPROVED			CITY OF LOMA LINDA DESIGN APPLICATION NO. P19-206 TENTATIVE TRACT MAP NO. P20-031 LEWIS INVESTMENT COMPANY, LLC BRYN MAWR AVENUE AND PARK AVENUE	Drawing No. 7 SH 7 OF 7
	PLANS PREPARED UNDER THE SUPERVISION OF			Reference Plans For these Improvements	Date	By	REVISIONS			

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PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	QUERCUS ILEX / HOLLY OAK	24" BOX	LOW
	PLATANUS ACERFOLIA / LONDON PLANE	48" BOX	LOW
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	24" BOX	LOW
	LOPHOSTEMON CONFERTA / BRISBANE BOX TREE FORM	24" BOX	MODERATE
	ARBUTUS UNEDO 'MARINA' / STRAWBERRY TREE TREE FORM	36" BOX	MODERATE
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	24" BOX	LOW

PLANT SCHEDULE

VERTICAL / ACCENT SHRUB	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER PYRAMINDAL FORM	15 GAL	MODERATE
	ROSA X 'ICEBERG' / WHITE ICEBERG ROSE ACCENT SHRUB	15 GAL	MODERATE
	BUXUS MICROPHYLLA JAPONICA / BOXWOOD HEDGE	15 GAL	MODERATE
VINE/ESPALIER			
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE INSTALLED ON GUY WIRE TRELLIS	15 GALLON	MEDIUM
SHRUB AREAS			
	HOA SHRUB AREAS REFER TO HOA PLANT MATERIAL LIST		
	STREETSCAPE SHRUB AREAS REFER TO STREETSCAPE PLANT MATERIAL LIST		
GROUND COVERS			
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	HIGH
	STABILIZED DECOMPOSED GREANITE		N/A

PLANT SCHEDULE

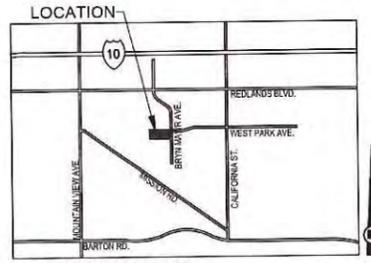
HOA SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONTAINER	WUCOLS
	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GALLON	LOW
	ALOE ARBORESCENS / TREE ALOE	5 GALLON	LOW
	BUXUS 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	5 GALLON	LOW
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GALLON	LOW
	DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY	1 GALLON	LOW
	FESTUCA MAIREI / ATLAS FESCUE	5 GALLON	MEDIUM
	HESPERALOE P. 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	FLATS	LOW
	ROSA 'ICEBERG' / ICEBERG ROSE	15 GALLON	MEDIUM
	SALVIA CLEVELANDI / CLEVELAND SAGE	5 GALLON	LOW
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	4" POT	LOW
	WESTRINGIA FRUTICOSA / COAST ROSMARY	5 GALLON	LOW

PLANT SCHEDULE

STREETSCAPE SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GALLON	LOW
	FESTUCA MAIREI / ATLAS FESCUE	5 GALLON	MEDIUM
	HESPERALOE P. 'DESERT FLAMENCO' / DESERT FLAMENCO	5 GALLON	LOW
	SALVIA CLEVELANDI / CLEVELAND SAGE	5 GALLON	LOW
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	4" POT	LOW

WALL AND FENCE LEGEND

SYM.	DESCRIPTION
①	6'-0" HIGH 8"x8"x16" SINGLE SIDED SPLIT FACE BLOCK WALL VIEWABLE FROM COMMUNITY INTERIOR (COLOR: TAN) WITH 8"x2"x16" PRECISION WALL CAP (COLOR: TAN)
②	5'-5" HIGH VINYL RESIDENCE YARD FENCE. COLOR: TAN



IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP, STREAM BUBBLERS, AND ROTARY NOZZLES. ALL POP UP HEADS SHALL HAVE CHECK VALVES AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF LOMA LINDA AND STATE WATER USE GUIDELINES.

LANDSCAPE PLANS SHALL SHOW IRRIGATION STUB-OUT FOR FUTURE DEVELOPMENT OF BACKYARD LANDSCAPE.

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS.

ATTACHMENT - C



REVISIONS

MARK	DATE	BY	APPROVED/REV. NO.

CITY OF LOMA LINDA

Recommended By: _____ Date: _____

Accepted By: _____ Date: _____

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 19018, AS RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 84 AND 85, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

RA LANDSCAPE ARCHITECTS PLANNERS INC.

4800 Indiana Ave., Suite 248
Riverside, CA 92506
(951) 781-1900 ph
(951) 888-0981 fax
Lic 1512

www.ra.com project #: 13156

DATE: 03/23/2020
SCALE: 1" = 30'-0"

THE GROVES - LOMA LINDA
CONCEPTUAL LANDSCAPE AND WALL PLAN
PRELIMINARY
NOT FOR CONSTRUCTION

PA 3-2
CLMP-1

SHEET 1 of 1

CONTRACT: _____

ACCOUNT: _____

OWN. NO.: _____

M:\Projects\19p\19156 PA 3-2 The Groves_Loma Linda\AutoCAD\RAH\Concept\19156_TL.dwg, Plotted: Jan 05, 2020 - 10:20am



PLAN 3B

PLAN 2B

PLAN 3A

PLAN 2A

CONCEPTUAL STREET SCENE
MEDITERRANEAN REVIVAL ELEVATION



PLAN 3

PLAN 1

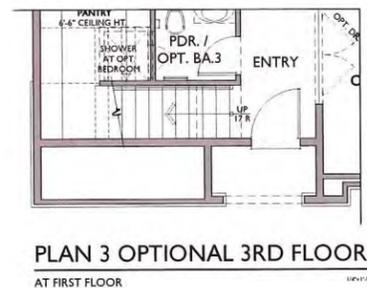
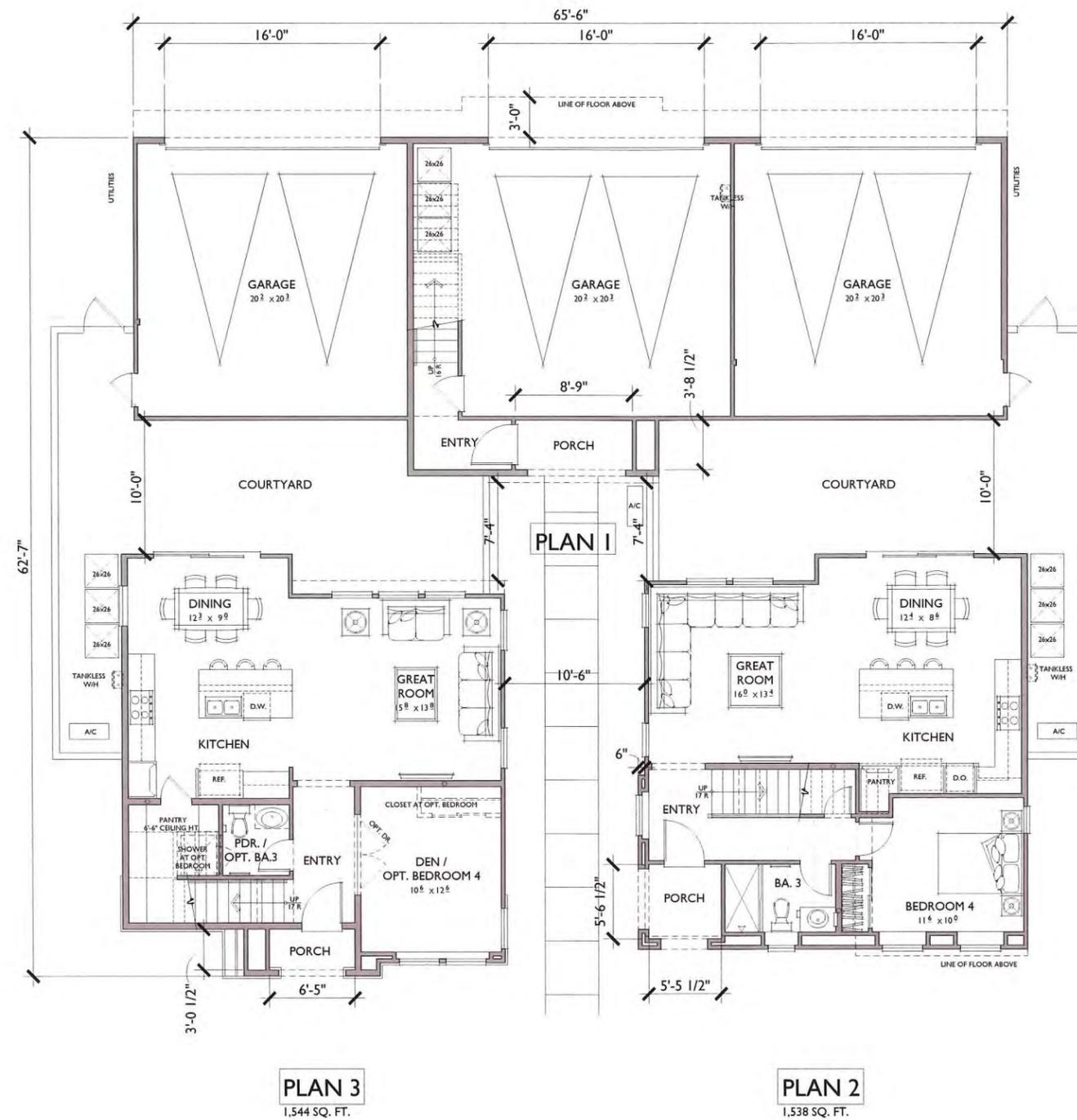
PLAN 2

MEDITERRANEAN REVIVAL

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1

BUILDING GROUP A
MEDITERRANEAN REVIVAL ELEVATION



PLAN 3 OPTIONAL 3RD FLOOR
AT FIRST FLOOR



PLAN 2 ENHANCED
AT FIRST FLOOR

PLAN 3
1,544 SQ. FT.

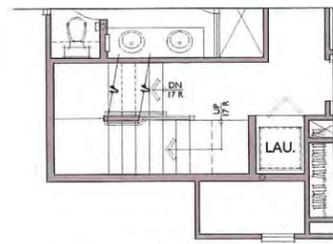
PLAN 2
1,538 SQ. FT.

GENERAL NOTES

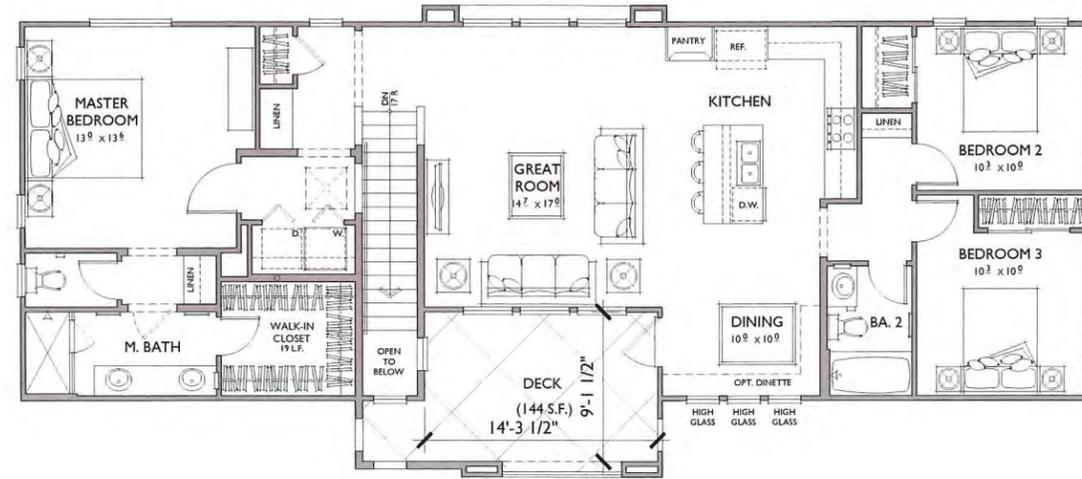
1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



PLAN 3 OPT. 3RD FLOOR BONUS w/ PDR
AT 3RD FLOOR



PLAN 3 OPT. STAIRS TO 3RD FLOOR
AT 2ND FLOOR



PLAN 1
1,448 SQ. FT.



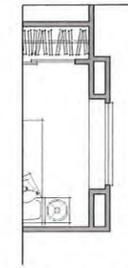
PLAN 3
1,544 SQ. FT.



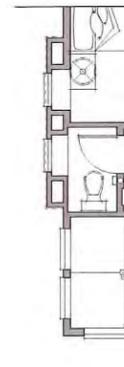
PLAN 2
1,538 SQ. FT.



PLAN 1 ENHANCED LEFT
AT SECOND FLOOR



PLAN 1 ENHANCED RIGHT
AT SECOND FLOOR



PLAN 3 ENHANCED LEFT
AT SECOND FLOOR

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



GENERAL NOTES

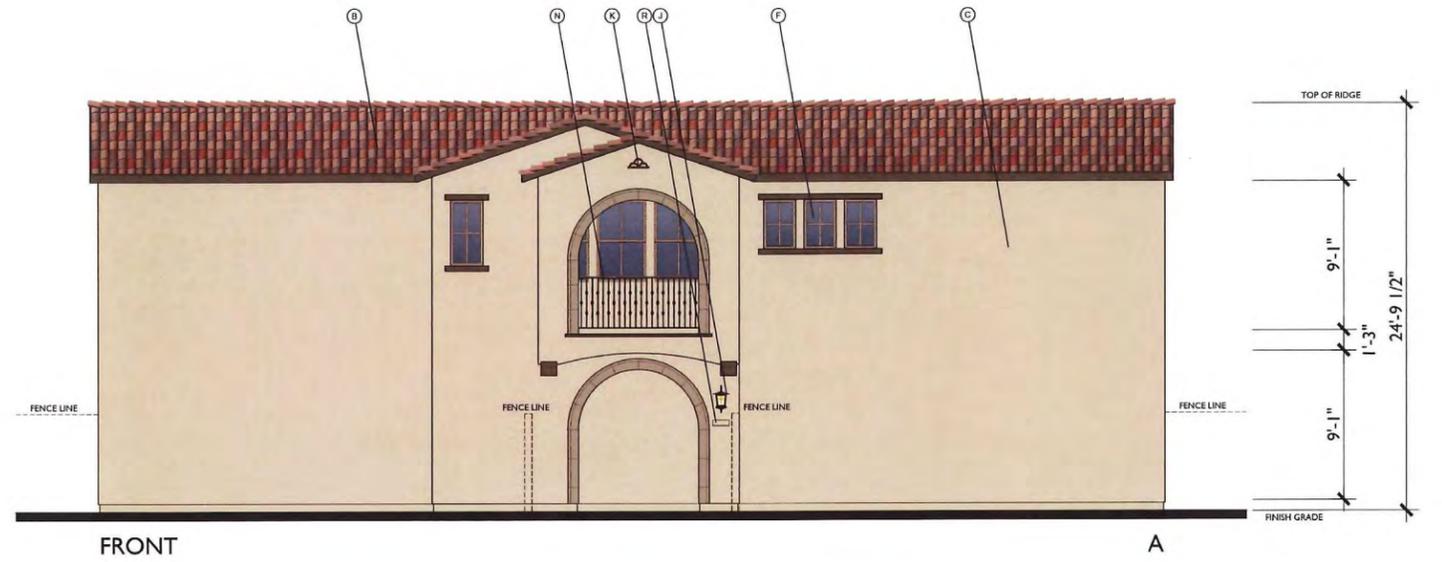
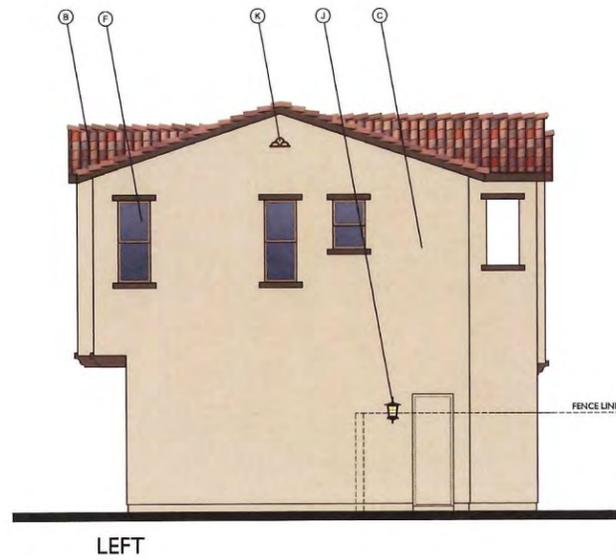
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2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



GENERAL NOTES

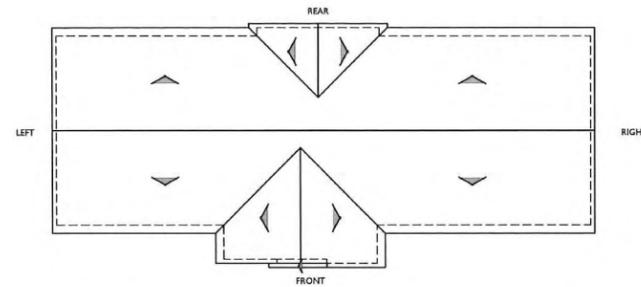
1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1

SIDE STREET SCENES - A
MEDITERRANEAN REVIVAL ENHANCED ELEVATION



GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1

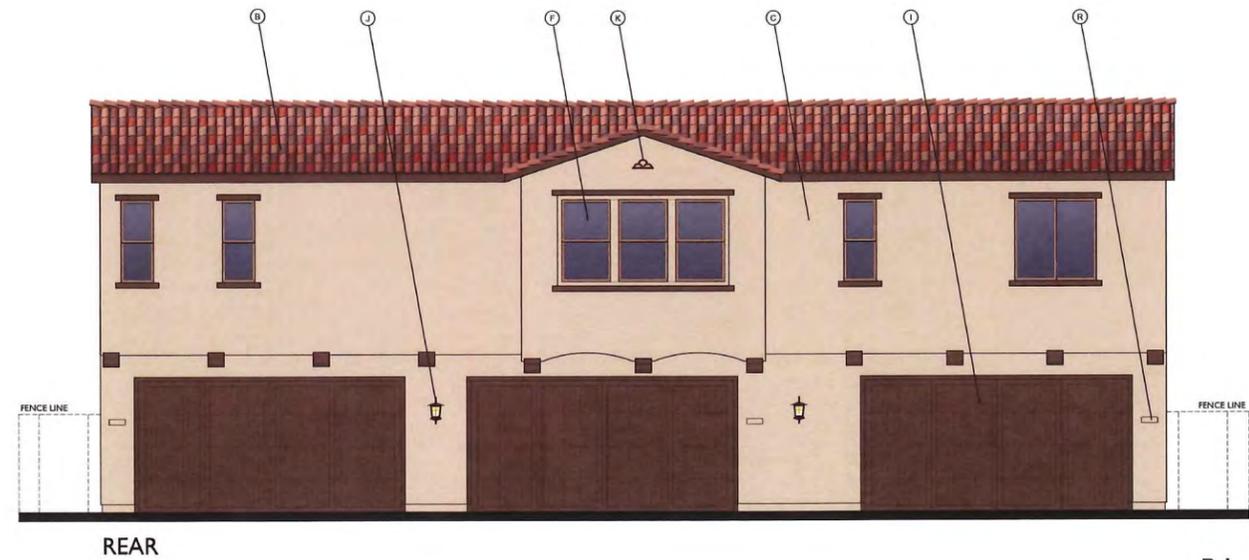
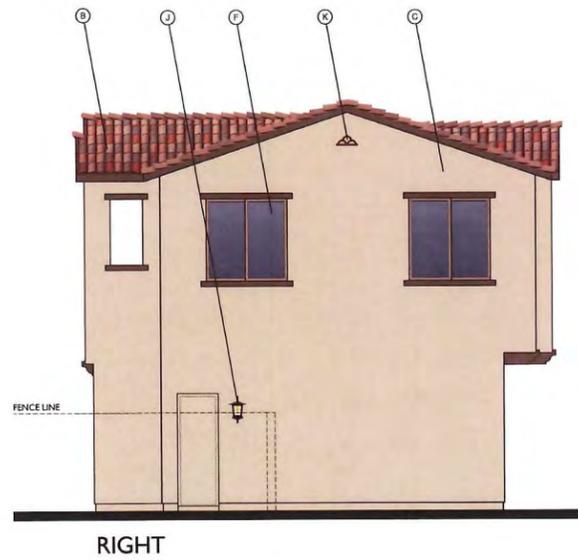


ROOF PLAN

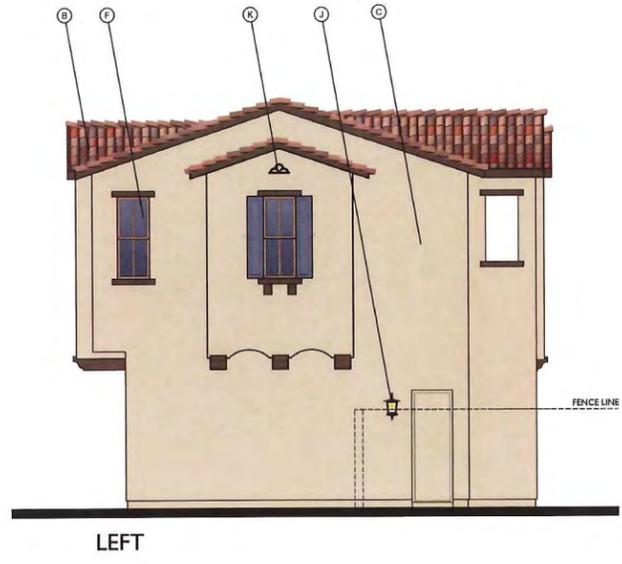
PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

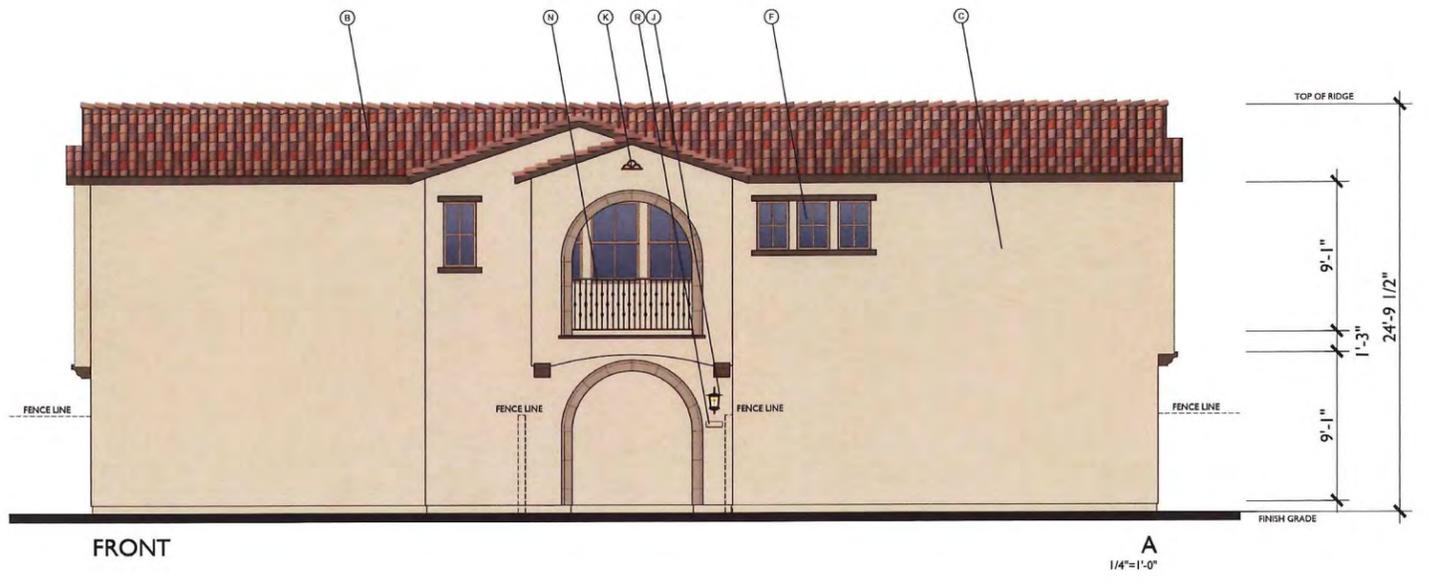
- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, §505.1



PLAN I A
 MEDITERRANEAN REVIVAL ELEVATION



LEFT

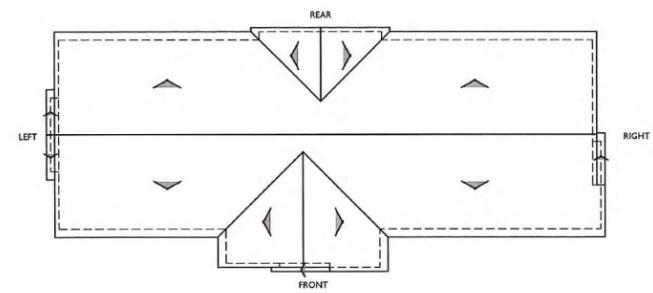


FRONT

A
1/4"=1'-0"

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



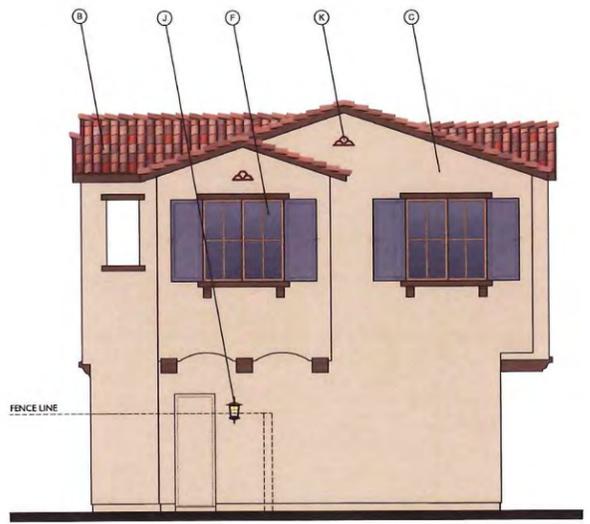
ROOF PLAN

A

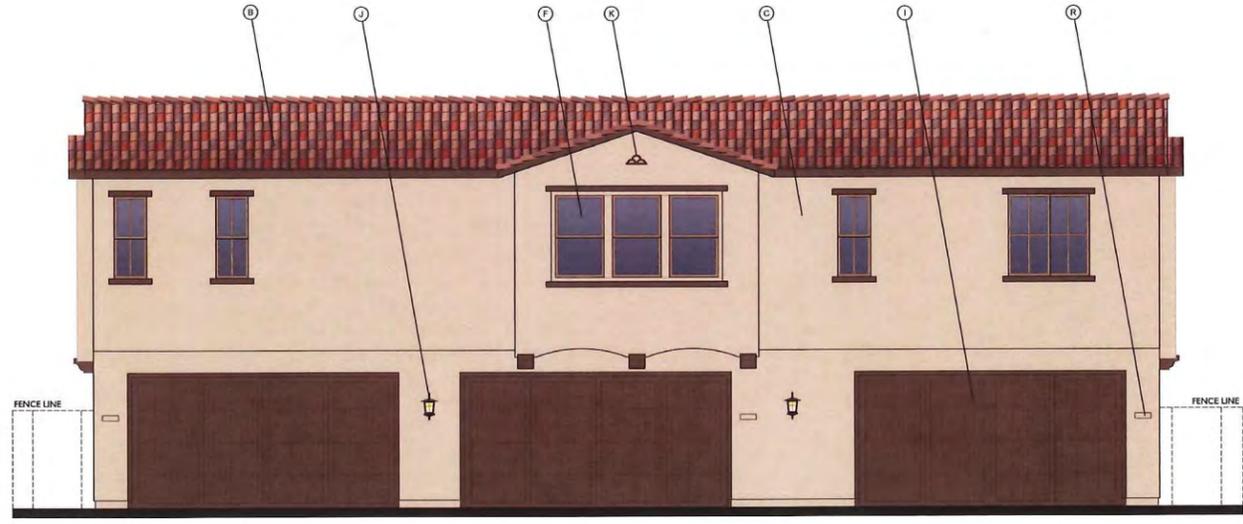
PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE

MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
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- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, §505.1



RIGHT



REAR

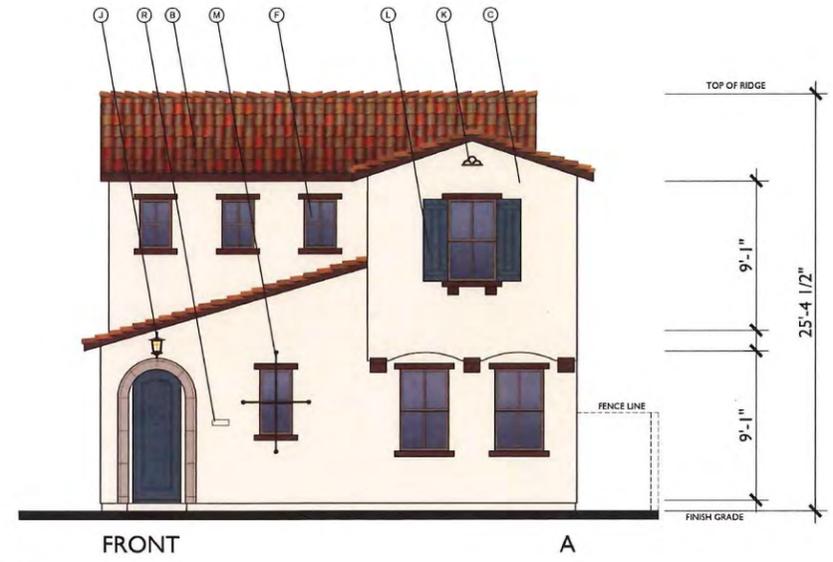
PLAN I A
 MEDITERRANEAN REVIVAL ENHANCED ELEVATION



REAR

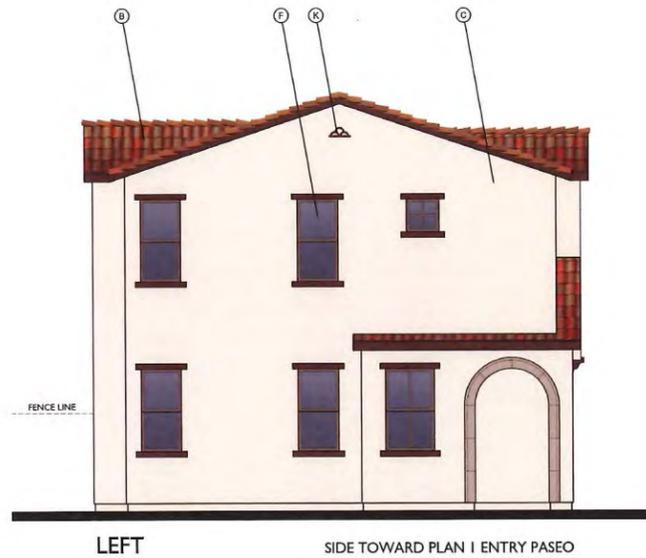
MATERIAL LEGEND

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- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. GEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. GEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
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- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, §505.1



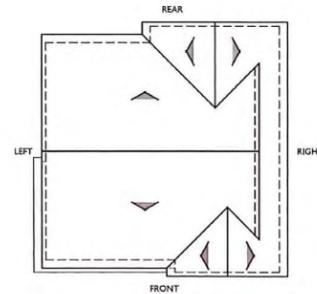
FRONT

A



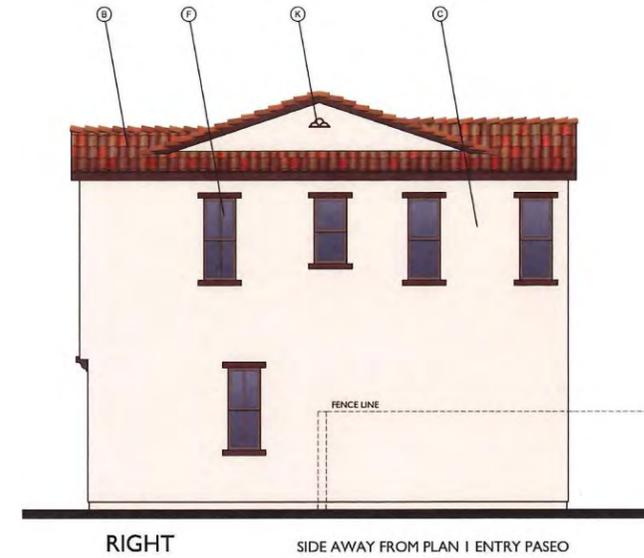
LEFT

SIDE TOWARD PLAN I ENTRY PASEO



ROOF PLAN A

PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE



RIGHT

SIDE AWAY FROM PLAN I ENTRY PASEO

GENERAL NOTES

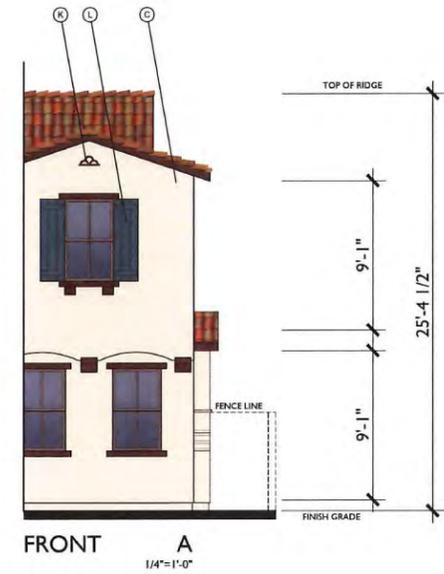
1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



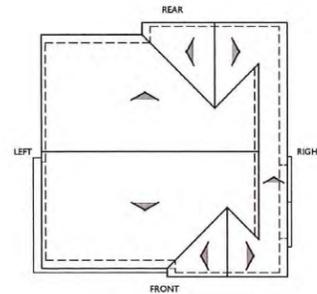
REAR

MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
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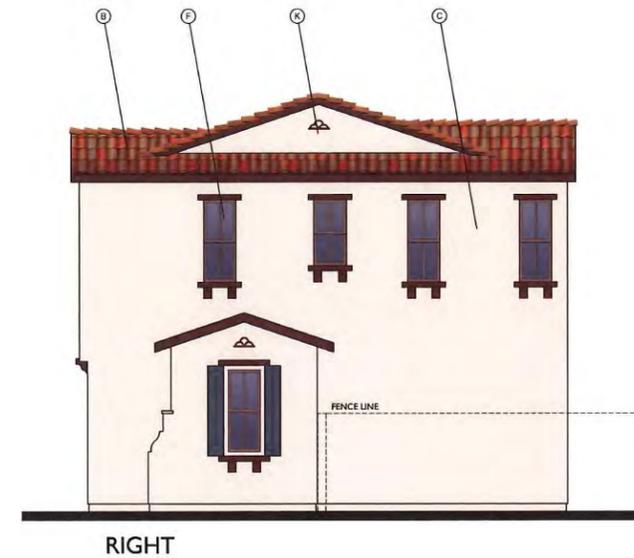


FRONT A
1/4"=1'-0"



ROOF PLAN A

PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE



RIGHT

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1

Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
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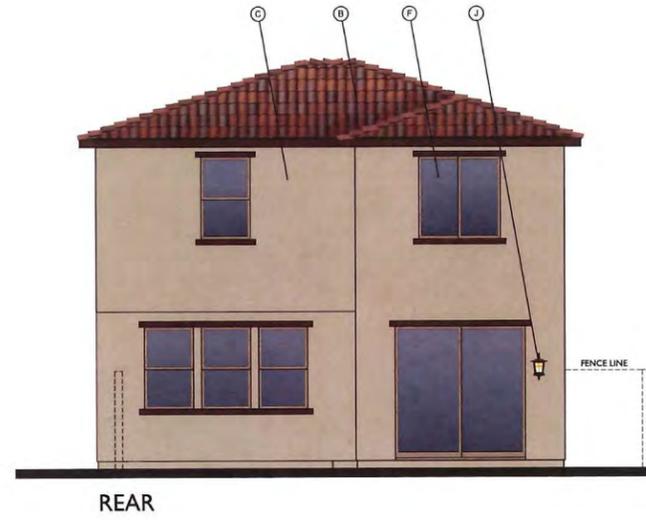
LOMA LINDA - BUNGALOWS

Loma Linda, Ca.
 0 2 4 8
 016.19258

PLAN 2A
 MEDITERRANEAN REVIVAL ENHANCED ELEVATION

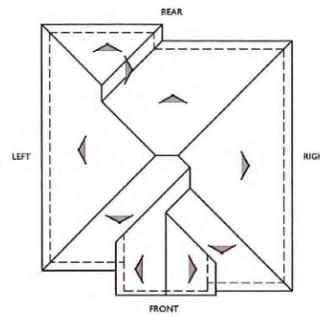
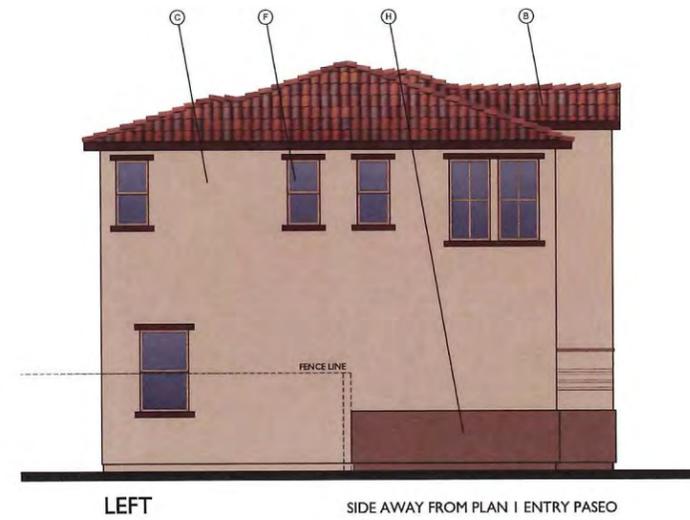
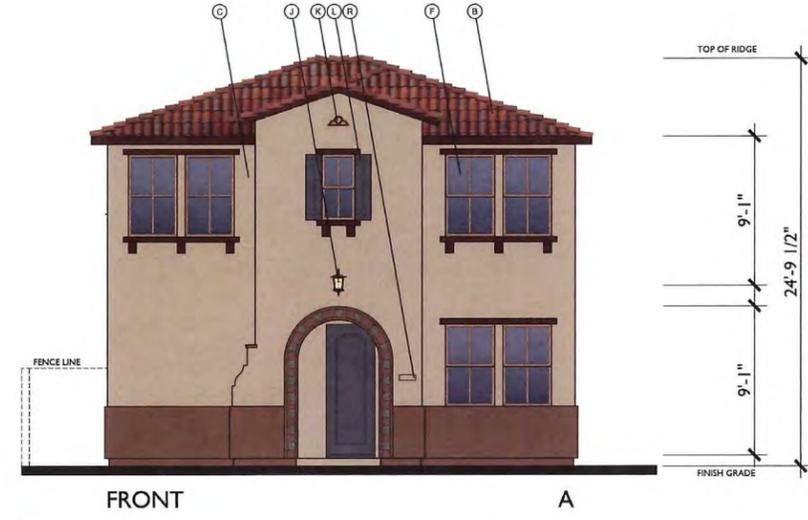
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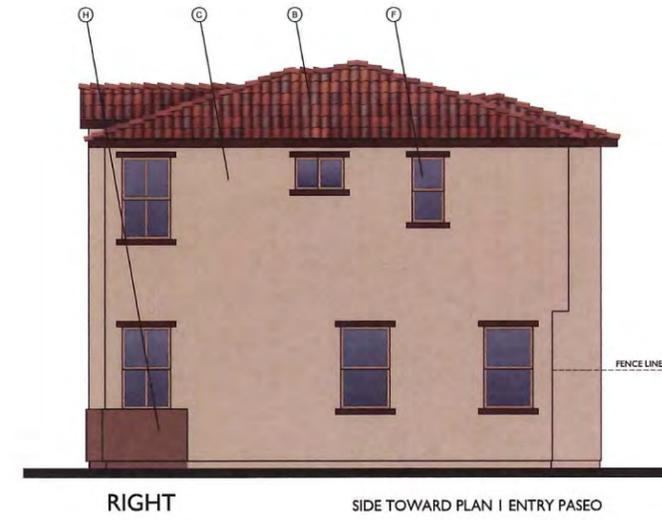
MATERIAL LEGEND

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- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
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- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, §505.1



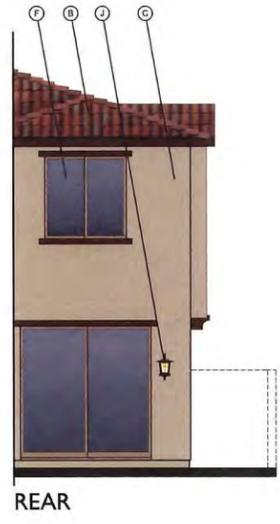
ROOF PLAN A

PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE

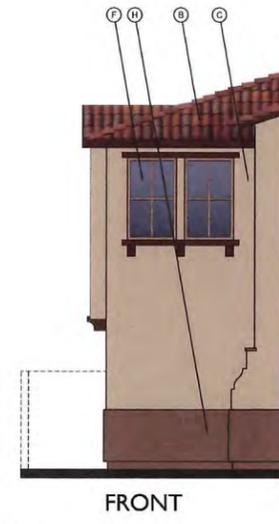


GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



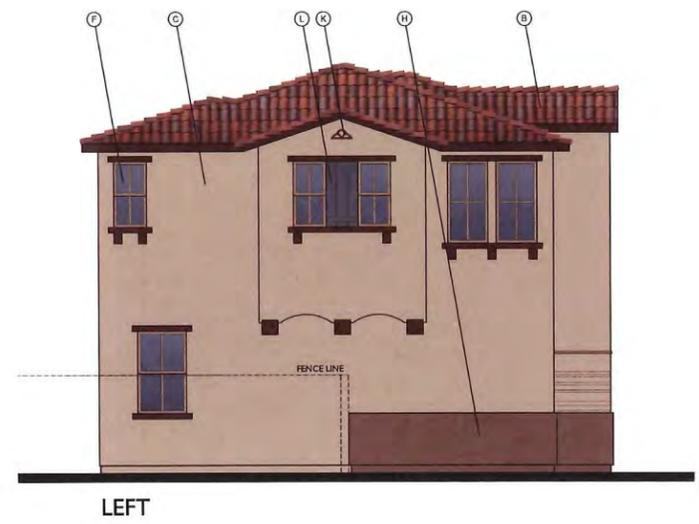
REAR



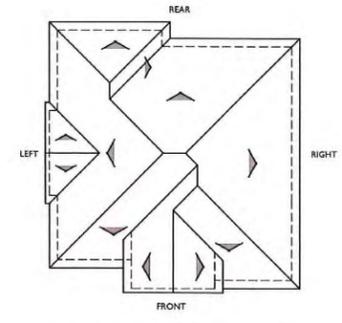
FRONT

MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
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- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, §505.1



LEFT



ROOF PLAN A

PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE

GENERAL NOTES

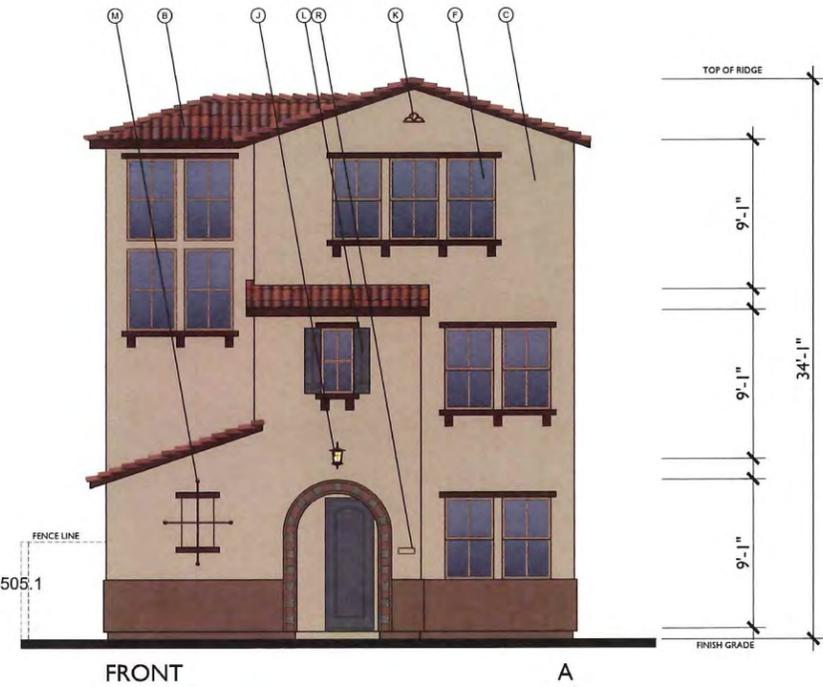
1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



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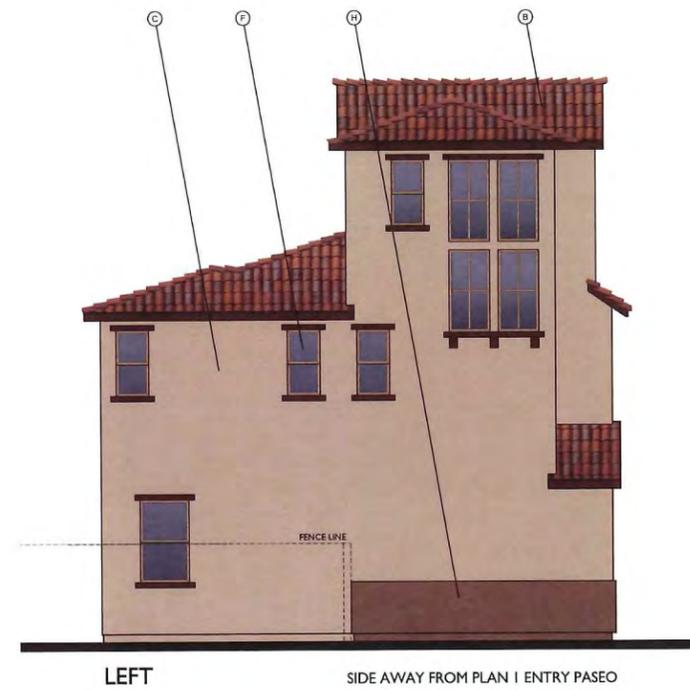
MATERIAL LEGEND

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- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
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- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, \$505.1



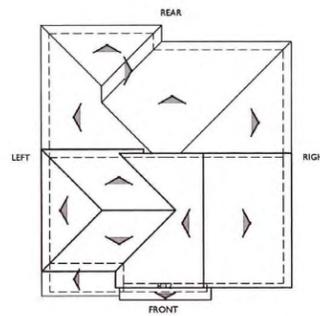
FRONT

A



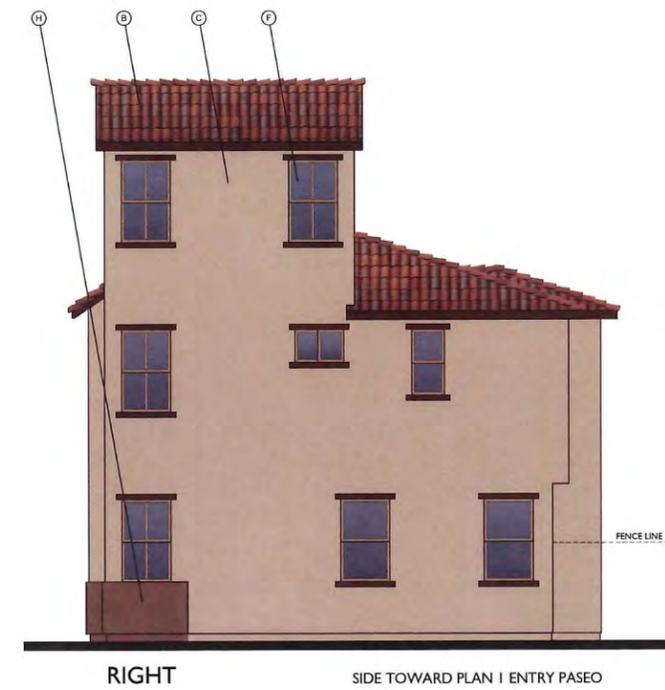
LEFT

SIDE AWAY FROM PLAN I ENTRY PASEO



ROOF PLAN A

PITCH: 3.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE "S" TILE



RIGHT

SIDE TOWARD PLAN I ENTRY PASEO

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



PLAN 3

PLAN 1

PLAN 2

MEDITERRANEAN REVIVAL

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1

BUILDING GROUP B
MEDITERRANEAN REVIVAL ELEVATION

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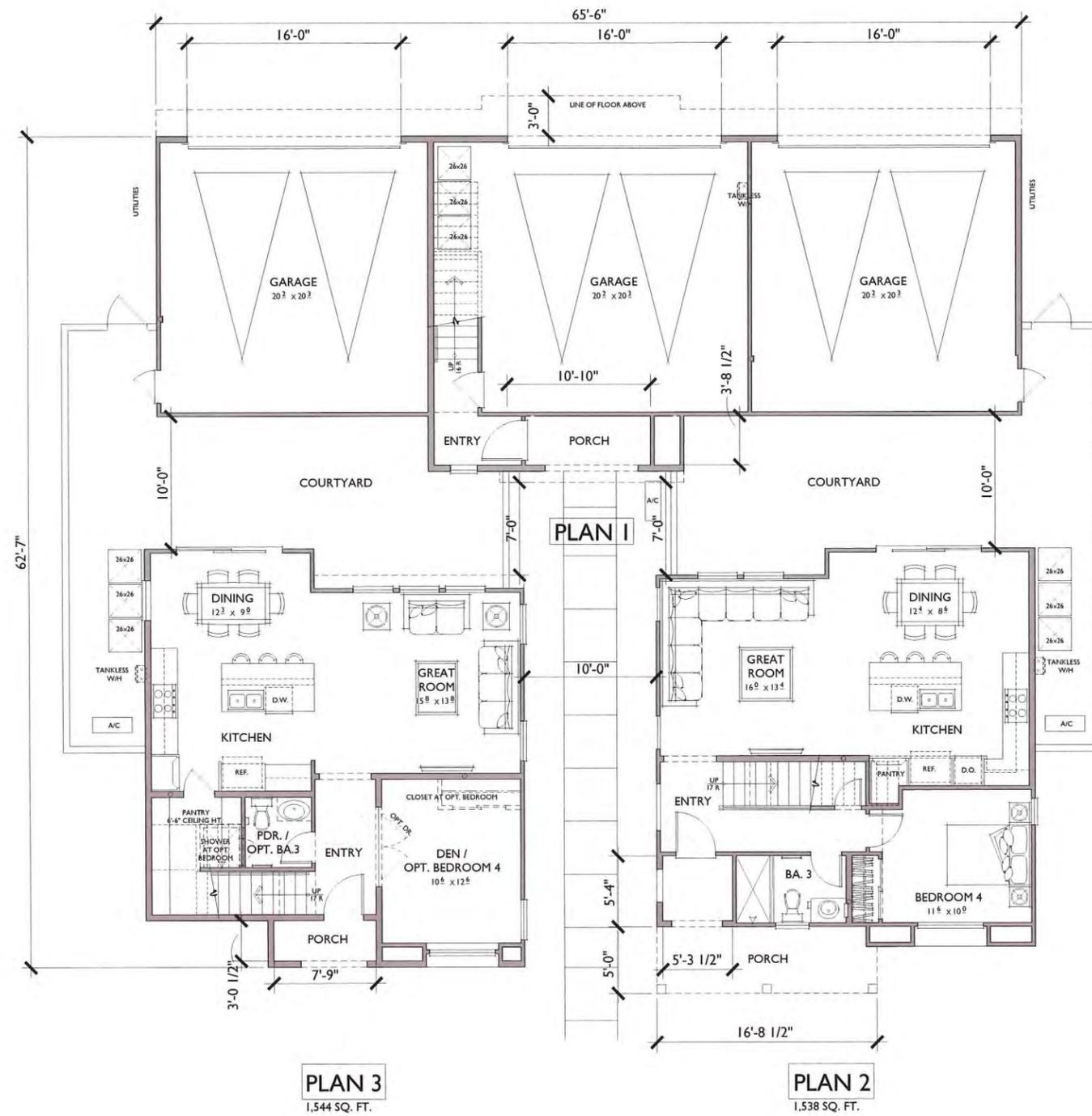
LOMA LINDA - BUNGALOWS

201 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
Tel: +1 949 833 9100
Fax: +1 949 833 0445

Loma Linda, Ca.
0 2 4 8
016.19258

04.29.20

Lewis
Group Of Companies



GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1

Bassenian | Lagoni LOMA LINDA - BUNGALOWS

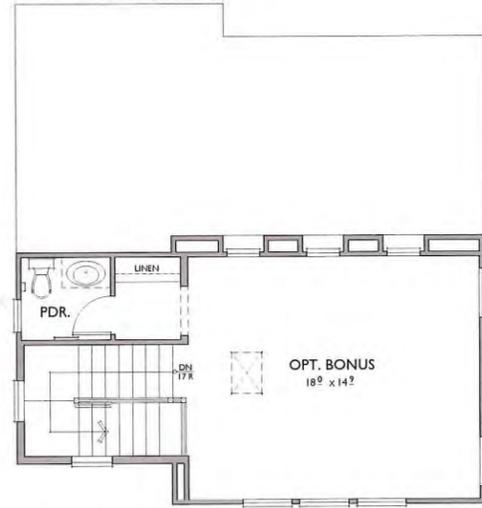
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2019 Bassenian | Lagoni Architects

Loma Linda, Ca.
0 4 8 16
016.19258

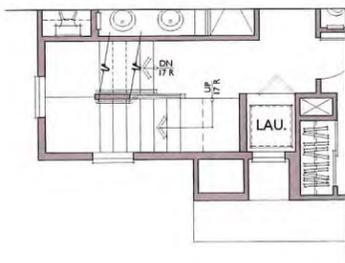
BUILDING GROUP B
FIRST FLOOR - REFLECTS MEDITERRANEAN REVIVAL ELEVATION

04.29.20

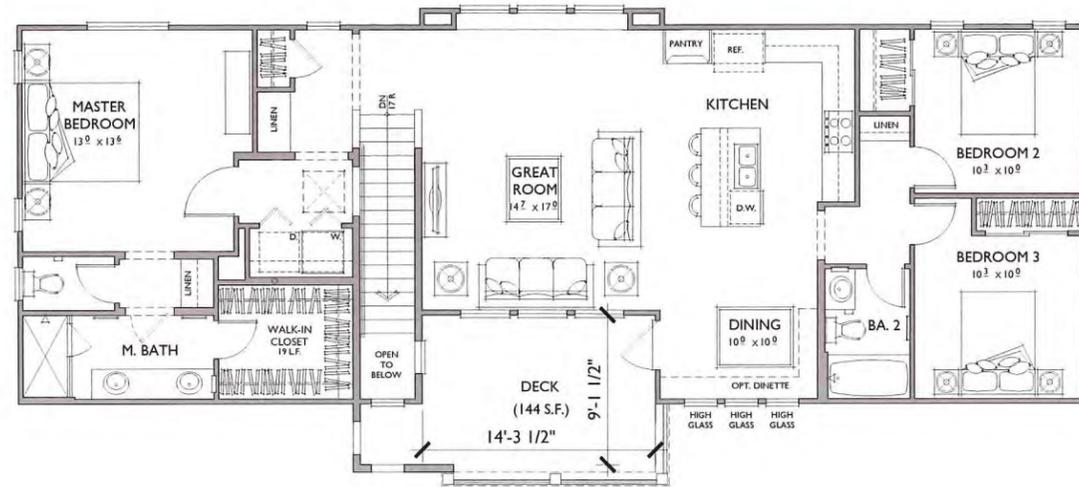




PLAN 3 OPT. 3RD FLOOR BONUS w/ PDR
AT 3RD FLOOR



PLAN 3 OPT. STAIRS TO 3RD FLOOR
AT 2ND FLOOR



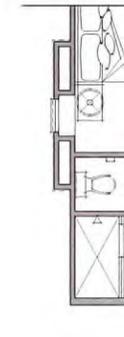
PLAN 1
1,370 SQ. FT.



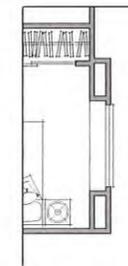
PLAN 3
1,544 SQ. FT.



PLAN 2
1,538 SQ. FT.



PLAN 1 ENHANCED LEFT
AT SECOND FLOOR



PLAN 1 ENHANCED RIGHT
AT SECOND FLOOR



PLAN 3 ENHANCED LEFT
AT SECOND FLOOR

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



LEFT

PLAN 1

PLAN 3



RIGHT

PLAN 2

PLAN 1

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



LEFT

PLAN 1

PLAN 3



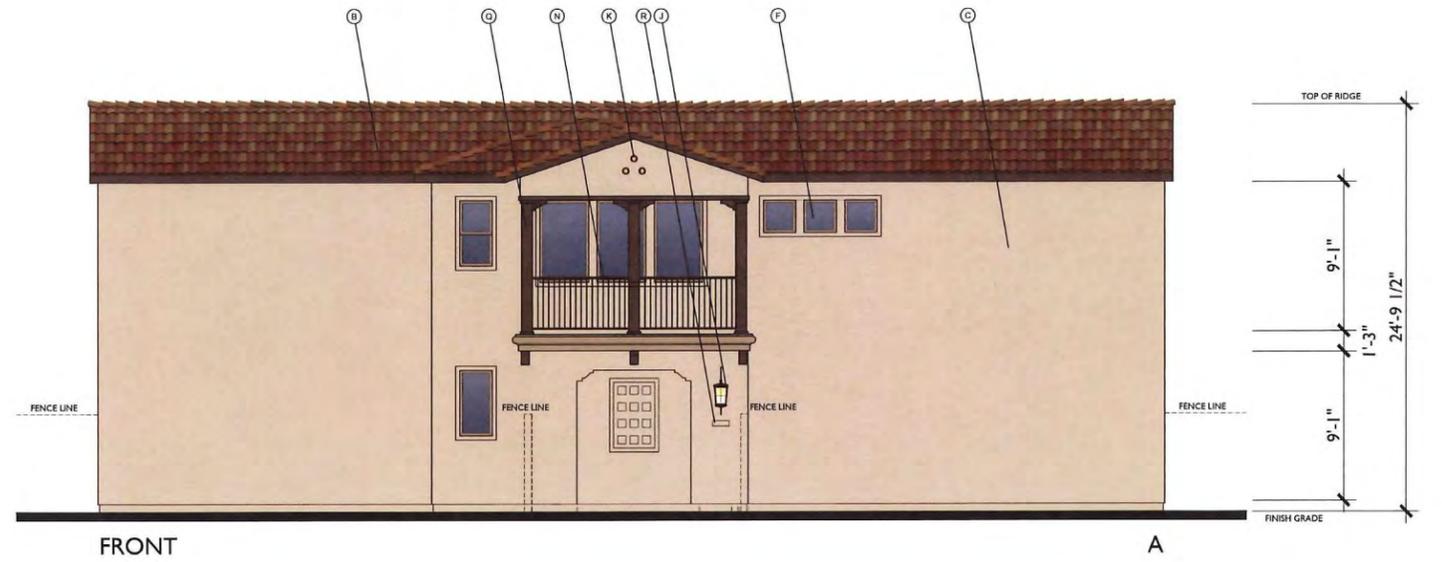
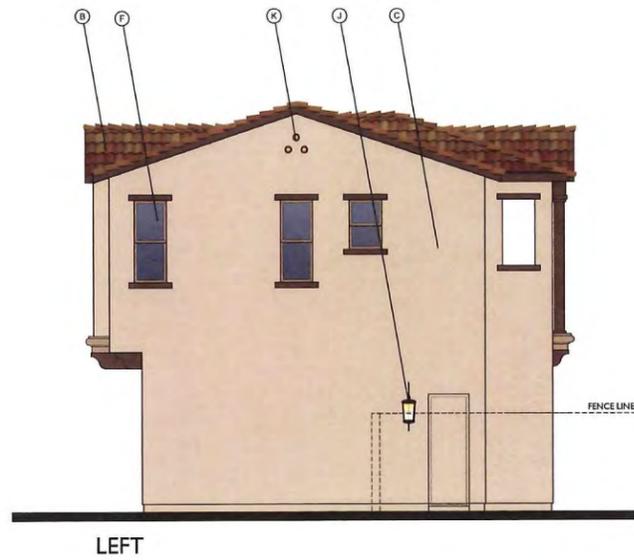
RIGHT

PLAN 3

PLAN 1

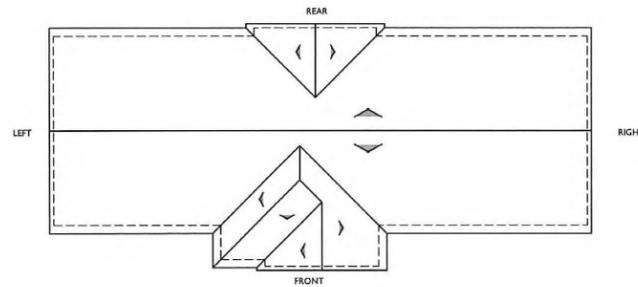
GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



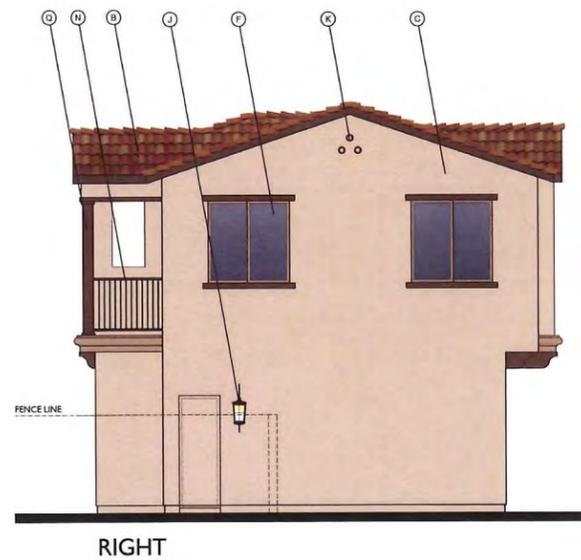
ROOF PLAN

B

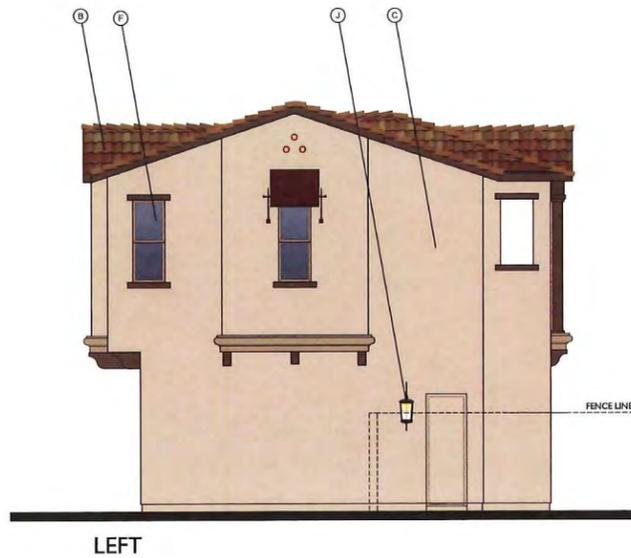
PITCH: 4:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE

MATERIAL LEGEND

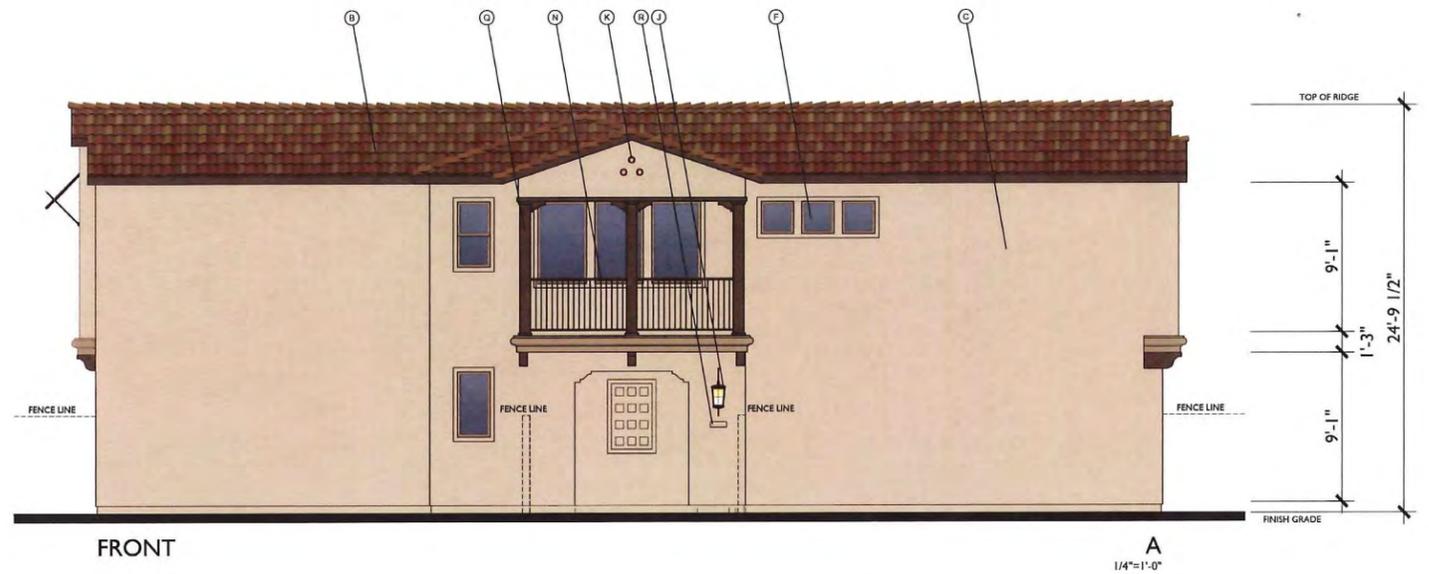
- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6")



PLAN I B
 MEDITERRANEAN REVIVAL ELEVATION



LEFT

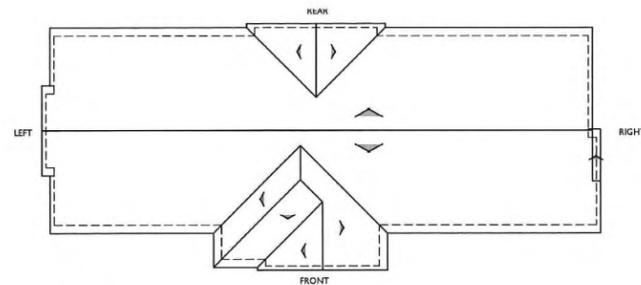


FRONT

A
1/4"=1'-0"

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



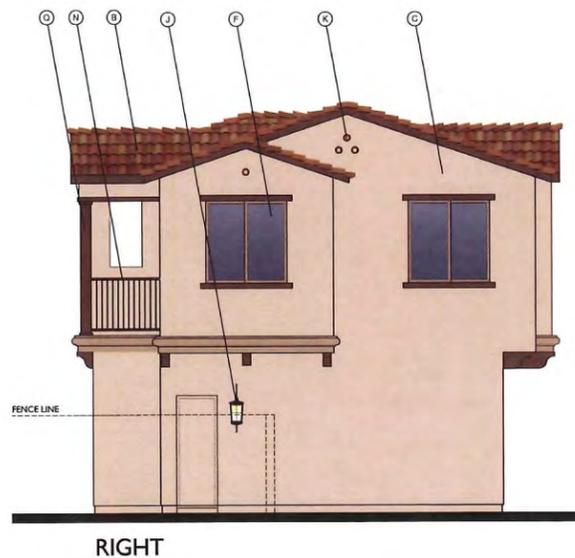
ROOF PLAN

B

PITCH: 4:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE

MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
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- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6")



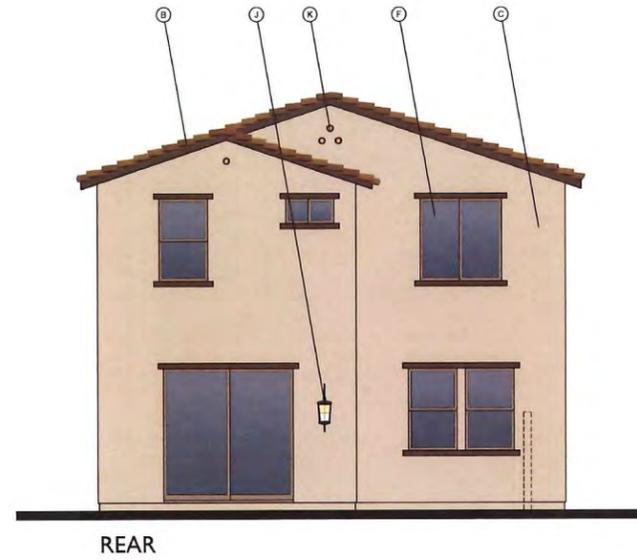
RIGHT



REAR

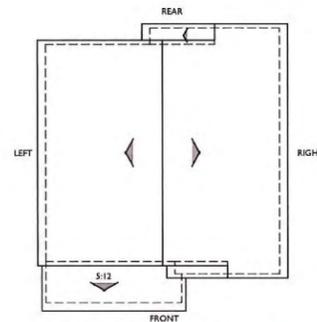
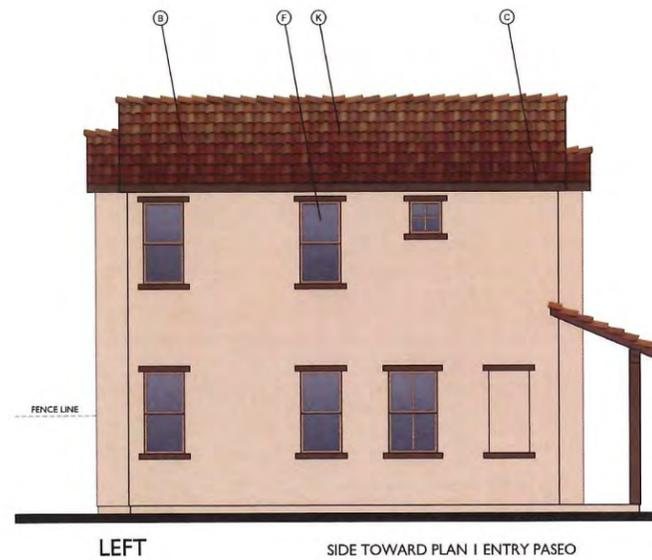
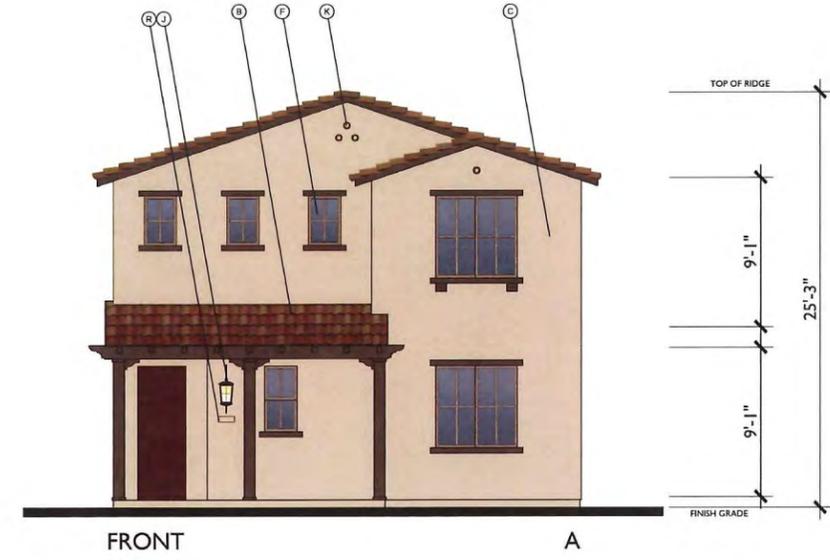
PLAN I B

MEDITERRANEAN REVIVAL ENHANCED ELEVATION



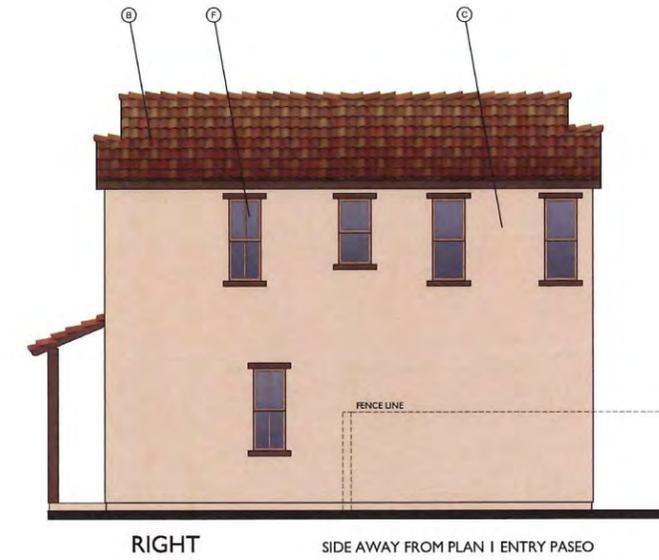
MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
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- K. GABLE END DETAIL
- L. WOODEN SHUTTERS
- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, \$505.1



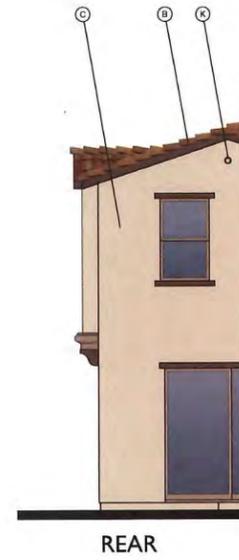
ROOF PLAN B

PITCH: 4:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE



GENERAL NOTES

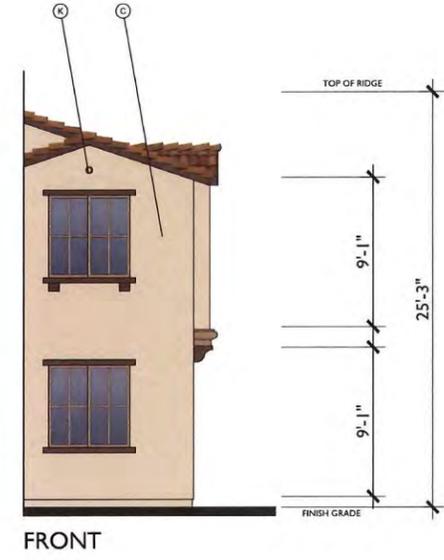
1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



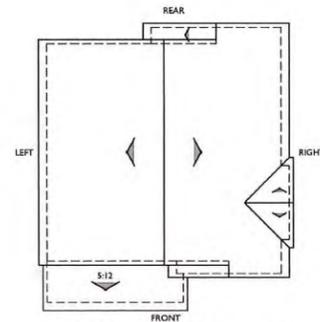
REAR

MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
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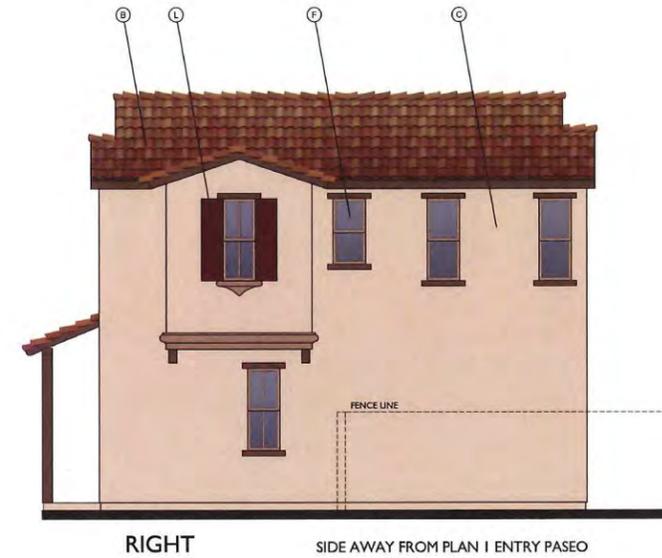


FRONT



ROOF PLAN B

PITCH: 4:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE

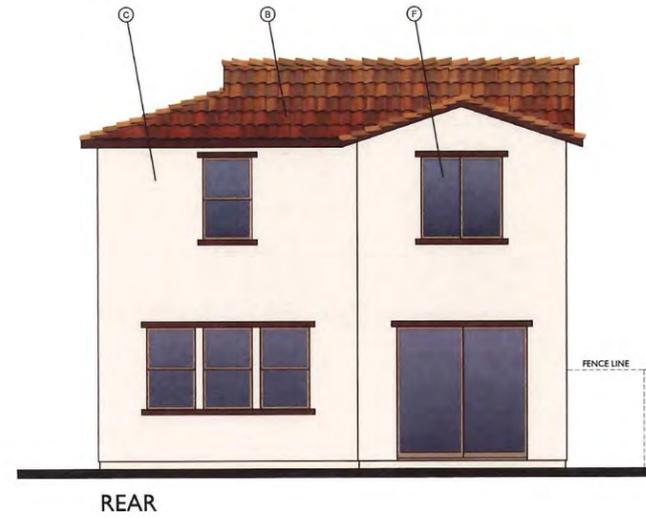


RIGHT

SIDE AWAY FROM PLAN I ENTRY PASEO

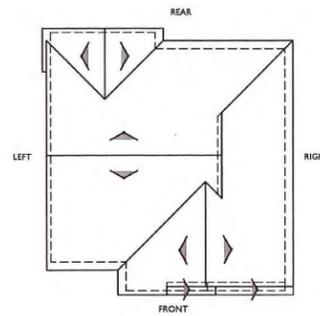
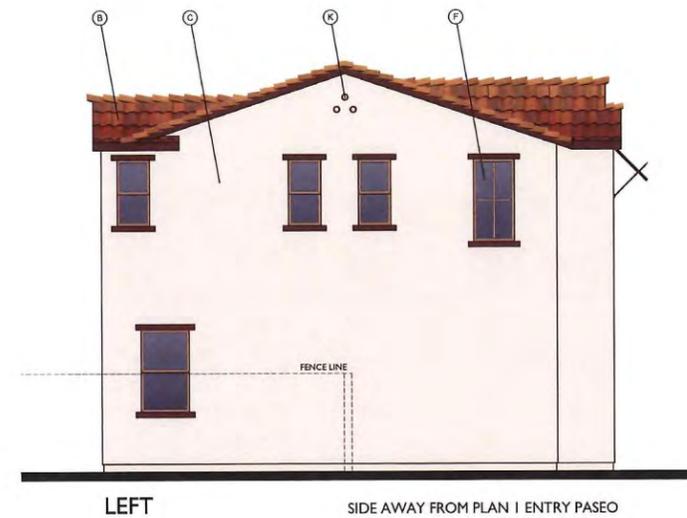
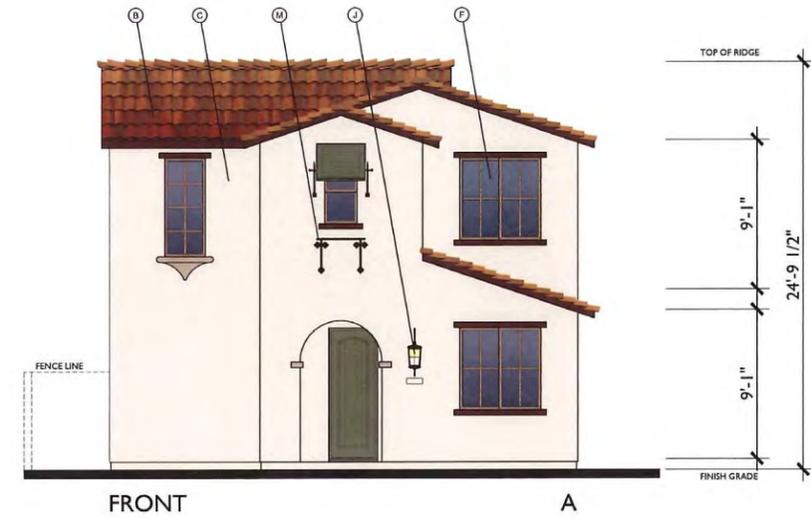
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2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



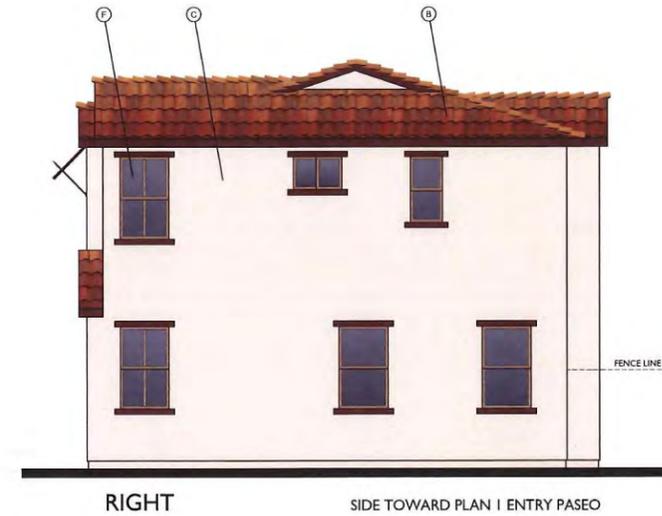
MATERIAL LEGEND

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ROOF PLAN B

PITCH: 4:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE

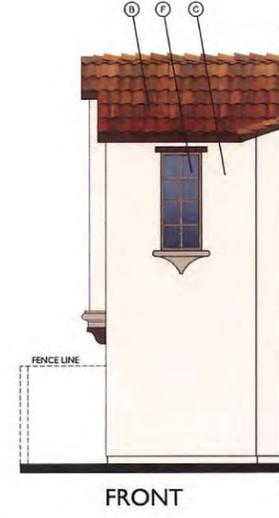


GENERAL NOTES

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2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, §505.1



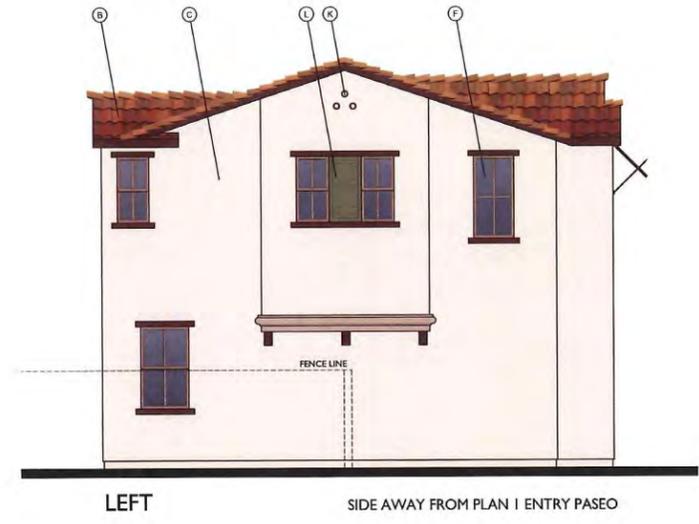
REAR



FRONT

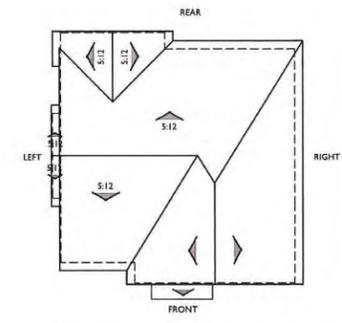
MATERIAL LEGEND

- A. COMPOSITION SHINGLE
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- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
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- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, \$505.1



LEFT

SIDE AWAY FROM PLAN I ENTRY PASEO



ROOF PLAN B

PITCH: 4:12 U.N.O
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE

GENERAL NOTES

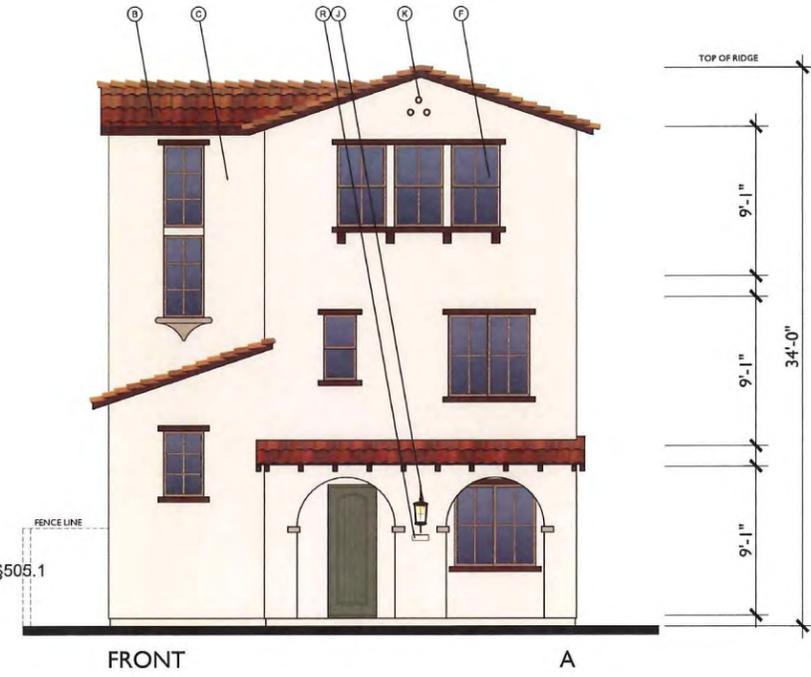
1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



REAR

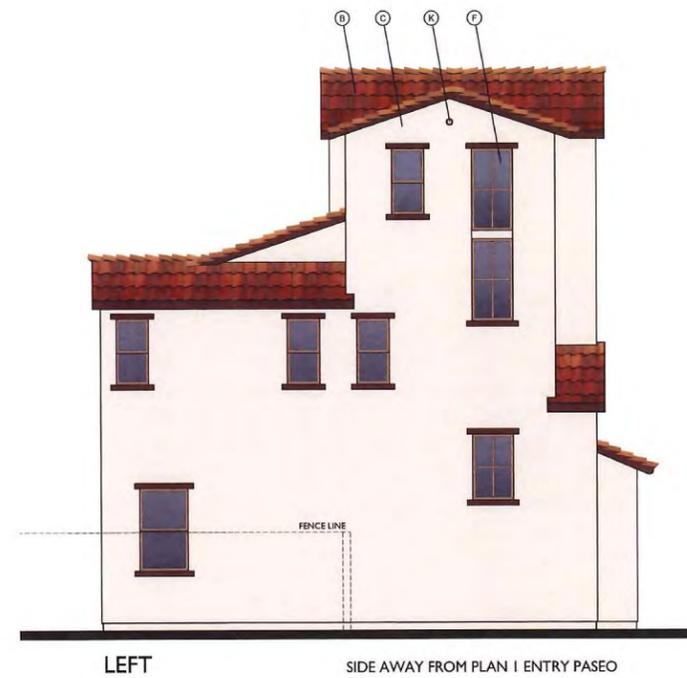
MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
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- M. WROUGHT IRON
- N. METAL RAILING
- O. WOODEN RAILING
- Q. WOOD POST
- R. ILLUMINATED ADDRESS SIGN (1'-3" x 6"), PER LLMC 15.28.190, \$505.1



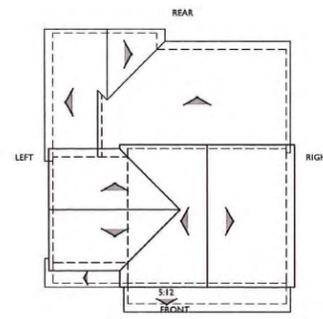
FRONT

A



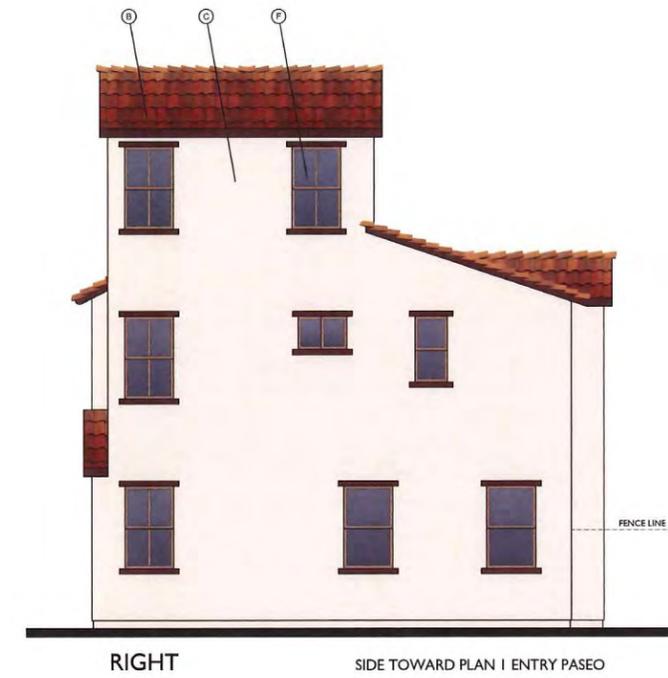
LEFT

SIDE AWAY FROM PLAN I ENTRY PASEO



ROOF PLAN B

PITCH: 4:12 U.N.O
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE S TILE



RIGHT

SIDE TOWARD PLAN I ENTRY PASEO

GENERAL NOTES

1. DEFERRED SUBMITTALS FOR NFPA 13D SPRINKLER SYSTEM
2. ILLUMINATED ADDRESS REQUIRED FOR EACH STRUCTURE PER LLMC 15.28.190, \$505.1



LOMA LINDA BUNGALOWS

JOB# 016-19258
COLOR SELECTION CHART

Bassenian | Lagoni
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JANUARY 3, 2020

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE
WROUGHT IRON: SW 6990 CAVIAR
FAUX CLAY VENTS: SW 9100 UMBER RUST

SCHEMES	1	2	3	4
FASCIA, EAVES, HEADERS, POT SHELVES, KICKERS & GARAGE DOOR	SW 6104 KAFFEE	SW 0038 LIBRARY PEWTER	SW 7041 VAN DYKE BROWN	SW 7054 SUITABLE BROWN
TRIM	SW 7542 NATUREL	SW 7530 BARCELONA BEIGE	SW 7037 BALANCE BEIGE	SW 6150 UNIVERSAL KHAKI
SHUTTERS & FRONT DOOR	SW 6186 DRIED THYME	SW 7620 SEA WORTHY	SW 6062 RUGGED BROWN	SW 6251 OUTERSPACE
CERAMIC TILES	 30727 MELROSE <hr/> JADE GLOSS 20104	 30694 VISALIA <hr/> JADE GLOSS 20104	 30827 DALY <hr/> TOASTED CHESTNUT 20111	 20114 MORETTI <hr/> CHARCOAL 20107
GROUT COLOR	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE	10 ANTIQUE WHITE
ROOF	3645	3680	3636	3816
GUTTER & DOWNSPOUTS	BEAVER BROWN	PEBBLESTONE CLAY	BEAVER BROWN	BRONZE

SCHEME 1 - 'A' & 'B' MEDITERRANEAN REVIVAL



'S' ROOF



SW 7566 | Westhighland White

SW 7566
Westhighland White

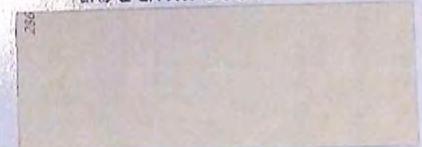
BASE STUCCO



FASCIA, EAVES, HEADERS, POT SHELVES,
KICKERS & GARAGE DOORS



TRIM & ENTRY DOOR



TRIM



CERAMIC TILES - DECO



CERAMIC TILES - SOLID



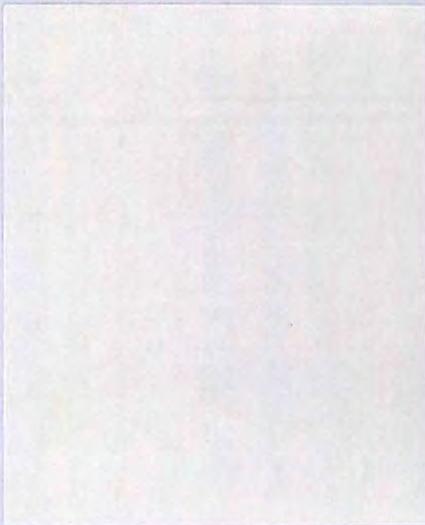
LOMA LINDA
BUNGALOWS

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SCHEME 2 - 'A' & 'B' MEDITERRANEAN REVIVAL



'S' ROOF



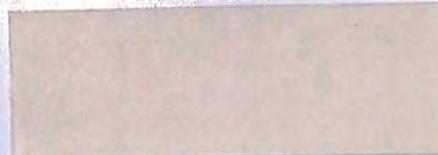
BASE STUCCO



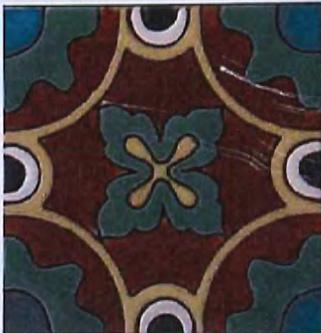
FASCIA, EAVES, HEADERS, POT SHELVES,
KICKERS & GARAGE DOORS



ENTRY DOOR



TRIM



CERAMIC TILES - DECO



CERAMIC TILES - SOLID



LOMA LINDA
BUNGALOWS

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SCHEME 3 - 'A' & 'B' MEDITERRANEAN REVIVAL



'S' ROOF



SW 7570 | Egret White

SW 7570
Egret White

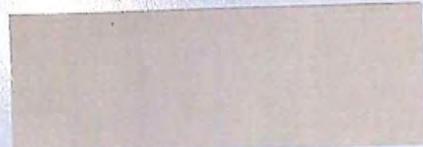
BASE STUCCO



FASCIA, EAVES, HEADERS, POT SHELVES,
KICKERS & GARAGE DOORS



ENTRY DOOR



TRIM



CERAMIC TILES - DECO



CERAMIC TILES - SOLID



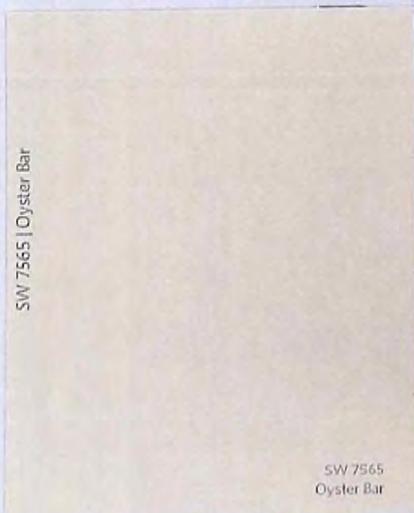
LOMA LINDA
BUNGALOWS

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SCHEME 4 - 'A' & 'B' MEDITERRANEAN REVIVAL



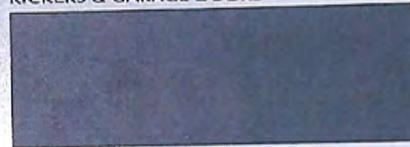
'S' ROOF



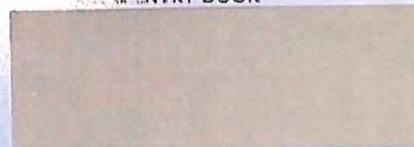
BASE STUCCO



FASCIA, EAVES, HEADERS, POT SHELVES, KICKERS & GARAGE DOORS



ENTRY DOOR



TRIM



CERAMIC TILES - DECO



CERAMIC TILES - SOLID

HISTORICAL COMMISSION

Special Meeting of December 2, 2019

A special meeting of the Historical Commission was called to order by Vice Chairman Stewart at 5:35PM, Monday, December 2, 2019 in the Community Room, 25541 Barton Road, Loma Linda, California.

Commissioners present: Michael Stewart, Chairman
Fred Ramos, Commissioner
Betty Stark, Commissioner
Dick Wiley, Commissioner

Commissioners absent: Richard Schaefer, Commissioner
Lori Curtis, Commissioner
William B. Coffman, Commissioner
Georgia Hodgkin, Commissioner

Staff present: Konrad Bolowich, Assistant City Manager (ACM)
Lorena Matarrita, Associate Planner

Chairman Stewart called the meeting to order at 5:35PM and opened the floor for public comments.

Commissioner Wiley asked about the signage in Historic Bryn Mawr that was discussed last meeting and brought samples of signs.

Member in the audience recommended City of Loma Linda hold an Annual Veterans commemoration event, and Commissioner Ramos agreed. City staff advised that this request would be routed to City Council.

A. DISCUSSION ITEMS

1. CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO.

P19-206: Request for review and approval of the proposed architectural styles and configuration of 57 condominium units with shared open space and parking. The 4.6-acre parcel is located in Planning Area 3-2 of The Groves Specific Plan, which is intended for high density residential. The General Plan land use designation is Special Planning Area "D" and is zoned Planned Community (PC). The site is within the Historic Mission Overlay District. APNs: 0292-111-53

ACM Bolowich presented background information about the Groves Specific Plan. He also provided information about the approved architectural styles for the Historic District. The 57 condominium units are proposed to be built within Planning Area 3-2. Applicant Sage McCleve, with Lewis Planned Communities, presented the elevation concepts for the Santa Barbara and Craftsman bungalow architectural styles. Santa Barbara is inspired by Mediterranean Revival

design, while Craftsman is inspired by American Domestic. Paseos will be incorporated and are intended for amenities, such as communal BBQ areas. The condominiums will be designed to be front facing with all parking located in the rear, which will create a pleasant street scene. Member in the audience inquired about parking on the street, to which ACM Bolowich explained that all required parking is located on site. Any overflow may need to park on the street; however, Bryn Mawr and Park Avenue are 60 feet wide and capable of holding parked cars on either side of the street simultaneously.

Commissioner Wiley noticed available space in the front of the Craftsman style, and inquired about incorporating porches into the design. Joel Macy, Lewis Planned Communities, advised that he would talk to the architects about incorporating porches. Macy also advised that in order for the porch to be functional, it would need to be 6 feet deep.

Chairman Stewart inquired about the sequence in which the designs will be arranged, to which Sage McCleve explained; one design will be selected for one trio set, but different colors will be displayed for contrast. Lewis Planned Communities will also consider using both designs for the development.

Chairman Stewart recommended enhanced architecture and landscaping for the corner units, which are visible from the main streets. Sage McCleve advised that a formal landscape plan will be designed as the project progresses.

ACM Bolowich mentioned to take a vote on which design is more preferred.

1 Craftsman, 3 Santa Barbara/Mediterranean Revival.

The commission voted in favor to have the applicant move forward with the Mediterranean Revival style.

2. APPROVAL OF MINUTES: March 4, 2019

Approval deferred to next meeting

C. ADJOURNMENT – 6:16 PM

Approved in the meeting of April 20, 2020

Planning Commission

Regular Meeting of June 3, 2020

A regular meeting of the Planning Commission was called to order by Chair Nichols at 7:00PM, Wednesday, June 3, 2020 via the ZOOM virtual meeting platform.

Commissioners Present: John Nichols (Chairman)
Ryan Gallant (Vice Chairman)
Jay Nelson
Doree Morgan
Larry Karpenko

Staff Present: Konrad Bolowich, Assistant City Manager
Lorena Matarrita, Associate Planner
Nataly Alvizar, Administrative Specialist II
Angela Rubalcava, Administrative Specialist I
Richard Holdaway, City Attorney

Applicants: Sage McCleve , Lewis Investments Corp.
David Mlynarski, Transtech

Chairman Nichols led the Pledge of Allegiance. No items were added.

ITEMS TO BE DELETED OR ADDED

No items added or deleted.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No public comments.

PUBLIC HEARING ITEMS

FI. Ratification of Certificate of Appropriateness for Precise Plan of Design P19-206 in conjunction with Tentative Tract Map No. P20-031 for Map 20327 at a property located on the southwest corner of Park Ave and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan.

Planner Matarrita presented staff report into evidence. Stated that that all required studies such as traffic, noise, air quality noise, and cultural were all conducted for that specific site, therefore the project is exempt and no further environmental review is necessary.

Chairman Nichols opened the public hearing.

Commissioner Morgan asked if there was the option for a first story master bedroom.

Commissioner Karpenko asked if solar panels were provided on the buildings.

Applicant McCleve explained that plan two and three have the option of a bedroom downstairs as well as a porch option. The condos would be available for purchase. He added that the intent of the applicant is to partner with a merchant builder who will construct these homes and will likely include solar panels as part as the building code requirements.

Commissioner Nelson complemented the design. He suggested including direct pedestrian circulation from building two and three. He recommended adding a main door in addition to or in lieu of a sliding glass door in the garage area for added security.

Commissioner Gallant inquired with staff about the traffic level of service surrounding the development.

ACM Bolowich responded that as part of the Specific Plan and based on the traffic studies done for this specific residential use, the level of services meets the requirements of Measure V and will comply with all previous listed mitigations for traffic.

Discussion ensued regarding noise mitigation.

Chairman Nichols closed the public hearing.

Motion by Nelson, seconded by Karpenko and carried to **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and; **RATIFY** Certificate of Appropriateness for Precise Plan of Design (PPD) No. P19-206, and; **APPROVE** Tentative Tract Map No. P20-031 for Map 20327 to allow the creation of a single-lot condominium map for 57 residential units on a 4.4 acre lot, based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and; **APPROVE** Precise Plan of Design No. P19-206, which includes the proposed architectural styles and design configuration of 57 condominium units with shared open space and 164 parking spaces located on the southwest corner of Park and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan, designated Special Planning Area "D and zoned Planned Community intended for high density residential, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on June 12, 2018 and added conditions of approval for the subject PPD application. All in favor confirmed by roll call.

F2. Ratification of Certificate of Appropriateness for Precise Plan of Design No. P20-066 located on a 9-acre site on the north side of Park Ave, east of the Oaks Woodland Preserve and Bryn Mawr Ave, west of California St, and within The Groves at Loma Linda Specific Plan area and Citrus Trails Tract Map No. 18990.

Planner Matarrita presented staff report into evidence. The presentation included YouTube videos displaying 3D renderings of the project site.

Chairman Nichols opened the public hearing.

Mr. Murphy, the property owner at 26397 Redlands Blvd, praised the design. He inquired about egress, ingress and noise mitigation.

Discussion ensued regarding the following:

- Site layout
- Ingress and egress off Park Ave
- Street improvements near the development
- Block walls to comply with allowed development standards
- ADA/Accessibility
- Security measures
- Restrooms amenities to include bath-shower combos
- Lease term
- Number of elevators per building
- Solar panels and charging stations
- Number of elevators
- Construction phasing

ACM added that there are conditions of approval to ensure that the apartments are lease to seniors.

Commissioner Gallant asked if any units would be available for assisted living.

Applicant responded that the development is for independent living only.

Chairman Nichols closed the public hearing.

Motion by Nelson seconded by Morgan and carried **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and; **RATIFY** Certificate of Appropriateness for Precise Plan of Design No. P20-066, and; **APPROVE** Precise Plan of Design No. P20-066, which includes the proposed architectural style and configuration of 213 residential units for lease and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located on Park Ave, in Planning Areas 2-3 and 2-4 within The Groves at Loma Linda Specific Plan and Citrus Trails Tract Map No. 18990, designated Special Plan Area "D", zoned Planned Community, and intended for senior citizen housing, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on August 1, 2017 and added Conditions of Approval. All in favor confirmed by roll call.

APPROVAL OF MINUTES - Meeting of February 5, 2020

Motion by Morgan seconded by Gallant, and carried to approve the minutes from February 5, 2020. All in favor confirmed by roll call.

NEW BUSINESS.

None

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Nelson complimented staff on the two projects brought to the commission.

Chairman Nichols inquired about a possible workshop to review the Building and Safety development standards for senior living.

ACM explained that any changes to the development standards are made through a Development Code Amendment Application. He advised the Commission to present specific ADA inquiries or samples created by other cities for further review.

ACM thanked the Commission for their patience as we work to get through this pandemic. Additionally he informed everyone about the curfew in effect.

REPORTS BY COMMUNITY DEVELOPMENT DIRECTOR

None

ADJOURNMENT – Chair Nichols adjourned meeting at 8:55 PM.

Nataly Alvizar
Administrative Specialist II



City of Loma Linda

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

Community Development Department

CONDITIONS OF APPROVAL

AND

PREVIOUSLY ADOPTED MITIGATION MONITORING REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the certified Environmental Impact Report (EIR) prepared for the Groves at Loma Linda Specific Plan project in June of 2018. The MMRP, attached to these conditions, lists mitigation measures recommended in the EIR prepared for the subject site and identifies mitigation monitoring requirements. Per the requirements of State law (Public Resources Code §21081.6), the Lead Agency was required to adopt the MMRP to avoid significant environmental impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the EIR during implementation of each planning area and phases.

PROJECT DESCRIPTION: to construct 57 residential condominium units with shared open space and 164 parking spaces located on the southwest corner of Park and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan and zoned Planned Community intended for high density residential, and Tentative Tract Map (Map 20327) to allow the creation of a single-lot condominium map on a 4.4-acre lot. APN: 0292-111-53.

COMMUNITY DEVELOPMENT DEPARTMENT (909) 799-2839

General

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

PROJECT

**PRECISE PLAN OF DESIGN NO. P19-206
TENTATIVE TRACT MAP NO. P20-031 (MAP 20327)**

EXPIRATION DATE

TBD 2022

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. The applicant/project proponent/developer/owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of

such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

4. 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 attorney's 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.
5. Any future construction or application submitted for development shall meet the requirements of the California Building Code and the California Fire Code as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permits.
6. Any future grading, construction or submittal of a development application shall comply with all provisions and requirements of the current development standards found in the Planned Community (PC) Zone Chapter of the Loma Linda Municipal Code and the standards listed in the Groves at Loma Linda Specific Plan (GSP).
7. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission and/or 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 refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable. Minor modification to any plan(s) implementing the GSP shall be subject to the provisions listed in the adopted plan. Modifications may include:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.
8. 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.

9. The subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC) and comply with the Subdivision Map Act.
10. This subdivision, permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and GSP, 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.
11. Signs are not approved as a part of this permit. Prior to establishing the community monument sign, or any new signs, the applicant shall submit an application, and receive approval, for a sign permit from Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
12. Any proposed walls, fence, and/or patios (including the 6 foot wall indicated in the map) will require a separate review and permit from the Planning and Building and Safety Divisions.
13. Applicant shall comply with the LLMC, Chapter 17.24.310 and the California Green Building Standard Code, Section 5.106 to reduce light pollution. If applicable, a photometric lighting plan will be required to show staff the exact locations of light poles, proposed orientation, and shielding of the fixtures to prevent glare onto adjacent properties.
14. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.
15. 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. Applicant shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. Applicant shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - 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.

16. 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.
17. 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.
18. Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
19. Applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.
20. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
21. Applicant/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.
22. Applicant/developer 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.
23. All Development Impact Fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits, or with Community Development approval, prior to the issuance of a Certificate of Occupancy or in accordance with a phased installment schedule as approved by the Community Development Director.
24. The applicant and/or project proponent 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.
25. 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 fees.

Landscaping

26. During the Plan Check process, the applicant shall submit three sets of any final landscape plan(s) 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 any Landscape Maintenance District shall be on separate plans.

27. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and the conditions of approval (as identified in and in compliance with the GSP) including areas of public right-of-way. Any and all fencing shall be illustrated on the final landscape plan.
28. 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.
29. 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.

MITIGATION MONITORING REPORTING PROGRAM (MMRP)

30. The applicant/developer shall review the existing and adopted Mitigation Monitoring Report Program (MMRP) that is ATTACHED and part of these Conditions of Approval, and shall comply with all applicable mitigations listed in the program including agriculture, air quality, biological resources, cultural resources investigations, tribal cultural resources condition, noise, and transportation/traffic mitigations.

BUILDING AND SAFETY DIVISION (909) 799-2836

31. Upon Planning Commission approval, applicant shall submit four sets of professionally prepared plans to the Building and Safety Division. Plans must comply with the adopted 2019 California Building and Fire Code. (two for Willdan, one for Fire, one Public Works)
32. Along with those four sets, the applicant shall also submit two sets of structural calculations and two sets of Title 24.

FIRE DEPARTMENT (909) 799-2853

33. All construction shall meet the requirements of the 2019 California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
34. Deferred submittals for a NFPA 13D sprinkler system.
35. Illuminated address for each structure per LLMC 15.28.190 section 505.1.
36. Provide hydrants for fire flow requirements per CFC Annex B and BB.
37. Comply with Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
38. Comply with Section 503.2.5 Dead Ends. Dead end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
39. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test

data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.

40. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction. Plans shall show the proposed locations for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.
41. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.
42. Provide a to-scale site and access plan. Identify property lines, required Fire Department access around entire structure a minimum of 20' and 26' around areas near hydrants. Show all turning radiuses must meet MT251 specs.
43. Submit separate fire loop plans for entire building.
44. All fire hydrants shall be installed and tested for review and approval by the Fire Department.
45. A 20', or 26' drive lane as indicated on the FD access plan, shall be maintained at all times.
46. Knox padlocks shall be installed on any proposed drive gates for fire department access. The gates shall be hinged to allow easy operation. Signage shall be displayed indicating fire department access.
47. Structures under construction shall be provided with not less than one approved portable fire extinguisher in accordance with §906 of the CFC.
48. Combustible waste material shall be removed from buildings at the end of each shift of work.
49. Builder must have an all-weather driving surface, and the fire loop and hydrants must be in installed, inspected, and tested prior to any lumber drop.
50. Builder and employees must take the National Association State Fire Marshals construction fire safety training prior to the start of the project.
51. Builder must submit fire safety and prevention plan to AHJ for authorization prior to starting work.

PUBLIC WORKS DEPARTMENT (909) 799-4407

52. A Final Map, with conditions, is required in compliance with the Loma Linda Municipal Code and the Subdivision Map Act, to be submitted to the Public Works Department (Engineering) for review.
53. The applicant/developer shall record the approved Final Map within two years of approval with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of any permits.
54. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
55. The precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the City of Loma Linda Public Works Department prior to issuance of any building permits.
56. Public improvement plans shall be submitted to Public Works for review and approval.

57. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
58. Applicant shall make every attempt to handle drainage on-site. If on-site drainage is not feasible, the applicant shall provide a new drainage solution that complies with NPDES and is acceptable to all reviewing parties, including the Public Works Department and Community Development Department.
59. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
60. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.
61. Applicant/developer shall require that all construction equipment is properly maintained with operating mufflers and air intake silencers and prioritizes the location of equipment staging and storage as far as practical from the existing residential unit south of the site, respectively.
62. Easements of record not shown on the Map shall be relinquished or relocated. Lots affected by proposed easements or easement of records, which cannot be relinquished or relocated, shall be redesigned.
63. The applicant must complete, if applicable, and submit the following to Public Works:
 - a. Anything greater than 5:1 slope will require fencing.
 - b. Water, sewer, storm drain improvements will be required.
 - c. A minimum 2 street trees will be required per home.
 - d. LMD and Street Light Maintenance District annexation.
 - e. NPDES and SWPPP shall apply.
 - f. HOA option might be required.
 - g. C & D ordinance applies.
64. 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.
65. The applicant/developer shall install or bond for all off-site improvements prior to recording the final map.
66. LED 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.
67. 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 surrounding the Project Site.

68. "Record Revisions" or "As-Builts" shall be made to all plans to reflect the changes to the improvements as constructed.
69. The subdivision shall be provided with a covenant establishing an Architectural review committee to maintain the architectural integrity of the buildings.
70. Landscape and Irrigation Plan shall be submitted to the Community Development and Public Works Department for review and approval.
71. 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.
72. The applicant shall dedicate the ultimate right-of-way street width to the City by Final Map.
73. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
74. 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.
75. 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.
76. Sewage system shall be provided by City of Loma Linda.
77. City of Loma Linda shall be the water and sewer purveyor.
78. The applicant/developer shall provide all utility services. All utilities are to be underground.
79. The applicant/developer shall pay for the relocation of any power poles or other existing public utilities as necessary.
80. All fire hydrants and their distribution mains shall be made part of the Public System.
81. 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.
82. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices. A non-potable irrigation system shall be installed for all separate right-of-way landscaping.
83. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
84. 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.

85. 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 or other appropriate oversight agency.
86. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
87. Should future/subsequent 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.
88. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
89. Construct street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets.
90. Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.
91. All street names coordinated with the Street Naming Committee, including the Historical Commission.
92. Developer shall install improvements (including off-site) to transition traffic and drainage flows from proposed to existing.
93. Install street name signs and traffic control signs with locations and types approved by the Public Works Department.
94. Stripe and sign for bike lanes for roadway designated by the City for bike lanes.
95. All areas to be landscaped in front of project boundary walls, within traffic medians, along project street frontages and on major slopes annexed to the City's Landscape Maintenance District in accordance with City policy.
96. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
97. Submit the City form for the agreement for construction of improvements with the City of Loma Linda.
98. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

CHAPTER 5.0 – MITIGATION MONITORING AND REPORTING PROGRAM

5.1. INTRODUCTION

The mitigation monitoring and reporting program (MMRP) was prepared to implement the mitigation measures identified in the EIR. CEQA Section 21081.6 requires adoption of a monitoring program when mitigation measures have been identified that would reduce or avoid significant environmental effects.

CEQA requires adoption of a monitoring program for those measures or conditions placed on a project to mitigate or avoid adverse effects on the environment. The law states that the monitoring program shall be designed to ensure compliance during project implementation. When implemented, environmental effects associated with the development of the proposed Project will be reduced or eliminated.

The MMRP was prepared and contains the following elements:

1. Measures that act to mitigate significant impacts on the environment are recorded with the action and the procedure necessary to ensure compliance.
2. A procedure of compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The MMRP has been designed to provide focused, yet flexible guidelines. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program.

5.2. RESPONSIBILITIES AND AUTHORITY

The City will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the City or other public agency will implement measures. In other cases, the Project applicant will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In this case, the Project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction.

5.3. MONITORING PERSONNEL

The City is responsible for ensuring that the mitigation measures in this Final EIR are implemented. The City reserves the right to hire technical experts and professional to help in evaluating compliance. These may include but are not limited to biologists, archaeologists and planning professionals.

For impacts related to construction of the proposed Project, the project planner or responsible City department has the authority to stop the work of construction contractors if compliance with any aspects of the MMRP are not occurring after written notification has been issued.

If any impacts require long-term monitoring, the applicant shall provide the City with a plan for monitoring the mitigation activities at the Project site and reporting the monitoring results to the City.

MITIGATION MONITORING REPORTING PROGRAM

Project: The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project

Lead Agency: City of Loma Linda

Date: June 2018

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Agricultural Resources					
MM 4.1-1: <u>Agriculture:</u> Prior to issuance of the first Building Permit tied to development in the Phase Three Concept Area, the Project Proponent is required to replace, protect or provide a conservation easement to compensate for the loss of acres of Prime Farmland. Prime agricultural land or conservation easement shall be acquired at a 1:1 ratio and made available to an existing farmland trust or comparable organization, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. Proof of such acquisition or conservation easement, in a format and through a source acceptable to the City, shall be provided to the City of Loma Linda Community Development.	City of Loma Linda Community Development Department	Prior to issuance of the first Building Permit	During review of building/grading plans	Proof of acquisition or conservation easement	
Air Quality					
MM 4.2-1: <u>Air Quality:</u> The Project Applicant/Developer for each development implementing phase that includes on-site or off-site roadway improvements shall provide sidewalks within the project boundary and along the off-site roadway improvements.	City of Loma Linda Public Works Department	Prior to Issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.2-2: <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and ensure that all building structures meet or exceed 2016 Title 24, Part 6 Standards and meet Green Building Code Standards.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.2-3: <u>Air Quality:</u> The Project Applicant / Developer / Contractor for each development implementing	City of Loma Linda Community Development	Prior to issuance of building/grading permits;	During review of building/grading plans;	Review of plans; On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
phase shall require and install faucets, toilets and showers in the all structures that utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.	Department	Throughout project construction	During construction		
MM 4.2-4: Air Quality: The Project Applicant/Developer/ Contractor for each development implementing phase shall require and install water-efficient irrigation systems for all common open space and landscaped trail areas, private open space and landscape areas within multi-family and commercial developments and (to the extent feasible) single-family developments per City requirements.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.2-5: Air Quality: The Project Applicant/Developer/ Contractor for each development implementing phase shall require and install, to the extent feasible, ENERGY STAR compliant appliances in both commercial uses and residential dwelling units on-site.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.2-6: Air Quality: The Project Applicant/Developer/ Contractor shall employ a construction waste/debris recycling program to minimize the volume of landfilled construction waste. Commercial, multiple-family residential and senior-housing residential developments shall require and utilize, to the extent practical, recycling programs that reduces waste to landfills by a minimum of 75 percent (75%) per AB 341.	City of Loma Linda Community Development Department	Throughout construction of project	During construction	On-site inspections	
MM 4.2-7: Air Quality: The Project Applicant/Developer/ Contractor for each development implementing phase shall require and utilize high-efficiency lighting (such as high pressure sodium or LED lighting), to the extent practical, for on-site buildings and landscape facilities.	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.2-8: Air Quality: The Project Applicant/Developer/ Contractor shall require and install gas hearths wherever hearths are required or incorporated in	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits;	During review of building/grading plans;	Review of plans; On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Project buildings and development on-site.		Throughout project construction	During construction		
MM 4.2-9: <u>Air Quality:</u> The Project Applicant/Developer/ Contractor for each development implementing phase shall require and ensure that 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater are used during construction, as feasible.	City of Loma Linda Community Development Department	Throughout construction of project	During construction	On-site inspections	
Biological Resources					
MM 4.3-1: <u>Biological Resources: Oak Woodland.</u> In accordance with the City of Loma Linda General Plan to conserve oak woodland a minimum of 3 acres of oak woodland shall be preserved in perpetuity. An Oak Woodland Protection Plan shall be developed prior to development of the Phase Three Concept Area. A copy of the Oak Woodland Protection Plan, prepared by a qualified biologist, shall be submitted to the Community Development Director at the time grading or building plans are submitted for approval and permits. The Oak Woodland Protection Plan will include the following items: <ul style="list-style-type: none"> • Responsibilities and Qualifications of the Personnel to Implement and Supervise the Plan. The responsibilities of the Landowner, Specialists, and Maintenance Personnel that would supervise and implement the Plan shall be specified. • Site Selection. The location of the 3-acre protected oak woodland shall be clearly identified. Additionally, individual tree locations within the 3-acre preserve shall be identified. • Site Preparation and Planting Implementation. Site preparation shall include: (1) protection of existing trees, (2) trash and weed 	City of Loma Linda Community Development Department; Qualified Biologist	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
Final EIR with Responses to Comments
SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>removal, (3) native species salvage and reuse (i.e., duff), (4) signage installation at strategic locations to keep pedestrians on designated trails, and (5) selection and protection of naturally recruited oak trees.</p> <ul style="list-style-type: none"> • Maintenance Plan/Guidelines. The Maintenance Plan shall include: (1) weed control, (2) herbivory control, (3) trash removal, and (4) seedling/sapling protection. • Monitoring Plan. The Monitoring Plan shall include: (1) qualitative monitoring (i.e., photographs and general observations); (2) quantitative monitoring and (3) annual reports which shall be submitted to the Community Development Director for five years. • Long-Term Preservation. Long-term preservation of the site shall ensure the mitigation site is not impacted by future development. A performance bond shall be secured prior to implementation of the plan and the site shall be preserved as open space in perpetuity. The prepared plan will be submitted to the Community Development Director for final approval prior to ground disturbance related to implementation of any Phase Three Concept Area project activities. The Plan will then be implemented within one year of the completion of rough grading activities. 					
<p>MM 4.3-2: Biological Resources: Focused Special Status Plant Surveys and Mitigation Plan. Prior to brush clearance and/or ground disturbance related to implementation of any Phase Three Concept Area project activities, focused surveys for special status plants shall be conducted within the project survey area. Surveys will be conducted in accordance with current California Native Plant Society (CNPS) protocol and will occur during the appropriate time of year. The Survey Report shall be submitted to the City for review. If special status plant are present and would be impacted by the project, the Project Applicant shall prepare and implement a</p>	<p>City of Loma Linda Community Development Department; Qualified Biologist</p>	<p>Not Applicable. Mitigation completed</p>	<p>Submittal of survey report</p>	<p>Review of survey report</p>	<p>Mitigation completed</p>

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>Special Status Plant Species Mitigation Plan and it shall specify the following: (1) procedures for the collection and temporary storage of seed (all available seed from every impacted occurrence shall be collected); (2) planting procedures, including soil preparation and irrigation; (3) a schedule and action plan to maintain and monitor enhanced, restored, and/or created populations; (4) methods to control plant densities (of competing plants) to promote the establishment of the particular special status species; and (5) a list of City-approved success criteria (e.g., germination rates, growth, plant cover) to compare to the density of existing populations. The Project Applicant shall develop the Special Status Plant Species Mitigation Plan and the City shall approve it prior to brush clearance and/or ground disturbance related to implementation of any Phase Three Concept Area project activities. Adoption of this plan shall be used as the performance standard. The Plan shall identify an appropriate entity to manage any open space areas utilized for mitigation purposes if applicable. A long-term management plan shall also be developed which will be implemented by the long-term management entity. Potential land management entities include the Nature Conservancy, the City of Loma Linda, or the County of Riverside. Any other management entities that may be identified would be subject to approval by the City. The City of Loma Linda shall be named as an enforcing party on any conservation easement or land dedication agreement to ensure compliance with any restrictions or required land management actions associated with the open space areas.</p>					
<p>MM 4.3-3: <u>Biological Resources: Nesting Birds.</u> It is recommended that all project-related construction activities be scheduled outside of the avian nesting season (February 15–August 15). If construction must occur during the nesting season, a nesting bird survey of the proposed construction area and a minimum 150-foot radius extending around that</p>	<p>City of Loma Linda Community Development Department; Qualified Biologist</p>	<p>Prior to grading and site preparation</p>	<p>Prior to commencing construction</p>	<p>Review of nesting bird survey</p>	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
Final EIR with Responses to Comments
SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
area will be conducted within 3 days prior to the beginning of construction activities. A copy of the nesting bird survey shall be submitted to the Community Development Director prior to the start of any clearance and construction activities. If nesting birds are found within the nesting bird survey area, then construction activities, including vegetation clearing and encroachment by heavy equipment, would not occur until it is verified by a qualified biologist that young birds have fledged the nest(s) and nesting is completed. This measure shall apply for each development construction phase for the Citrus Trails Master Plan and Tract Map No. 18990 Project.					
MM 4.3-4: <u>Biological Resources: Burrowing Owls.</u> A take avoidance survey should be conducted no more than 14 days prior to the initiation of ground disturbance and a final survey should be conducted within 24 hours prior to ground disturbance to determine if burrowing owl (<i>Athene cucularia</i>) occupies the development construction area. A copy of the nesting bird survey shall be submitted to the Community Development Director prior to the start of any clearance and construction activities. If surveys determine that burrowing owls occupy the site, a burrowing owl mitigation plan shall be prepared and implemented, subject to approval by the California Department of Fish and Wildlife (CDFW) before any ground disturbance commences. This measure shall apply for each development construction phase for the Citrus Trails Master Plan and Tract Map No. 18990 Project.	City of Loma Linda Community Development Department; Qualified Biologist	Prior to grading and site preparation	Prior to commencing construction	Review of nesting bird survey	
MM 4.3-5: <u>Biological Resources: Pre-construction Bat Roost Habitat Assessment.</u> A qualified Biologist shall conduct a field survey no earlier than 20 days prior to any brush clearance and/or ground disturbance related to implementation of any Phase Three Concept Area project activities that would occur during the breeding season (i.e., April 1 through	City of Loma Linda Community Development Department; Qualified Biologist	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
August 31) of native bat species that potentially utilize the site.. This should be done to determine if active roosts of special status bats (such as pallid bat) are present in the applicable habitats on the site (e.g. woodlands). If active roosts are found, construction within 200 feet shall be postponed or halted until the roost is vacated and juveniles are self-sufficient, as determined by the Biologist.					
Cultural Resources					
<p>MM 4.4-1: Cultural Resources: Prior to beginning any vegetation clearance (including citrus trees), site preparation, grading or building demolition, an Archaeological Monitoring Program shall be developed and implemented to address all ground disturbance and earthmoving activities. The Archaeological Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Preparation and implementation of this Monitoring Program shall be conducted by trained professionals with backgrounds in both historic and prehistoric archaeological resources. The Monitoring Program shall include provisions for the coordination of onsite monitoring with local Native American groups who request to participate, including requests for government-to-government consultation. The Monitoring Program shall include procedures for regularly documenting and reporting the monitoring activity. Any resources recovered shall be documented in a technical report and supplemented with all necessary data to understand and interpret the findings. The Archaeological Monitoring Report shall include procedures for the final disposition of all artifacts and other cultural materials discovered in the Project area after appropriate analyses are carried out and the technical reports completed. Disposition plans should be made in consultation between the City of Loma Linda, San Manuel Band of Mission Indians (SMBMI) and other consulting tribe(s), as appropriate. All artifacts shall be</p>	<p>City of Loma Linda Community Development Department; Qualified Archeologist</p>	<p>Prior to issuance of building/grading permits; Throughout project construction</p>	<p>During review of building/grading plans; During construction</p>	<p>Review of plans; On-site inspection</p>	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
prepared for curation with the City, Historical Society, or County Museum (or equivalent acceptable repository).					
MM 4.4-2: Cultural Resources: Prior to issuance of a demolition permit and/or prior to beginning any demolition of structures, an archaeological monitoring program shall be developed and implemented to address demolition of the existing structures at 10684 and 10852 California Street and the converted garage at 26300 Mission Road. Preparation and implementation of this Monitoring Program shall be conducted by trained professional with backgrounds in historic archaeology and architectural history. The Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Procedures under this monitoring shall include photo-documentation and recording of architectural elements that have not yet been identified, including interior alterations or conditions. Updated site forms shall be prepared for each site.	City of Loma Linda Community Development Department; Qualified Archeologist	Prior to issuance of demolition permit; Throughout project construction	Prior to beginning any demolition of structures; During construction	Review of plans; On-site inspection	
MM 4.4-3: Cultural Resources: The Frink Adobe shall be preserved in place, if feasible. It shall be fully documented and a maintenance plan developed to protect it from any future adverse impacts. If it is not feasible to leave the Adobe <i>in situ</i> , the structure shall be relocated to the nearby Heritage Park and restored. The structure shall not be demolished. In either case, prior to general disturbance in the immediate area and/or any issuance of any relocation permit, the residence shall be recorded via an Historic American Building Survey (HABS) document. The HABS documentation should include, but not be limited to: digital photography to document the residence, interior and exterior; architectural drawings detailing the residence plans and profiles; preparation of a HABS report with all supporting documentation; and monitoring, as needed, for relocation activities.	City of Loma Linda Community Development Department; Qualified Archeologist	During Construction	Prior to preservation or relocation of Frink Adobe residence (26248 Mission Road).	Review of plans; On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
MM 4.4-4: <u>Cultural Resources:</u> Prior to issuance of a demolition permit and/or prior to beginning any demolition of the Frink Ranch Structures, a salvaging plan shall be developed and implemented to address, if feasible, salvaging a portion of the buildings for relocation to Heritage Park. The salvaging plan shall be submitted to the Community Development Director and Public Works Director for approval. Prior to salvaging and/or demolition, the structures shall be fully documented and photographed.	City of Loma Linda Community Development Department; Qualified Archeologist	Prior to issuance of demolition permit; Throughout project construction	Prior to beginning any demolition of structures; During construction	Review of plans; On-site inspection	
MM 4.4-5: <u>Cultural Resources:</u> The Van Leuven Residence shall be preserved in place, if feasible. If it is not feasible to leave the Van Leuven Residence <i>in situ</i> , the structure shall be relocated to the nearby Heritage Park. In either case, prior to general disturbance in the immediate area and/or any issuance of any relocation permit, the residence shall be recorded via an Historic American Building Survey (HABS) document. The HABS documentation should include, but not be limited to: digital photography to document the residence, interior and exterior; architectural drawings detailing the residence plans and profiles; preparation of a HABS report with all supporting documentation; and monitoring, as needed, for relocation activities.	City of Loma Linda Community Development Department; Qualified Archeologist	During Construction	Prior to preservation or relocation of Van Leuven residence (26100 Mission Road).	Review of plans; On-site inspection	
MM 4.4-6: <u>Cultural Resources:</u> As part of normal field procedures, if suspected human remains are encountered during site activity, all work in the area shall cease and the San Bernardino County Coroner's Office shall be contacted immediately.	Applicant/Contractor; County Coroner; Qualified Archaeologist	During grading and site preparation	In the event of the discovery of human remains	On-site inspection	
MM 4.4-7: <u>Cultural Resources:</u> Prior to issuance of a grading permit for grading activities expected to exceed five feet in depth, a paleontological monitoring program shall be developed and implemented. Preparation and implementation of this Monitoring Program shall be conducted by qualified paleontologists.	Applicant/ Contractor; City of Loma Linda Community Development Department;	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
The Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Procedures under this monitoring shall include the following: a) The paleontological monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates; b) The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens; c) The monitoring program shall be designed to include the preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates; d) The monitoring program shall be designed to include identification and curation of specimens into a museum repository with permanent retrievable storage. The paleontologists shall have a written repository agreement in hand prior to the initiation of mitigation activities; e) A report of findings shall be prepared by a qualified paleontologist which includes an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate agency, shall signify completion of the program to mitigate impacts to paleontological resources.	Qualified Archeologist				
MM 4.4-8: Cultural Resources: At the request of the Consulting Tribes, all monitoring of vegetation clearance, ground disturbance and grading for each development project in the Phase Three Concept Area and off-site improvements shall be conducted by a full-time archaeological monitor/archaeologist meeting the Secretary of Interior (SOI) qualifications and a Native American/Tribal monitor representing the Consulting Tribes. It is intended that: 1) Archaeological and Tribal Monitors will work as a team during any type of ground-disturbance activity including removal of citrus trees and irrigation system equipment as well as during demolition,	Applicant/ Contractor; City of Loma Linda Community Development Department; Qualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Acton	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
grading, excavation, trenching, compaction, fence installations, and plantings. Unless specifically waived by the Lead Monitor, one team of monitors will be utilized for each piece of active heavy equipment or location of hand excavation unless activities are within 50 meters of each other. This is to ensure that simultaneously occurring activities will have adequate monitoring. 2) Native American Monitor(s)/Tribal Participant(s) shall be approved in advance by the Consulting Tribes. 3) The Applicant/Developer for each development project shall outreach and contact the Consulting Tribes to facilitate and communicate with them to develop a mutually coordinated Tribal Monitoring Agreement or Guidelines. The Tribal Monitoring Agreement or Guidelines shall be included in the Archaeological Monitoring Program submitted to the City for review and approval (as per EIR mitigation measure MM 4.4-1).					
<p>MM 4.4-9: Cultural Resources: In the event of the discovery of human remains and/or funerary objects, at the request of the Consulting Tribes and consistent with State protocol, the Developer/Contractor shall: a) Cease all work within the immediate area of the discovery of the remains; b) Create a barrier (temporary fence or flagging) within a 100-ft radius of the discovery; establish an Environmentally Sensitive Area (ESA); and <u>post no-entry</u> signs at the perimeter of the ESA until assessment is carried out by the Coroner; c) The City of Loma Linda and the applicant/developer will immediately contact the Coroner, the Consulting Tribes; d) Should the human remains be determined by the Coroner to be of Native American origin, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The Most Likely Descendant (MLD) identified by the NAHC will be notified (under California Public Resources Code § 5097.98) and make the decisions about the treatment of the human remains or funerary objects within 24 hours of notification by either the developer or the NAHC. The MLD will consult with</p>	<p>Applicant/ Contractor, County Coroner, City of Loma Linda Community Development Department, Qualified Archeologist</p>	<p>During grading and site preparation</p>	<p>In the event of the discovery of human remains and/or funerary objects</p>	<p>On-site inspection</p>	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Actor	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
the applicant/developer/landowner regarding the final appropriate disposition of the human remains or funerary objects.; e) The discovery area and the human remains and accompanying materials will be treated with appropriate dignity and respect; f) The MLD may wish to rebury the human remains and/or associated funerary objects, as close to the place of their discovery as possible in an area that will not be subject to future disturbances. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code §6254[r]).					
MM 4.4-10: Cultural Resources: In the event of the discovery of archaeological Cultural Resources or Tribal Cultural Resources on the ground surface or in subsurface contexts during the development/ construction of any development project in the Phase Three Concept Area, consistent with the request of the Consulting Tribes and as required for the Archaeological Monitoring Report (as per EIR mitigation measure MM 4.4-1), the Developer/Contractor shall: a) Cease all work within the immediate area of the discovery b) Create a barrier (temporary fence or flagging) within a 50-ft radius of the discovery; establish an Environmentally Sensitive Area (ESA), and post no-entry signs until the discovery can be assessed by a Secretary of the Interior (SOI) qualified archaeologist. As determined appropriate by the Lead Archaeological/Tribal Monitors, Consulting Tribes (as appropriate) may be notified; c) The ESA barrier will remain in place and entry controlled until assessment by a SOI-qualified archaeologist is completed, a Treatment Plan developed and carried out, and any Data Recovery is completed.	Applicant/ Contractor; City of Loma Linda Community Development Department; Qualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	
MM 4.4-11: Cultural Resources: The Applicant/Developer for each development project in the Phase Three Concept Area shall outreach and contact the	Applicant/ Contractor; City of Loma Linda Community	Prior to construction	Prior to commencing operations	Review of Plans	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Consulting Tribes to facilitate and communicate with them to develop a mutually coordinated Treatment Plan for how to handle/address any Tribal Cultural Resources encountered during ground disturbance or grading. The Treatment Plan shall be included in the Archaeological Monitoring Program submitted to the City for review and approval (per EIR mitigation measure MM 4.4-1). The Treatment Plan should include a Research Design so that the resource can be evaluated under both the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) criteria. If the resource meets any of the NHPA and/or CEQA criteria, and cannot be avoided or preserved in-place, a Data Recovery Plan will be developed, reviewed, and adopted in consultation with all parties. The Data Recovery Plan should include all methods, sampling procedures, and be designed using current "best archaeological practices" to exhaust the research potential of the resources. The Data Recovery Plan for qualified Tribal Cultural Resources should be implemented with the participation and monitoring of the Consulting Tribes (as applicable).	Development Department; Qualified Archeologist				
MM 4.4-12: Cultural Resources: On behalf of the Applicant/ Developer/Contractor, and to ensure that work is completed and reported as required, the Archaeological/Tribal Lead Monitors shall ensure the timely delivery to the City of all monitoring and/or follow-up documentation products of the Cultural Resources portion of any development project or related off-site improvement project. Furthermore, the City shall designate that reports of all Cultural Resources work be filed at the appropriate California Archaeological Information Center at the conclusion of each development project in the Phase Three Concept Area.	Applicant/ Contractor; City of Loma Linda Community Development Department; Qualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	
Noise MM 4.7-1: Noise: For any development implementing phase, construction hours shall be limited to between the	City of Loma Linda Community Development	Throughout construction	Prior to commencing construction	On-site inspection	

*The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
Final EIR with Responses to Comments
SCH #2018021064*

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
hours of 7:00 AM and 8:00 PM, Monday through Friday; and avoid heavy construction on weekends and national holidays.	Department				
MM 4.7-2: <u>Noise:</u> During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. Use of all construction equipment along the northern project boundary shall be limited to what is only absolutely necessary.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-3: <u>Noise:</u> For any development implementing phase, the Developer/Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-4: <u>Noise:</u> During any development implementing phase, the Applicant/Developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-5: <u>Noise:</u> During any development implementing phase, the Applicant/Developer shall require that the construction contractor limit haul truck deliveries to the same hours specified for construction equipment.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-6: <u>Noise:</u> Final site planning and building designs for any development implementing phase shall include the following provisions: 1) For residential land uses, proposed along Mission Road, private yards or patio spaces associated with proposed residential uses should be setback and/or shielded	City of Loma Linda Community Development Department	Review of construction documents	Prior to issuing grading / building permits	Review of final plans	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
Final EIR with Responses to Comments
SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
to ensure noise levels do not exceed 65 dBA CNEL and setbacks and/or upgraded building construction should be utilized to ensure that residential interior noise levels do not exceed 45 dBA CNEL; and 2) For commercial land uses proposed along Redlands Boulevard upgraded construction measures that ensure that interior noise levels at commercial and office land uses do not exceed 55 dBA CNEL should be implemented.					
Transportation/Traffic					
MM 4.8-1: <u>Transportation/Traffic:</u> Consistent with Measure V, as mitigation for the potential traffic impacts (including on- and off-site required improvements), the Applicant/Developer shall contribute on a fair share basis, through an adopted traffic impact fee program, in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to Congestion Management Program intersections and freeway segments.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits;	During review of building/grading plans;	Review of traffic impact fee program	
MM 4.8-2: <u>Transportation/Traffic:</u> The Applicant/Developer shall construct Redlands Boulevard 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, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-3: <u>Transportation/Traffic:</u> The Applicant/Developer shall construct Mission Road from the west project boundary to the east project boundary at its ultimate half-section width including landscaping, future bus stop pad and parkway improvements in conjunction with development, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-4: <u>Transportation/Traffic:</u> The Applicant/Developer shall construct Redlands Boulevard from the west project boundary to the east project boundary at its	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits;	During review of building/grading plans;	Review of plans; On-site inspection	

The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
 Final EIR with Responses to Comments
 SCH #2018021064

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
ultimate half-section width including landscaping, future bus stop pad and parkway improvements in conjunction with development, as necessary.		Throughout project construction	During construction		
MM 4.8-5: <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the construction of a left turn lane north and south of Park Avenue as well as north and south of Orange Avenue with a painted two-way left turn median south of the Park Avenue northbound left turn lane and north of the Orange Avenue southbound left turn lane in conjunction with the other project improvements.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-6: <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the installation of a traffic signal at the California Street and Park Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-7: <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the installation of a traffic signal at the California Street and Citrus Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-8: <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the installation of a traffic signal at the California Street and Orange Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-9: <u>Transportation/Traffic:</u> The Applicant/Developer shall participate in the construction of roadway segments from California Street and Orange Avenue to Earp Drive and Mission Road to reroute local traffic volumes from the existing southcentral portion of Mission Road, and terminate the existing Mission Road roadway segment east of Earp Drive.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	

*The Groves at Loma Linda Specific Plan and Phase Three Concept Area Project
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Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
MM 4.8-10: <u>Transportation/Traffic:</u> The Applicant/Developer shall construct and maintain primary and secondary access roadways in conjunction with development prior to the opening of the phase which it services.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-11: <u>Transportation/Traffic:</u> On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-12: <u>Transportation/Traffic:</u> Sight distance at the project accesses should be reviewed with respect to California Department of Transportation/City of Loma Linda standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.8-13: <u>Transportation/Traffic:</u> If development of the Phase Three Concept Area precedes development of the Phase Two Concept Area in construction timing, the following items will be included in the improvement requirements: "The Applicant/Developer shall construct California Street from the north project boundary to the south project boundary at its ultimate half-section width including landscaping, future bus stop pad, bike route and parkway improvements in conjunction with development, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	



City of Loma Linda

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Community Development Department

CITY COUNCIL STAFF REPORT JULY 14, 2020 AT 7:00PM

Approved / Continued / Denied

By City Council

Date: _____

TO: City Council

FROM: Konrad Bolowich, Assistant City Manager, Community Development Director *[Signature]*

SUBJECT: Ratification of Certificate of Appropriateness for Precise Plan of Design No. P20-066, located on a 9-acre site on the north side of Park Ave, east of the Oaks Woodland Preserve and Bryn Mawr Ave, west of California St, and within The Groves at Loma Linda Specific Plan area and Citrus Trails Tract Map No. 18990.

RECOMMENDATION

Staff recommends City Council take the following actions:

1. **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and;
2. **RATIFY** Certificate of Appropriateness for Precise Plan of Design No. P20-066, and;
3. **APPROVE** Precise Plan of Design No. P20-066, which includes the proposed architectural style and configuration of 213 residential units for lease and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located on Park Ave, in Planning Areas 2-3 and 2-4 within The Groves at Loma Linda Specific Plan and Citrus Trails Tract Map No. 18990, designated Special Plan Area "D", zoned Planned Community, and intended for senior citizen housing, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on August 1, 2017 and added Conditions of Approval.

PERTINENT DATA

Owner/Applicant: Citrus 2020, LLC/David Mlynarski, Project Manager
 General Plan: Special Planning Area "D"
 Governing Document: The Groves at Loma Linda Specific Plan (GSP)
 Zoning: Planned Community (PC)
 Land Use Designation: Planning Areas 2-3 and 2-4; Senior Citizen Housing, up to 213 dwelling units
 Site: Vacant, approx. 9 acres across 2 parcels, APNs: 0292-691-01 and -02
 Overlay: Historic Mission Overlay District

Topography: Roughly graded building pad with existing water quality basin constructed by Lennar, part of Citrus Trails Tract Map project

BACKGROUND AND PROJECT SUMMARY

On June 21, 2017, the Planning Commission approved a Phase Two Concept Area for the Citrus Trails Master Plan Project and Tract Map No. 18990. The City Council ratified the project and certified the associated Environmental Impact Report and Mitigation Monitoring Reporting Program on August 1, 2017. The Phase Two Concept area, located within Special Planning Area "D", put in place a master plan framework and initial entitlements for future development within that project area. The area involved 111.7-acres that would accommodate development of up to 581 residential units, a maximum of 562,000 square feet of commercial/office uses, and 22 acres of parks, open space and trails.

In 2018, the Historical Commission, Planning Commission, and City Council approved and adopted The Groves at Loma Linda Specific Plan (GSP), a city-initiated project for a 300-acre site located entirely within "Special Planning Area D" (SPA-D) of the General Plan land use map. The GSP established development standards and design guidelines for three different phase concept areas:

- Phase One Concept Area included the previously approved components of the Veterans Affairs Healthcare Facility.
- Phase Two incorporated the previously adopted Citrus Trails Master Plan and Citrus Trails Tract Map No. 18990 with minor amendments (subject site is found within Phase Two).
- Phase Three Concept Area included 103 acres of predominantly vacant and undeveloped land for future residential, commercial and open space projects.

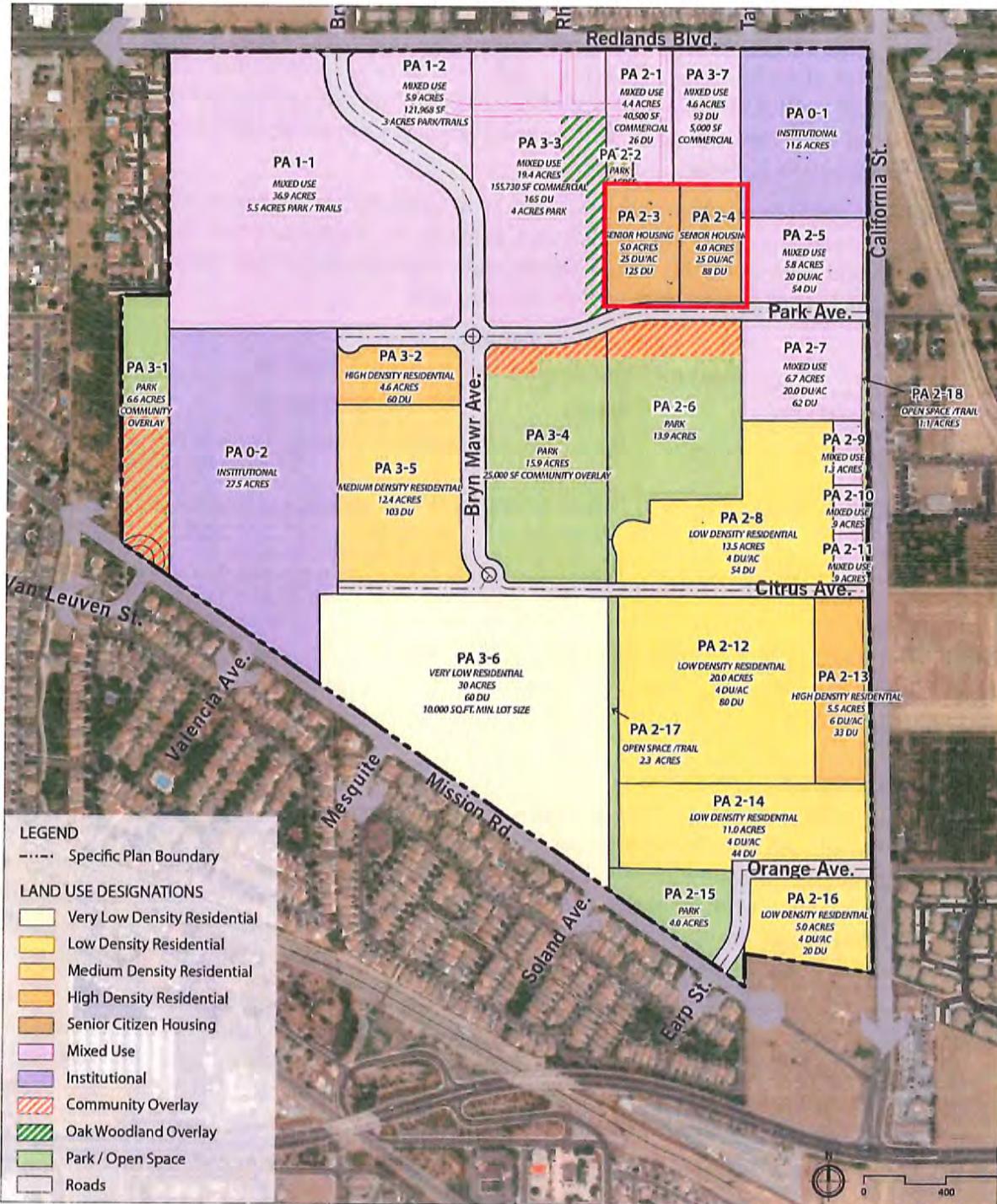
In the summer of 2019, the applicant began communicating with city staff and providing conceptual plans for a site located within the Phase Two Concept Area, more specifically, within Planning Areas (P.A.) 2-3 and 2-4, intended for senior citizen housing. On March 30, 2020, the applicant submitted a completed application for the new planned development. The proposal was for 213 luxury senior living apartments and a 4,200 square feet retail building on a 9-acre site on Park Avenue to house the 55 years and older community.

As required by the Historic Mission Overlay District ordinance, any proposed development within the District must be reviewed by the Historical Commission before the issuance of entitlement permits. On April 20, 2020, the Commission reviewed the architectural elevations and configuration of the project and provided comments in regards to the compatibility with the cultural heritage of the historic area. The minutes are attached for review (Attachment D). The Commission made a motion and recommended approval of the Certificate of Appropriateness.

On June 3, 2020, staff presented the project to the Planning Commission (draft minutes are attached). The commission unanimously voted in favor to recommend approval of the project to City Council as proposed.

The applicant and city staff have continued to work together to ensure the proposed design and configuration is consistent with the General Plan, the originally adopted Citrus Trails Master Plan and Map, the GSP, and all applicable codes. The previously adopted mitigations measures will continue to apply for the site, as well as newly added Conditions of Approval. Staff and the applicant are requesting City Council approve the proposed project.

LAND USE PLAN FOR THE GROVES AT LOMA LINDA SPECIFIC PLAN



The figure above is in the GSP document, as Figure 3.1. The subject site is Planning Areas 2-3 and 2-4. Per the GSP, the area is for senior housing at a maximum of 213 dwelling units.

EXISTING SETTING

The subject site is comprised of two adjacent parcels totaling approximately 9 acres. The site is contained within the approved Citrus Trails Tract Map 18990 and The Groves at Loma Linda Specific Plan in Planning Areas (P.A.) 2-3 and 2-4. It is located on the north side of Park Avenue, west of California Street and east of Bryn Mawr Ave, within Special Planning Area “D” of the General Plan land use map. It is zoned Planning Community and intended for senior citizen housing (20 to 25 du/ac).

There will be multiple points of vehicular access to serve the development. Residents will be able to enter through existing streets such as California St., Redlands Blvd., Citrus Ave., Bryn Mawr Ave., and Park Ave. All internal roads and driveways within the development will be designed to the City of Loma Linda public road standards.

**Table 1
General Plan, Zoning and Existing Land Use**

	General Plan	Zoning	Existing Use
North	Special Planning Area “D”	Planned Community (PC)	Mission RV Park; designated for future commercial site
South	Special Planning Area “D”	Planned Community (PC)	Graded and designated for a future park
East	Special Planning Area “D”	Planned Community (PC)	Orange groves, future mixed use site, small portion of the Mission Elementary School lot
West	Special Planning Area “D”	Planned Community (PC)	Oak Woodland Preserve

ANALYSIS

Project Description

The applicant, Citrus 2020, LLC, is proposing 213 luxury, senior living apartment units up to 3 stories in height, and a 4,200 square foot (sq.ft.) retail building with 384 total parking spaces. The project consist of approximately 177,000 sq.ft. of livable area and 17,000 sq.ft. of amenity areas which includes a fitness center, club lounge, craft room, bocce court, pool, walking trails, and more. In addition, the project provide provides 135,000 sq.ft. of open space, a 4,833 sq.ft. 2nd story active deck, and over 20,000 sq.ft. of private open space allocated to patios and balconies.

Programs being offered to the future residents will take full advantage of the local health care and wellness experts found throughout the Loma Linda area. Supporting local business and professional staff only adds value to the residents that will attract meaningful and sustainable programs for our seniors. See Attachment B, Project Plans, and the list below, for further amenity information and blended community of uses.

- o Fitness center, yoga and meditation
- o Café and Market (Goodwin’s)
- o Wrapping room
- o Outdoor Theater/Movie nights
- o Library
- o Wi-Fi
- o Pool and indoor jacuzzi and steam room
- o Resident garden space
- o Billiards room
- o Salon and barber shop
- o Parking for residents and guests
- o 3 parks within walking distance

The Groves at Loma Linda Specific Plan Purpose and Development Standards

The GSP is zoned predominantly Planned Community (PC), which is intended 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. The PC 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 PC zone reflect the character envisioned by the city at the time of zone approval. Consistent with the intent of the PC zone, the GSP establishes the unique use regulations and development standards for future development projects within the Specific Plan boundary. The PC zone also can be used to implement the special planning area designation established under the General Plan.

According to the Specific Plan, Planning Areas 2-3 and 2-4 are envisioned as an age-restricted multi-family community designed to meet the unique needs of seniors. The areas will also have access on the north to a walking trail that provides access to the Oak Woodland Preserve and connects to the “Main Street” for nearby goods and services. The 9.0 total acres in Planning Area allow the development of up to 213 senior housing units.

The development standards listed in Table 2 regulate new site and building development for the subject site. The project complies with all yard setbacks, height, lot coverage, parking and landscaping requirements:

**Table 2
Planning Area 2-3 and 2-4 Senior Housing Development Standards**

Planning Area 2-3 and 2-4: SENIOR HOUSING		
Type	Minimum	Maximum
SETBACK REQUIREMENTS		
From Park Avenue	15 ft	None
Private Drive or Street	10 ft	None
Abutting Off-Site One-Story Building	10 ft	None
Abutting Off-Site Multi-Story Building	20 ft	None
Abutting Park/Open Space	5 ft	None
Abutting Water Quality Basin – One Story Building	10 ft	None
Abutting Water Quality Basin – Multi-Story Building	20 ft	None
BUILDING DENSITY / INTENSITY		
Senior Housing	25 du/ac average	25 du/ac average
BUILDING HEIGHTS		
Senior Housing	2 Stories	3 Stories and 35 Feet

OPEN SPACE AND LANDSCAPING REGULATIONS

The following open space and landscaping requirements shall apply to new development within Planning Area 2-3 and Planning Area 2-4.

Type	Minimum
NON-RESIDENTIAL USES	25% of lot not covered by building or parking shall be useable open space (e.g., public plazas, seating nodes, outdoor dining, pedestrian pathways).
RESIDENTIAL USES	
Private Open Space	50 sf / unit
Common Open Space	50 sf / unit

PARKING REQUIREMENTS

Planning Area 2-3 and 2-4: SENIOR HOUSING

The following parking requirements shall apply to new development within Planning Area 2-3 and Planning Area 2-4. Where feasible, shared parking is encouraged throughout, as well as with adjacent parking areas with an approved Shared Parking Agreement in accordance with Section 17.24.110 of the LLMC. Bike parking should be consolidated, and racks should be located in a convenient location.

Type	Minimum # of Spaces
RESIDENTIAL USES	
Senior Housing Unit	1 space / unit

SPECIAL REQUIREMENTS

The following requirements shall apply to new development within Planning Area 2-3 and Planning Area 2-4.

- 1. Comprehensive Planning:** A conceptual plan and/or tentative map of the entire planning area shall be prepared as part of any development application to demonstrate the location, height, of proposed buildings, public space, landscaping, public rights-of-way, access, and parking.
- 2. Shared Access:** A primary driveway from Park Avenue is required to serve both Planning Area 2-3 and Planning Area 2-4 in order to minimize curb cuts. Planning for Planning Area 2-3 must be coordinated with Planning Area 2-4 to provide reciprocal access.
- 3. Non-Vehicular Access:** A walking trail with a minimum width of 10 feet should be provided on the north side of Planning Area 2-3. This trail should also serve as a safe-route-to-school.
- 4. Frontages:** Although no specific frontage type requirements are required for Planning Area 2-4; development should include building placement and design along the northern part along the walking trail and the east edge of the planning area adjacent to Planning Area 2-5 so that development enhances the public realm and has appropriate bulk, scale, setbacks, and fenestration.
- 5. Oak Woodland Preserve Adjacency:** Landscaping within setback areas of private development adjacent to the Oak Woodland or public park should be designed to maximize views to the open space amenity. The landscape palette should be sensitive to the natural habitat or park landscaping.

Configuration of the Site

The project site is located on two adjacent parcels, 9 acres in size. The site will be accessed by two different driveways for ingress/egress from Park Avenue. The residential subdivision, Tract 18990, has recently been developed by Lennar Homes and currently has had mass grading, public infrastructure and other major improvements completed. Hence, the subject project site consists of a rough graded building pad, adjacent public improvements within Park Avenue and has had wet and dry utilities stubbed out to and through certain areas of the site. The site is currently vacant with the exception of water quality BMP's and a small detention basin. The future improved water retention basin will be located on the northwest of the lot. The entire project area and surrounding area received a complete CEQA evaluation with special studies and other technical reports that have been outlined in detail in the certified Citrus Trails Master Plan EIR of 2017.

All internal proposed streets and driveways within the planned development will also meet requirements for emergency vehicle accessibility.

The planned development requires 297 parking spaces for the 213 residential units, retail, and leasing office. The applicant has proposed 384 parking spaces, exceeding the minimum requirement. Each unit will have their own individual covered parking.

The proposed trash enclosure location and plan comply with the City's regulations and have been reviewed by Public Works. A trash exhibit and details have been provided by the applicant and is part of the attached project plans. A mailbox pad is also part of the design, to be accessed near the main entrance of the development.

Architecture

As required under Chapter 17.82, the Specific Plan incorporates development standards and architectural and site design guidelines that reflect the historical designation and intent of the Historical Mission Overlay District. In preserving the historic attributes of the area, the applicant has chosen architectural styles and features that are consistent with the ordinance: Colonial Revival, Usonian, and Prairie. In addition, the applicant has incorporated William Krisel's famous "butterfly roof" design found throughout Southern California and noted as a mid-century trademark.

The construction will consist of 4 buildings with 6 different floor plans, 2 to 3-stories in height. Each building will reflect the contemporary interpretation of Colonial Revival architecture with symmetrical design elements and classic building materials on all 4 sides. Materials include stucco, brick and masonry elements and embellishments like recesses, offsets, and window size variations. Moreover, for the business/retail portion of the project, the building will also incorporate notable features from Frank Lloyd's Usonian and Prairie architectural styles, such as horizontal orientation, low flat roofing with large overhangs, open usable areas, and integrated large windows to allow for plenty of natural lighting in all public areas. And found on Building One, which holds the leasing office, meeting area, and multi-purpose room, is the famous "butterfly roof" which allows for high windows and plenty of natural lighting. These particular styles strive to integrate spaces into a unified whole while connecting the indoor and outdoor spaces of the entire project site. See Attachment B, Project Plans, for elevations and renderings.

The street front design and landscaping on Park Avenue introduces sidewalk cafes and brownstone apartments reminisce of the historic downtown residential neighborhood and street

scenes found in New York. As shown in the attached conceptual landscape plan, the project will also develop a 'trail head' at the entrance at Park Avenue with secure public parking and access to a local trail system being integrated throughout this area of the community. Pedestrian circulation between senior housing and the retail/services in the mixed-use areas is facilitated by limiting the use of walls and/or ensuring adequate pedestrian access.

All lighting will be consistent with the standards of the Loma Linda Municipal Code. The plan includes exterior lighting appropriate for the project, with fixtures that enhance the character of the architecture. Special care will be taken with the parking lighting to provide lighting levels that promote security while avoiding spill over onto adjacent residential properties. Lighting specifications are detailed in Attachment C, Grading, Photometric and Lighting Plans.

Development has been designed to create a pedestrian friendly and architecturally attractive streetscape that is creative, achievable, sustainable and maintainable. The overall goal of the project's design is to help create a distinctive place to live supported by pedestrian connectivity, neighborhood gathering spaces, services, employment and recreational opportunities for all existing and future residents of Loma Linda.

Floor Plans

The smallest floor plan is for studio apartments. Studios are 575 sq.ft. with a 97 sq.ft. private patio/balcony. The largest plan is for a two-bedroom, two-bath, and patio that will be approximately 1,200 sq.ft. in size.

Landscaping and Open Space

The community theme is further expressed through the landscape elements of the design. The applicant is proposing almost 34% of landscape coverage on the entire site. The project includes common green space areas on site and trails incorporated along the perimeter of the site to enhance the aesthetics of the community.

On the western boundary of the site, the applicant has proposed recreational amenities for the neighboring residents by providing public parking, a trail head, a decomposed granite trail pathway, and will enhance the adjacent Oak Woodland Preserve park entrance. This feature will implement a community-wide landscape concept that features drought-tolerant plant materials and create an aesthetically pleasing, thematically coherent outdoor environment while minimizing demand for water resources.

See attached Preliminary Landscape Plan for the proposed plan palette details.

Miscellaneous Details

The anticipated household size: 1.5 persons per unit. Estimated occupancy is 320 residents based upon current market data.

Employment opportunities on site: The applicant is working with Goodwins Organic Market for the 4500 sq.ft. retail portion of the site. The company plans to hire 4 to 5 employees per shift.

The leasing office, 2500 sq.ft. in size, will employ 3 people.

Any future, proposed community signage, specific landscape designs, trails, or street names, will require a similar review and approval process.

Measure V Compliance

On November 7, 2006, the Loma Linda voters passed Measure V, the Residential and Hillside Development Control Measure. As outlined in Section II (A) (3) of Measure V, all development projects shall be required to cover 100 percent of their pro rata share of the cost of any public infrastructure, facilities and services through the payment of development impact fees. In Section II (F) (2) of Measure V it requires that traffic levels of service (LOS) be maintained at level C or better. Specifically, Measure V states:

To assure the adequacy of various public services and 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 are maintained at a minimum of Level of Service C throughout the City, except where the current Level of Service is lower than Level of Service C. In any location where the Level of Service is below Level of Service 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 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.

In the September 21, 2016 Traffic Impact Analysis conducted by Kunzman Associates for the adopted EIR and project site, the consultants made recommendations to mitigate future traffic. The study concluded future development shall contribute on a fair share basis in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study intersections. Projects which are consistent with the above provisions (i.e., payment of fair share for infrastructure, facilities and services, and maintain acceptable traffic LOS) can be considered to be self-mitigating with regard to potential impacts related to public utilities and services, and local roadway traffic congestion. Mitigation measures were imposed for the entire project site to ensure that the level of traffic service is maintained. The adopted 2017 mitigation monitoring report will continue to be part of the subject project.

FINDINGS

Precise Plan of Design Findings

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project. The findings are as follows:

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

The proposed planned development for 213 residential units is a permitted use within the Planned Community (PC) Zone and the Phase Two Concept Area. The project is consistent with the goals of Special Planning Area "D" of the General Plan and was designed in accordance with the guidelines and standards set forth in The Groves at Loma Linda Specific Plan. The Specific

Plan has designated the subject site for senior citizen housing, up to 213 dwelling units in Planning Area 2-3 and 2-4.

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

The project will provide much needed housing, local amenities, and public improvements within the project area. The use is internally consistent with the Loma Linda General Plan goals and policies related to Special Planning Area "D" (General Plan Section 2.2.7.4). The General Plan's vision for this area is a "livable, walkable community" with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. The project has been evaluated through technical studies and an Environmental Impact Report, all of which identified appropriate mitigation measures to ensure the use would not be detrimental to the community. Development will generally enhance the area.

The distribution of the selected land uses and thematic concepts are based on land planning principles, engineering feasibility, market acceptance, economic viability, as well as the goals and policies identified by the City of Loma Linda General Plan. The following objectives have been established and incorporated into the proposed project design:

- To develop a 'project' with a land use that is consistent with the City of Loma Linda's General Plan, and which is compatible with the surrounding community.
- To provide a housing opportunity designed to be marketable and accessible within the evolving, economically diverse profile of the City of Loma Linda to assist in meeting the City-wide housing needs;
- To provide neighborhood-oriented retail services within a mixed use area to conveniently meet the daily needs of the community and local residents;
- To offer recreational amenities within the project area and neighboring residents by providing public parking, a trail head and enhance of the adjacent Oak Woodland Preserve; and,
- To implement a community-wide landscape concept that features drought-tolerant plant materials that create an aesthetically pleasing, thematically coherent outdoor environment while minimizing demand for water resources.

The project would not result in impacts to the established community and would not be detrimental to existing uses specifically permitted in the zone.

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

The acreage of the site is approximately 9 acres. It is adequate in size and shape to accommodate the proposed high density residential use/senior citizen housing of 20 to 25 dwelling units per acre. The project is arranged to ensure that the development and details are identifiable, organized, and functional. This project is in adherence to those Development Standards and Design Guidelines required by the originally adopted Citrus Trails Master Plan, the GSP, and PC Zone. All standards were previously reviewed and approved by the Planning Commission and City Council. The project as proposed, implements the development standards required for P.A. 2-3 and P.A. 2-4

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

The proposed project is being planned on a 9.2-acre site that is a finished rough graded building pad with public infrastructure existing in the adjacent Park Avenue right-of-way, including wet and dry utility systems adjacent and to the site. Development of the existing roadway, drainage, water, and sewer improvements occurred in substantial conformance with the originally approved Citrus Trails Master Plan and as required, inspected and accepted by the City of Loma Linda and applicable service providers. Minor on-site and off-site infrastructure improvements shall be provided as necessary to serve the project and ensure that adequate vehicular access, facilities, and infrastructure are constructed as needed for public health and safety, as determined by the Public Works Director.

Traffic ingress/egress on site or by adjacent exterior roadways would be provided by existing entrances on Park Avenue, Bryn Mawr Ave, Citrus Avenue, Redlands Blvd, and California Street, as well as new roads inside the community. All new entries would comply with required Public Works standards and ordinances. Any new driveways or roads will be built at their ultimate widths, allowing access for emergency vehicles. The project and related on- and off-site improvements would not conflict with other uses immediately adjacent to the project site. Traffic generated by the proposed project is consistent with the 2016 traffic analysis conducted by Kunzman Associates and in concert with the adopted Environmental Impact Report prepared for the Citrus Trails Tract Map. The purpose of the report was to provide an assessment of the traffic impacts resulting from future proposed development and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system. As required by Measure V, any location where the level of service is below LOS C at the time an application for development is submitted, mitigation measures shall be imposed to ensure that the level of traffic service is maintained.

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

The public health, safety and general welfare will be protected with the implementation of the original, approved Mitigation Measures, as well as the added Conditions of Approval for this Precise Plan of Design application.

Certificate of Appropriateness Findings

In evaluating applications for Certificates of Appropriateness, the Commission and City Council shall consider the existing and proposed architectural style, design, arrangement, materials, and any other factors with regard to the original distinguishing architectural characteristics of the area. Additionally, using the Secretary of the Interior's Standards for Historic Preservation Projects as a guide, the Commission and Council shall approve the issuance of a Certificate of Appropriateness for any proposed work if it makes any one of the agency's listed findings. Staff has incorporated the following finding: *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission, and does not adversely affect the character of the district.*

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) for Citrus Trails Master Plan and Tract Map No. 18990 project was certified by City Council on August 1, 2017 (State Clearing House No. 201611070). All environmental impacts associated with current and future development of the area was evaluated for the site. Mitigation Measures were also adopted as part of the originally approved project and will continue to apply to the proposed project. Planning staff has conducted a review

of the proposed project as currently designed and submitted in light of the previous environmental document and determined that no new environmental effects or concerns would result for the proposed project. Therefore, no further environmental review is necessary.

In addition, the proposed project qualifies to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR and that residential project is undertaken pursuant to and in conformity with that specific plan. A subsequent environmental review is not required as this project is consistent and compliant with the specific plan and the applicable mitigation measures, and is considered one stage in the implementation of the adopted plan.

FISCAL IMPACT

There is no direct fiscal impact the city must bore as a result of an action. However, if the project is approved as proposed, the city will receive revenue from Development Impact Fees (DIF) that will mitigate impacts this development has on the city's infrastructure needs. Additional building permit fees will also be assumed by the applicant.

PUBLIC NOTICING AND COMMENTS

Public hearing notices for this project were mailed to property owners and occupants within 300 feet of the project site on June 29, 2020. In accordance with the Brown Act, the notice for this project and meeting date was also posted at 3 public locations throughout the city (City Hall, Post Office, Project Site) as well as on the city website. As of the date of this report, the city has not received any written or oral comments in favor or opposition of the project.

CONCLUSION

The applicant has made every effort possible to provide the most appropriate layout, design, and architecture for the new community. The Project is consistent with the General Plan and requirements of the Historical Mission Overlay District. It complies with the goals of the originally approved Citrus Trails Master Plan and Tract Map No. 18990, the development standards listed in The Groves at Loma Linda Specific Plan, and the Planned Community zoning chapter of the Loma Linda Municipal Code. Conditions of Approval were added to the adopted Mitigation Measures to ensure compliance with all current codes, plans, and city policies. And lastly, Findings have been made to support approval of the Precise Plan of Design request and the Certification of Appropriateness.

Report prepared by: Lorena A. Matarrita, Associate Planner

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans (complete with architectural elevations, floor plans, landscaping, typicals)
- C. Grading, Photometric and Lighting Plan
- D. Historical Commission Approved Minutes of 4/20/2020
- E. Planning Commission Draft Minutes of 6/3/2020
- F. Conditions of Approval and Previously Adopted Mitigation Monitor Report Program

Vicinity Map



The subject site is Planning Areas 2-3 and 2-4, two parcels in the Planned Community Zone within the boundaries of the Groves Specific Plan. The Plan has designated this site for senior living.



SHEET INDEX

ARCHITECTURAL

A. R1	VIEW FROM CORNER OF PARK AVE. AND OAK GROVE/PUBLIC PARK
A. R2	ENTRY COURTYARD AND LEASING
A. R3	STREET CAFE
A. R4	CAFE & MARKET ENTRY
A. R5	VIEW FROM FROM PARK AVENUE
A. R6	VIEW OF BROWN STONE UNITS ON PARK AVE.
A. R7	POOL VIEW 1
A. R8	POOL VIEW 2
A. R9	COURTYARD / GARDEN AND AMENITY DECK
A. R10	OVERALL VIEW 1
A. R11	OVERALL VIEW 2
A.01	PROJECT SUMMARY
A.02	SITE PLAN
A.03	OPEN SPACE PLAN
A.04	TRASH / RECYCLING PLAN
A.05	FIRE ACCESS PLAN
A.06	EXTERIOR ELEVATIONS
A.07	EXTERIOR ELEVATIONS
A.08	EXTERIOR ELEVATIONS
A.09	SITE SECTIONS
A.10	BUILDING 1 PLANS
A.11	BUILDING 1 PLANS
A.12	BUILDING 2 PLANS
A.13	BUILDING 2 ROOF PLAN
A.14	BUILDING 3 PLANS
A.15	BUILDING 3 ROOF PLAN
A.16	BUILDING 4 PLANS
A.17	BUILDING 4 ROOF PLAN
A.18	UNIT PLANS
A.19	UNIT PLANS
A.20	MISCELLANEOUS SITE STRUCTURES
A.21	COLOR BOARD

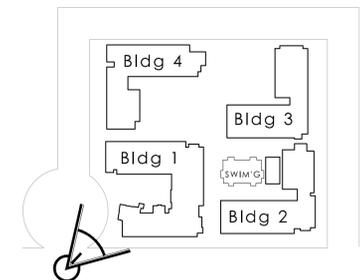
PARK AVENUE 212

LOMA LINDA, CA

DEVELOPER:
 UCR GROUP, LLC
 P.O. BOX 9716
 REDLANDS CA 92375

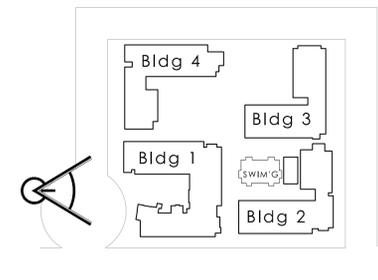
03.18.2020

DANIELIAN
 ASSOCIATES
 architects ■ planners
 www.danielian.com 949.474.6030

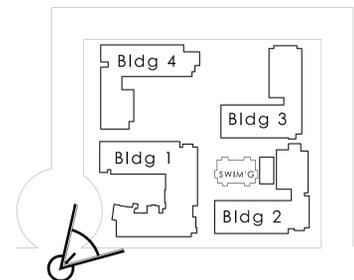


15106.2
 PARK AVENUE 212
 UCR GROUP, LLC
 LOMA LINDA, CA

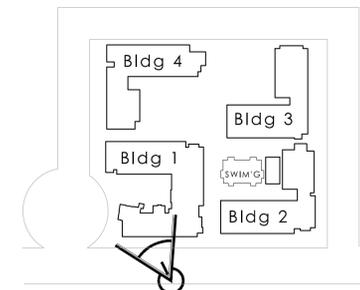
**VIEW FROM CORNER OF PARK AVE.
 AND OAK GROVE / PUBLIC PARK**



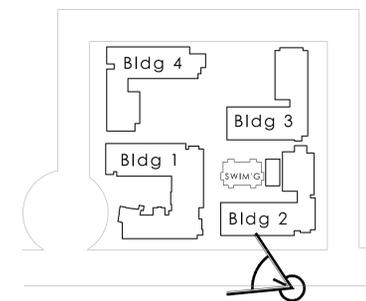
ENTRY COURTYARD AND LEASING



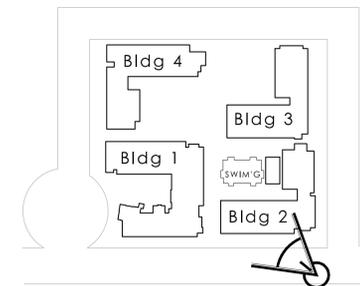
STREET CAFE



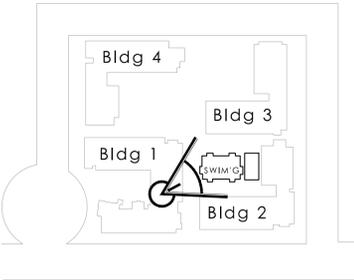
**VIEW FROM PARK AVENUE
 CAFE & MARKET ENTRY**



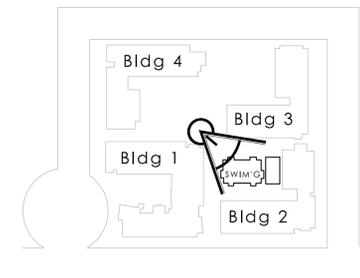
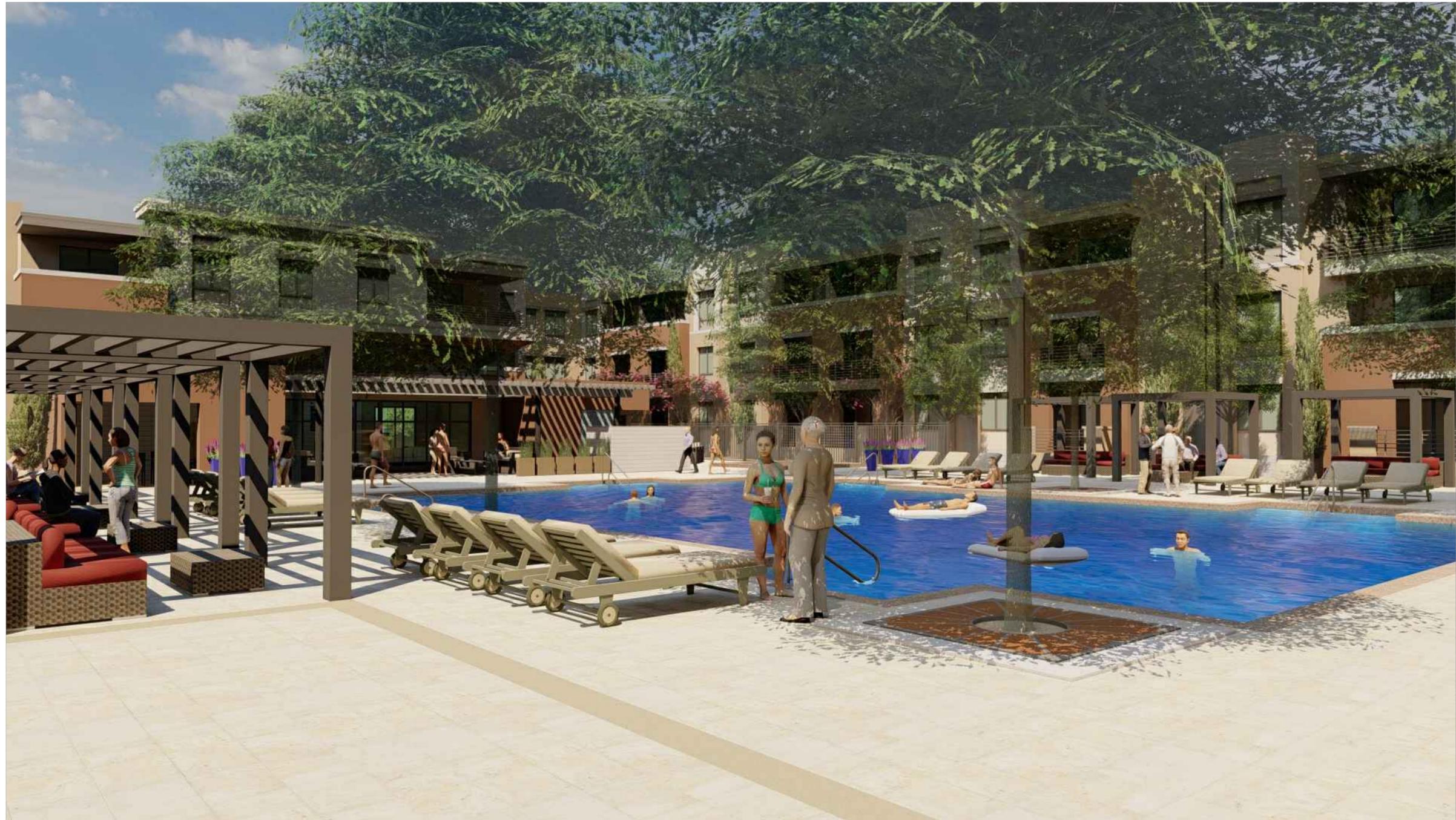
**VIEW FROM PARK AVENUE
LOOKING WEST**



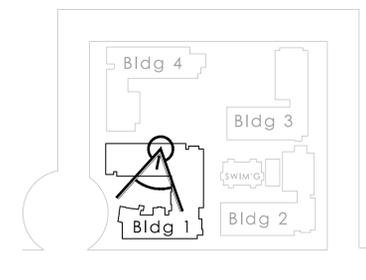
VIEW OF BROWNSTONE UNITS ON PARK AVENUE



POOL VIEW 1



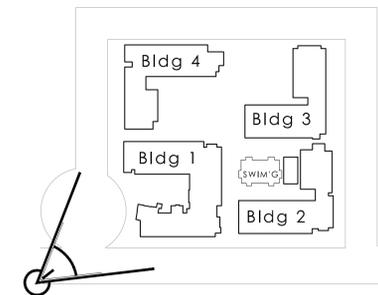
POOL VIEW 2

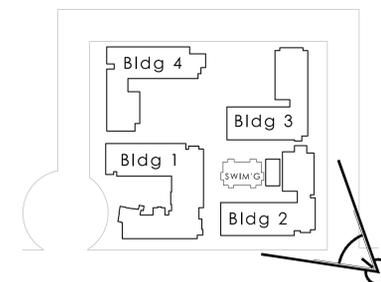


COURTYARD/GARDEN AND AMENITY DECK



OVERALL VIEW 1





OVERALL VIEW 2

PROJECT INFORMATION

DEVELOPER:	ARCHITECT:	CIVIL:	LANDSCAPE:
UCR GROUP, LLC P.O. BOX 9716 REDLANDS, CA 92375 TEL: 909.283.7530 CONTACT: BOB COBERLY	DANIELIAN ASSOCIATES 60 CORPORATE PARK IRVINE, CA 92606 TEL: 949.474.6030 CONTACT: MICHAEL BOYD JOANN LEE KIM	TRANSTECH 13367 BENSON AVE CHINO CA 91710 TEL: 909.595.8599 CONTACT: DAVID MLYNARSKI	LAND ARQ, INC. 865 S. MILLIKEN AVE. SUITE C ONTARIO, CA 91761 TEL: 909.259.9428 CONTACT: FAUSTO REYES SANDRA PARRA

PROJECT SUMMARY

SITE

ZONING : PLANNED COMMUNITY (PC)
GENERAL PLAN LAND USE DESIGNATION : SPECIAL PLANNING AREA D/ SENIOR CITIZEN HOUSING (20 TO 25 DU PER ACRE)

SITE COVERAGE CALCULATIONS		
SITE COVERAGE/ OPEN SPACE	AREA SF	PERCENTAGE OF SITE %
SITE AREA	396,182	100
BUILDING COVERAGE (FOOT PRINTS)	95,337	24
OPEN SPACE (GROUND FLOOR)	135,800	34
CABANA	2,510	1
GARAGES, CARPORTS, MAINTENANCE	35,630	9
PARKING AND DRIVE AISLES	126,905	32
TOTAL	396,182	100

BUILDING

BUILDING DATA (CBC TABLE 506.2)			
BUILDING	OCCUPANCY TYPE	CONSTRUCTION TYPE	SPRINKLER
1	R/ M	VA	NFPA 13
2	R/ U	VA	NFPA 13
3	R	VA	NFPA 13
4	R/ U	VA	NFPA 13
POOL CABANA	B	VB	NONE
MANAGER'S UNIT O/ GARAGE	R/ U	VB (1-HR SEPARATION)	NFPA 13R
GARAGE BLDG	U	VB	NONE
CARPORTS	U	VB	NONE
MAINTENANCE BLDG	U	VB	NONE

BUILDING AREA					
BUILDING	1ST FLOOR (SF)	2ND FLOOR (SF)	3RD FLOOR (SF)	TOTAL (SF)	GARAGES (incl. in 1st flr sf)
BUILDING 1	29,260	23,280	19,091	71,631	
BUILDING 2	21,580	21,660	21,660	64,900	1,886
BUILDING 3	20,701	20,580	20,580	61,861	
BUILDING 4	21,922	22,285	22,285	66,492	2,708
TOTAL/ FLOOR	93,463	87,805	83,616	264,884	
CABANA	2,510				
AMENITY DECK @ BLDG 1		4,833			
MAINTENANCE	800				
GARAGE w/ MANAGER'S UNIT	2,390		(1) building - (10) 1-car garages with 1-Bd/Bth carriage unit/ Manager's unit above		
GARAGE	2,406	(3) structures - (10) 1-car garages per building			
SOLAR CARPORT Double Loaded	5,472	(4) structures - 32 or 31 carports per structure			
SOLAR CARPORT	1,908	(3) structures - (11) carports per structure			

UNIT SUMMARY

UNIT MIX BY BUILDING

BUILDING	UNIT TYPE						TOTAL
	STUDIO	ONE BEDROOM		TWO BEDROOMS			
	S	1A	1B	2A	2B	2C	
	STUDIO/	1BD/ 1BTH	1BD/ 1BTH	2BD/ 1BTH	2BD/ 2BTH	2BD/ 2BTH	
1	3	25 (+1*)	9	1	7	2	47 (+1*)
2	3	15	14	0	14	8	54
3	3	9	15	4	8	15	54
4	3	22	15	3	8	6	57
TOTAL by TYPE	12	72	53	8	37	31	212 (+1*)
TOTAL by BdRm	12	125		76			212 (+1*)

*+1 Denotes non-rental / Permanent Model Unit

UNIT PLAN	SF UNIT	QUANTITY	SF UNIT PATIO/	TOTAL SF UNIT PATIO/	TOTAL SF UNITS	AVERAGE UNIT SF by
S	575	12	114	1,368	6,900	575
1A	687	71(+1)	81	5,832	49,464	727
1B	781	53	81	4,293	41,393	
2A	916	8	132	1,056	7,328	
2B	1,009	37	132	4,884	37,333	
2C	1,120	31	97	3,007	34,720	
TOTAL		212 (+1*)		20,440	177,138	

*+1 Denotes non-rental / Permanent Model Unit

GOVERNING CODE

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
LOMA LINDA MUNICIPAL CODE (LLMC)
THE GROVES SPECIFIC PLAN: LLCCP

PROJECT WILL COMPLY WITH THE LOMA LINDA CONNECTED COMMUNITY PROGRAM (LLCCP) AND EACH RESIDENCE WILL BE EQUIPPED WITH CITY'S NEW FIBER-OPTICS INTER FACE AND COPPER CABLING. PLANS FOR THE LOCATIONS OF THE INFRASTRUCTURES SHALL BE PROVIDED WITH THE PRECISE GRADING PLANS AND REVIEWED AND APPROVED BY THE CITY OF LOMA LINDA PRIOR TO ISSUING GRADING PERMITS.

PARKING CALCULATIONS

PARK AVENUE 212 PARKING CALCULATIONS			
PARKING - TYPE	REQUIRED		PROVIDED
	Unit Type/Count, Square Foot	Ratio	
RESIDENT	Studio / 12	1	12
	1-BR / 122	1	122
	2-BR / 79	1	79
TOTAL RESIDENT PARKING	213		213
VISITORS	213	0.25	54
LEASING	1354 SF	1/250	6
RETAIL - MARKET	4,116 SF	1/250	17
- OUTDOOR CAFÉ	1,467 SF	1/250	6
USPS			1
ADDITIONAL PARKING PROVIDED			87
TOTAL PARKING			297

COVERED PARKING (Carports/ Garages)	1per resident unit	213	216 159 / 57
SECURED PARKING (Garages)	20% of Total Covered (216 x 20% = 43.2)	44	57

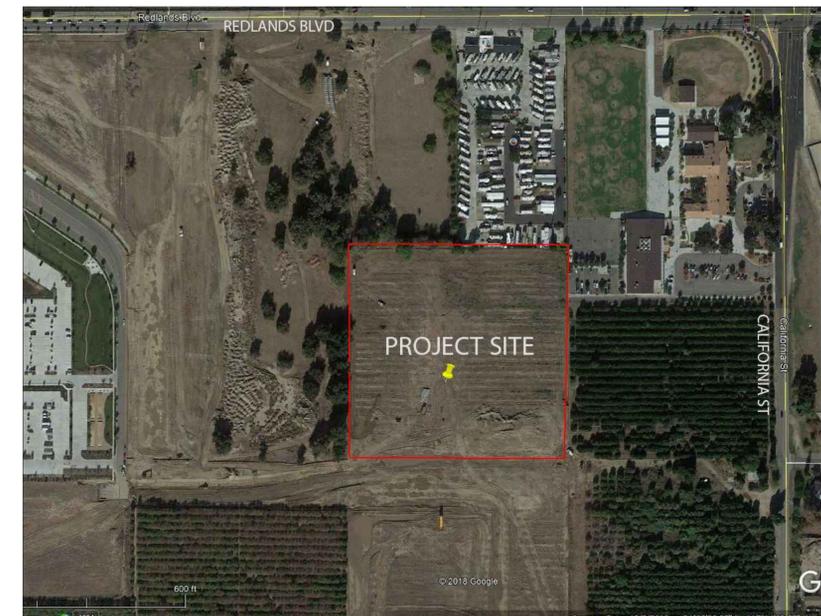
ACCESSIBLE PARKING - RESIDENTIAL			
ACCESSIBLE - STANDARD (CBC 1109A.4 & 1109A.5)	2% of 213 Resident Prkg 5% of 147* non-resident Prkg *384 total -213 resndnt -24 retail = 147	5 8	
	Total Req'd HC Prkg	13	13
ACCESSIBLE -VAN (Incl. in Total)	1per every 6 HC spaces	3	including 3 Van 1 Garage 2 Carport

ACCESSIBLE PARKING - RETAIL			
ACCESSIBLE-STANDARD (for 24 retail parking spaces)	Per CBC11B-208	1 (Van)	1 (van)

EVCS READY - RESIDENTIAL			
TOTAL REQUIRED	10% of (384-24=360)= 36	36	40
EVCS - ACCESSIBLE (CGC4.106.4.2.1 & CGC4.106.4.2.2)	144" + 60" ACCESS AISLE 1 per every 25 EVCS	2	including 2 Van

EVCS READY - RETAIL			
TOTAL REQUIRED (CBC Table 11b-228.3.2.1)	10% of total Prkg 24x 10%	3	3
EVCS - VAN ACCESSIBLE	144" + 60" ACCESS AISLE	1	including 1 Van

PUBLIC PARKING AT TRAILHEAD (PROVIDED) including 1 Van & 1 HC			17
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VICINITY MAP
N.T.S



15106.2

PARK AVENUE 212
UCR GROUP, LLC

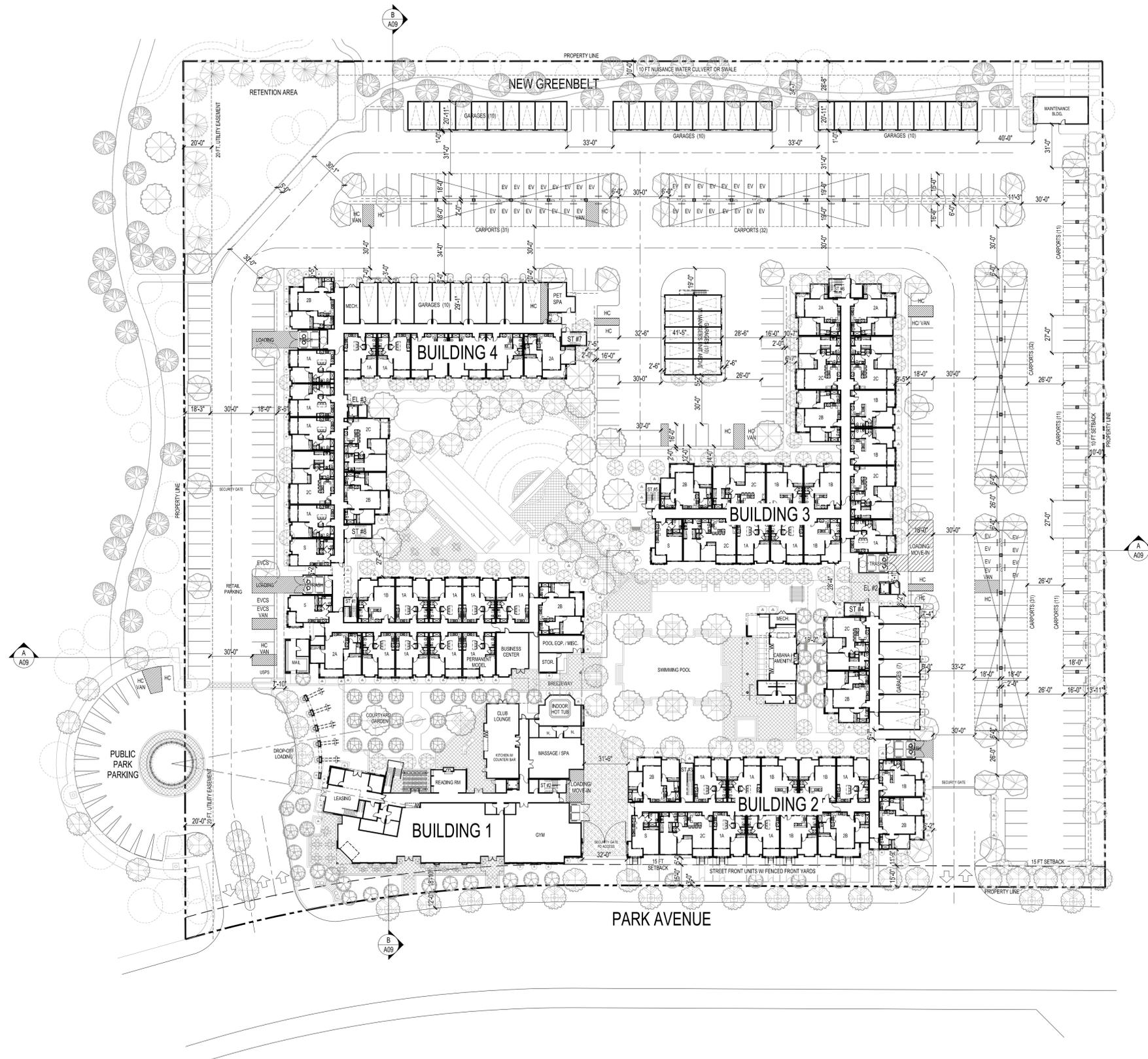
LOMA LINDA, CA

PROJECT SUMMARY

A.01 3/18/2020

DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

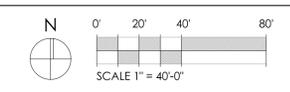
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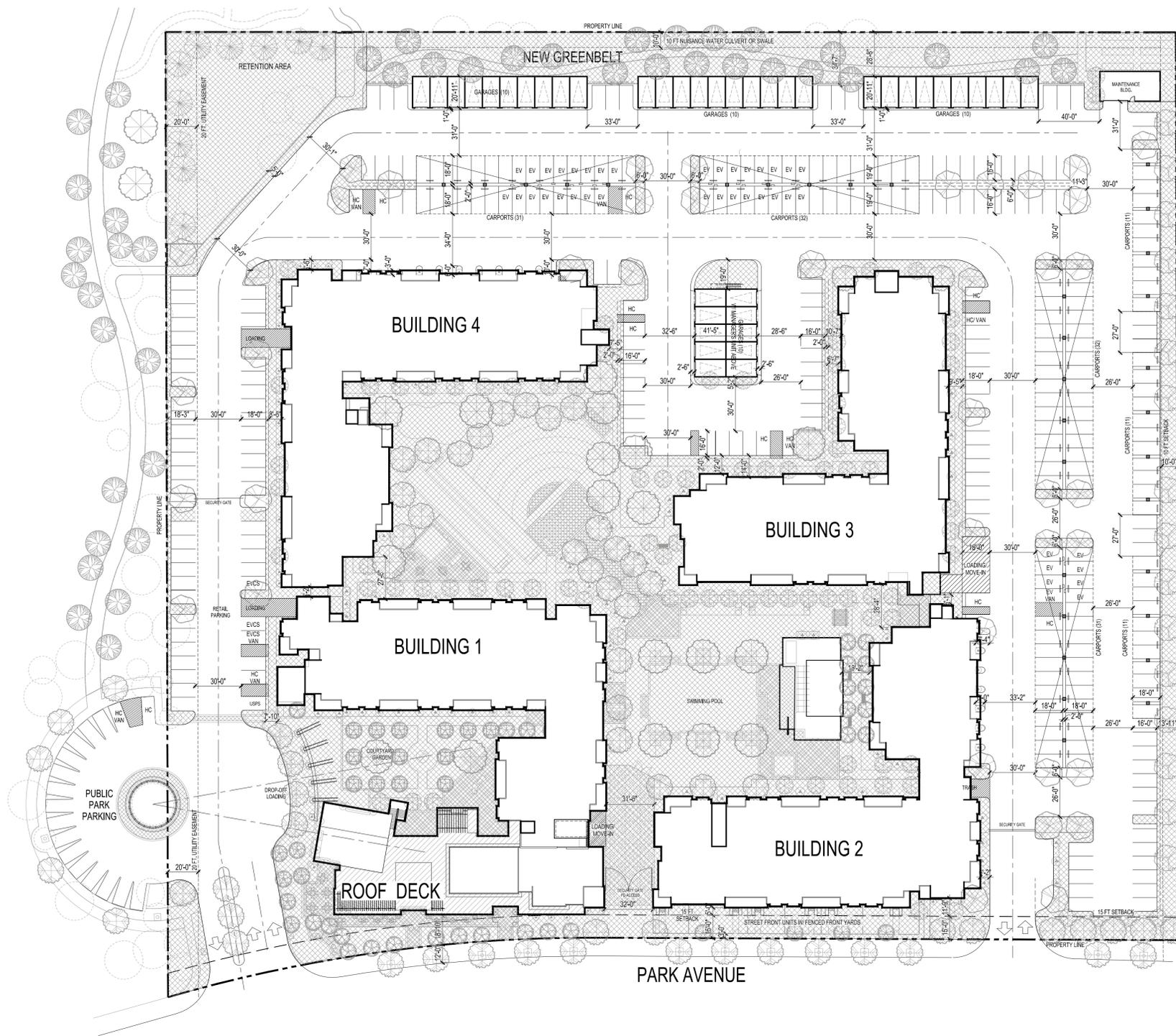


- LEGEND**
- — — — — PROPERTY LINE
 - - - - - SETBACK
 - · - · - CENTERLINE OF 30' DRIVE AISLE

NOTE:
SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING AND SITE AMENITIES.

SITE PLAN





LEGEND

-  COMMON OPEN SPACE GROUND FLOOR
-  BUILDING 1 2nd FLOOR OPEN DECK:

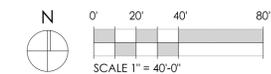
OPEN SPACE CALCULATION

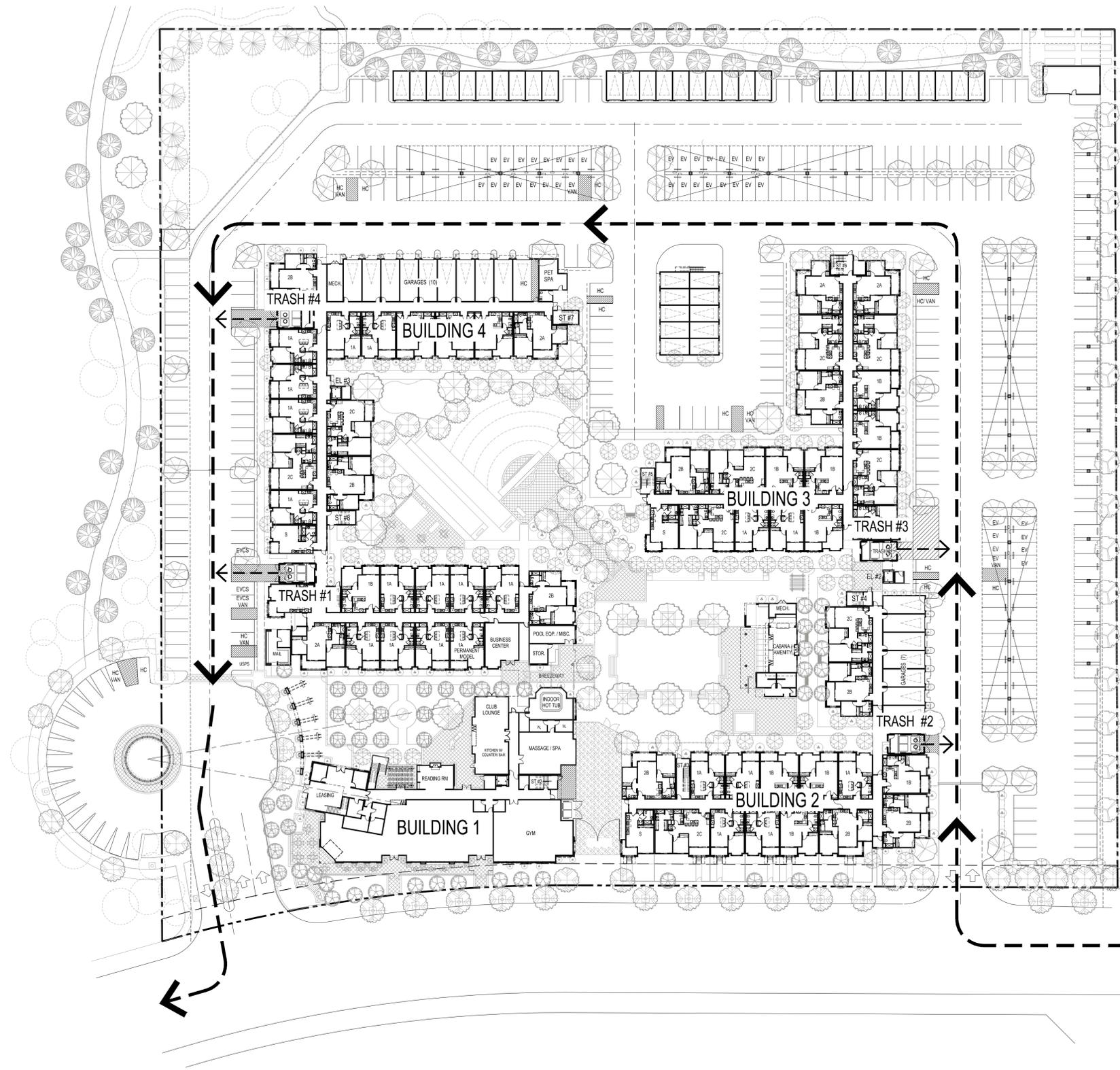
COMMON OPEN SPACE: 135,800 SF
 BUILDING 1 2nd FLOOR OPEN DECK: 4,833 SF
 PRIVATE OPEN SPACE: 2,044 SF
 TOTAL: 161,073 SF

PRIVATE OPEN SPACE			
UNIT PLAN	QUANTITY	SF UNIT PATIO/ BALCONY	TOTAL SF UNIT PATIO/ BALCONY
S	12	114	1,368
1A	72	81	5,832
1B	53	81	4,293
2A	8	132	1,056
2B	37	132	4,884
2C	31	97	3,007
TOTAL	213		20,440

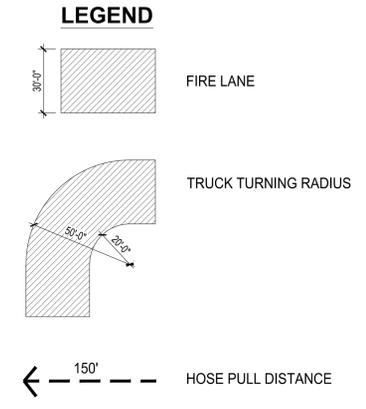
AMENITY PROGRAM		
AMENITY ROOMS	LOCATION	AREA (S.F.)
CLUB LOUNGE	BUILDING -1	1,389
INDOOR HOT TUB	BUILDING -1	620
MESSAGE/SPA	BUILDING -1	2,192
GYM	BUILDING -1	2,266
YOGA	BUILDING -1	1,019
READING ROOM	BUILDING -1	430
FOOD DELIVERY	BUILDING -1	107
DRY CLEAN	BUILDING -1	155
MEETING ROOM	BUILDING -1	833
BUSINESS CENTER	BUILDING -1	530
MULTI-PURPOSE RM	BUILDING -1	1,666
SEWING/CRAFT RM	BUILDING -1	508
PET SPA	BUILDING -4	216
POOL LOUNGE	POOL CABANA BLDG	590
OUTDOOR LOUNGE	POOL CABANA BLDG	240
COVERED PATIO	POOL CABANA BLDG	736
DRESSING RM/ SHWR	POOL CABANA BLDG	270
TOTAL		13,767
OUTDOOR AMENITIES		
ROOF DECK	BUILDING-1	
POOL		
SPA		
POOL CABANAS		
SITTING W/ FIRE PIT		
OUTDOOR DINING, BBQ/ PICNIC AREAS		
BOCCE BALL (2)		
PUTTING GREEN		
OUTDOOR THEATER		
FORMAL GARDEN		
WALKING TRAILS		
DOG RUN		

OPEN SPACE PLAN

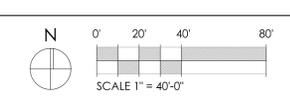




TRASH/RECYCLING PLAN



FIRE ACCESS PLAN



ELEVATION KEY NOTES

- 1 CEMENT PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL SIDING
- 4 STANDING SEAM METAL ROOF
- 5 TRIM
- 6 METAL AWNING
- 7 METAL GUARDRAIL
- 8 ROLL-UP GARAGE DOOR
- 9 TRELLISES
- 10 SITE SECURITY GATE
- 11 METAL LOUVERS / SLATS
- 12 STOREFRONT SYSTEM
- 13 WROUGHT IRON FENCE



BUILDING 4

BUILDING 1

1 WEST ELEVATION



BUILDING 3

BUILDING 4

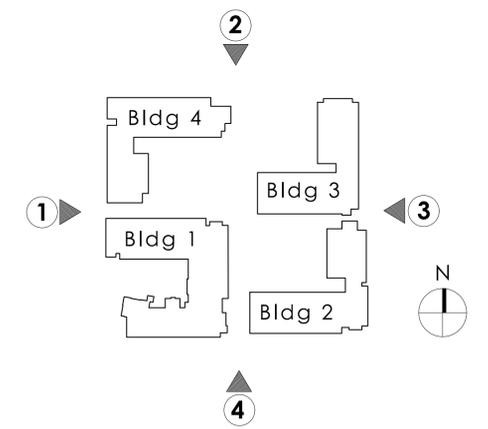
2 NORTH ELEVATION



BUILDING 2

BUILDING 3

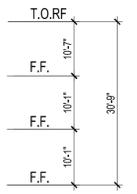
3 EAST ELEVATION



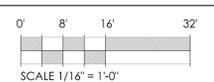
BUILDING 1

BUILDING 2

4 SOUTH / PARK AVE. ELEVATION



EXTERIOR ELEVATIONS



ELEVATION KEY NOTES

- 1 CEMENT PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL SIDING
- 4 STANDING SEAM METAL ROOF
- 5 TRIM
- 6 METAL AWNING
- 7 METAL GUARDRAIL
- 8 ROLL-UP GARAGE DOOR
- 9 TRELLISES
- 10 SITE SECURITY GATE
- 11 METAL LOUVERS / SLATS
- 12 STOREFRONT SYSTEM
- 13 WROUGHT IRON FENCE



1 BUILDING 2 WEST ELEVATION



2 BUILDING 2 NORTH ELEVATION



3 BUILDING 1 EAST ELEVATION



4 BUILDING 1 NORTH ELEVATION



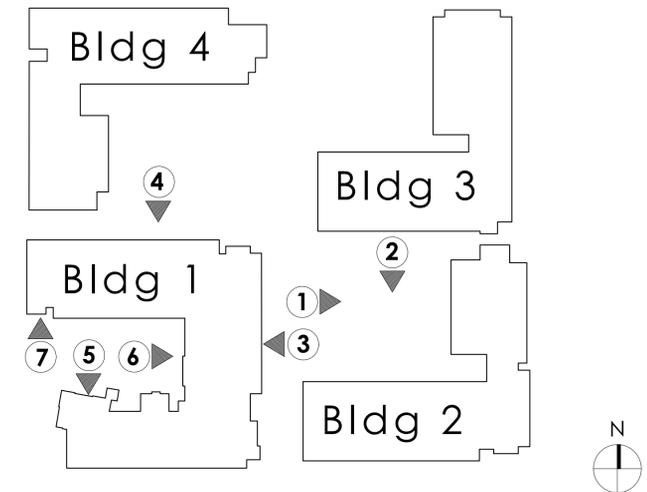
5 BLDG 1 ELEV @ COURTYARD LOOKING SOUTH



6 BLDG 1 ELEV @ COURTYARD LOOKING EAST



7 BLDG 1 ELEV @ COURTYARD LOOKING NORTH



EXTERIOR ELEVATIONS

ELEVATION KEY NOTES

- 1 CEMENT PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL SIDING
- 4 STANDING SEAM METAL ROOF
- 5 TRIM
- 6 METAL AWNING
- 7 METAL GUARDRAIL
- 8 ROLL-UP GARAGE DOOR
- 9 TRELLISES
- 10 SITE SECURITY GATE
- 11 METAL LOUVERS / SLATS
- 12 STOREFRONT SYSTEM
- 13 WROUGHT IRON FENCE



1 BUILDING 4 EAST ELEVATION



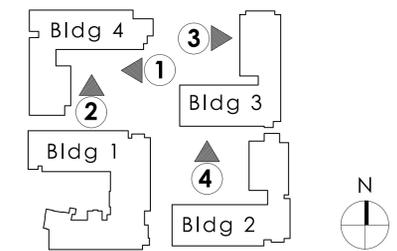
2 BUILDING 4 SOUTH ELEVATION



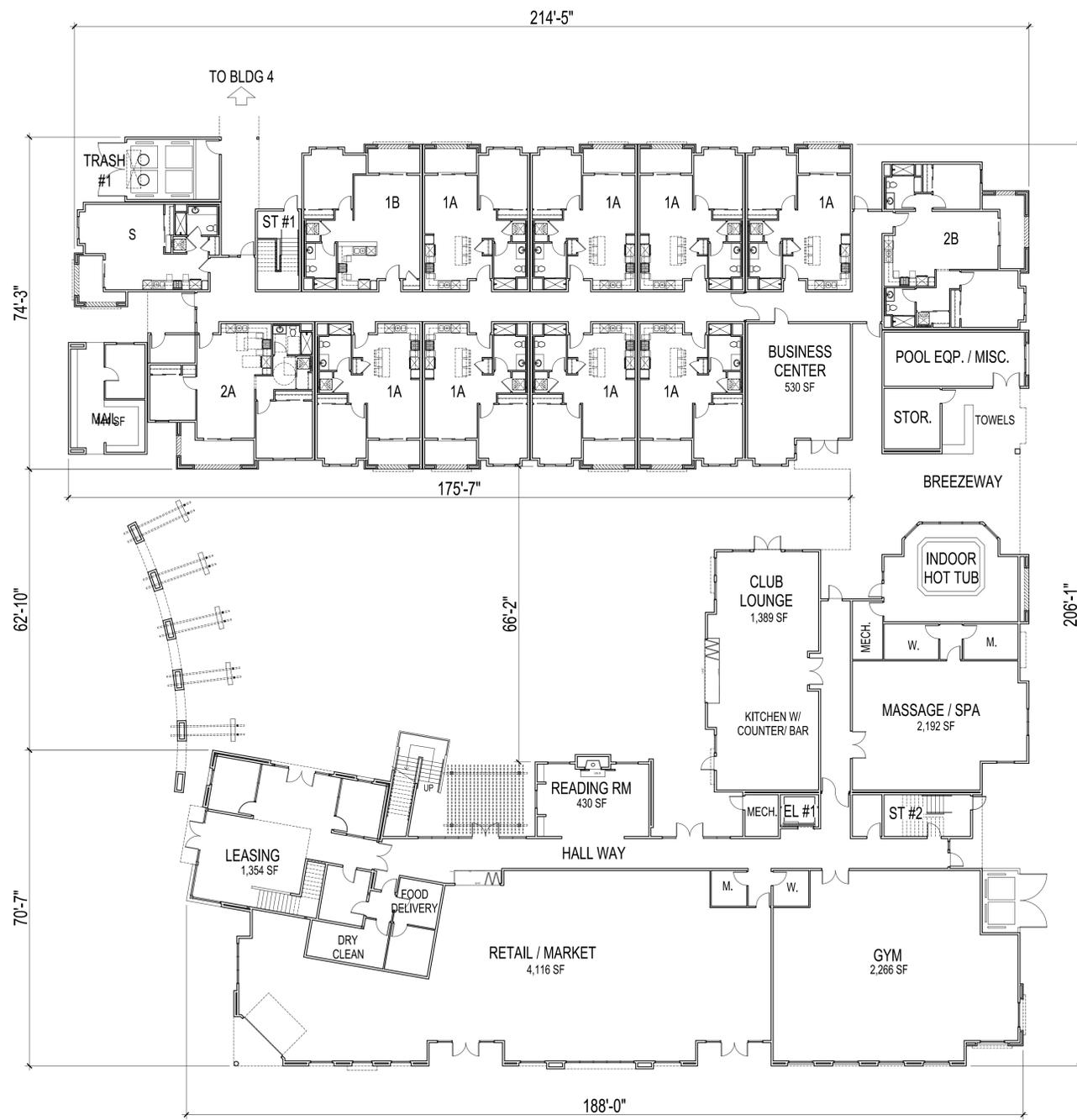
3 BUILDING 3 WEST ELEVATION



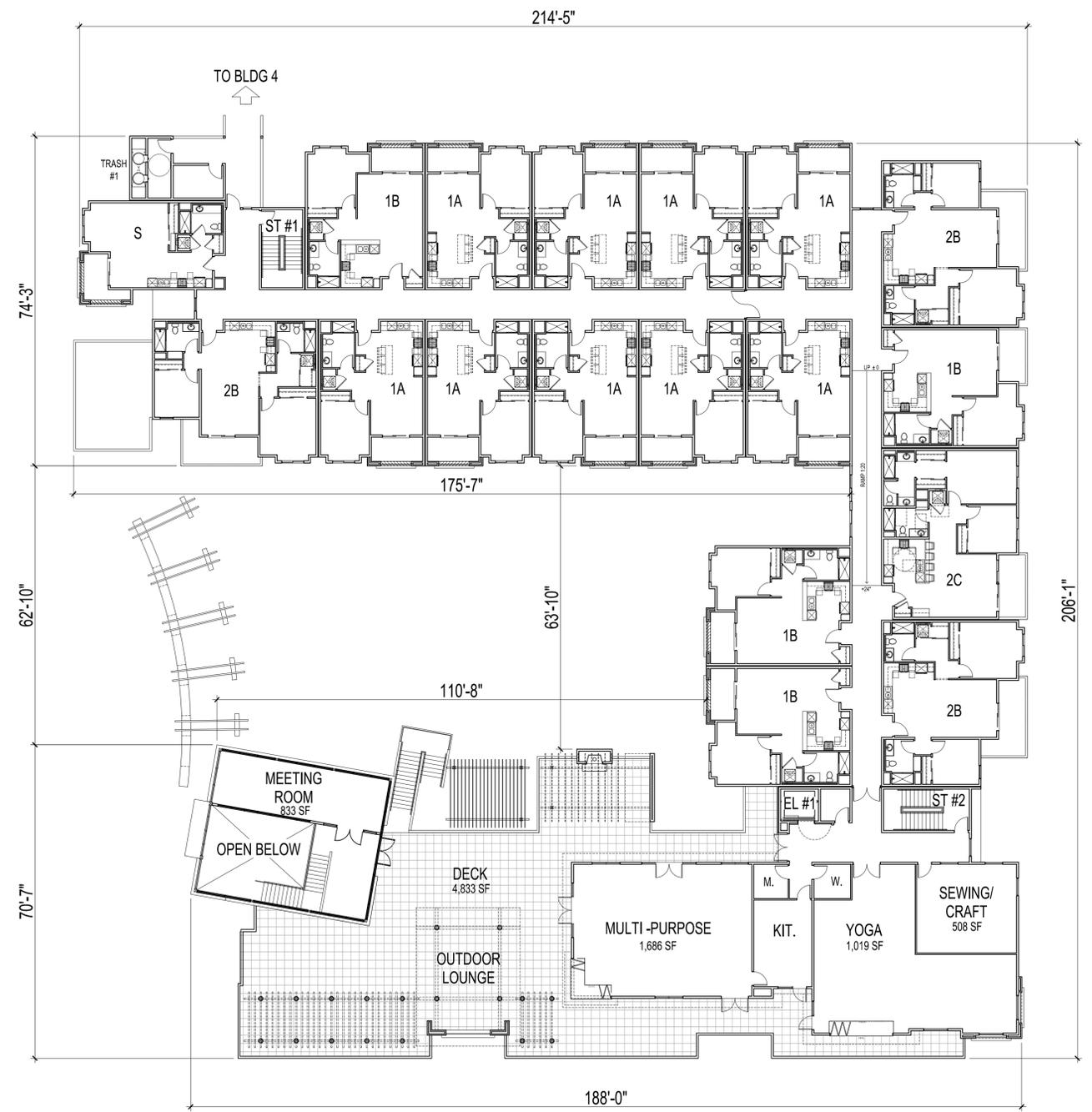
4 BUILDING 3 SOUTH ELEVATION



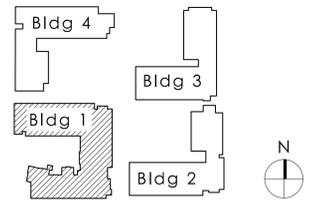
EXTERIOR ELEVATIONS

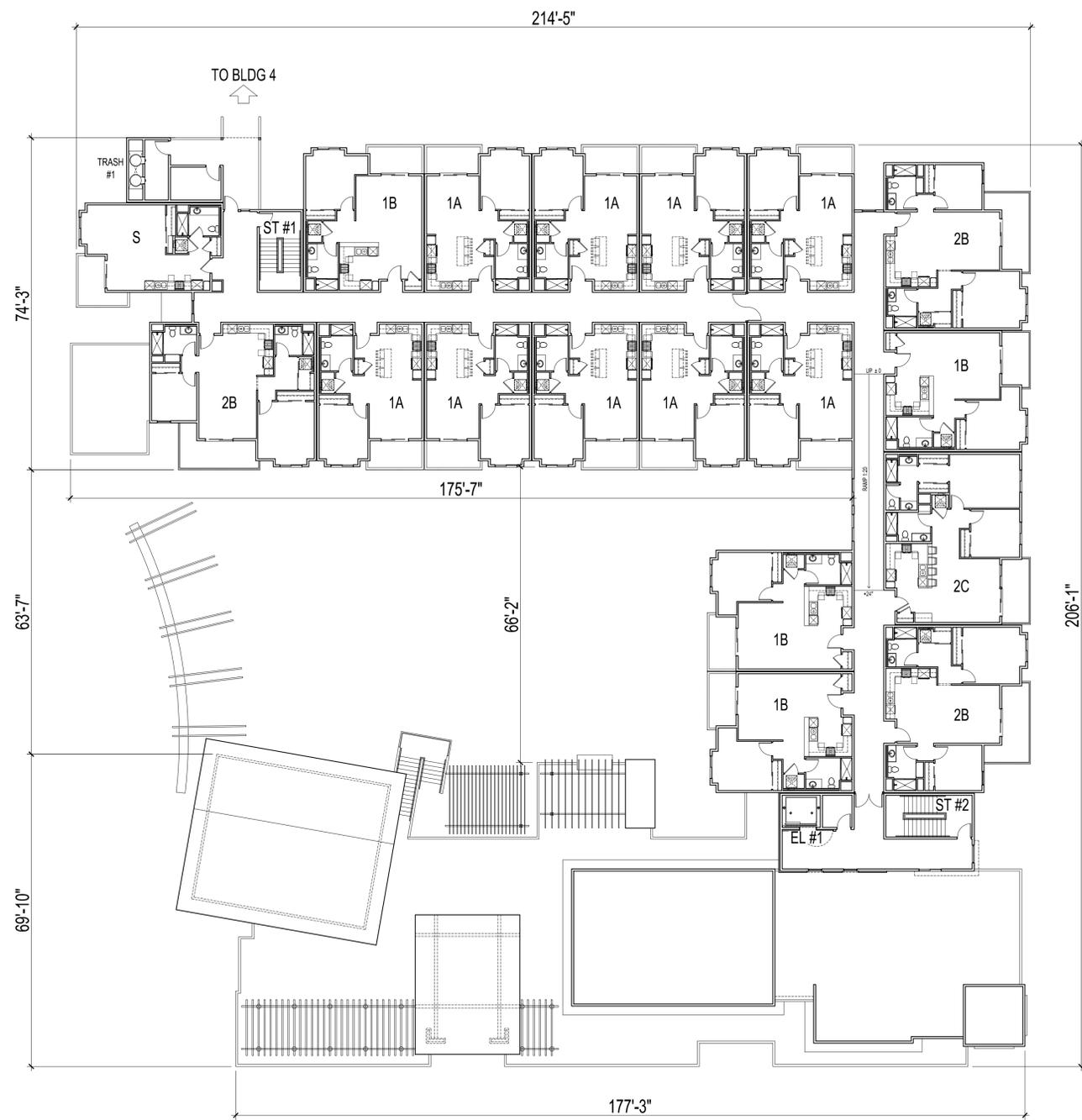


1st FLOOR PLAN

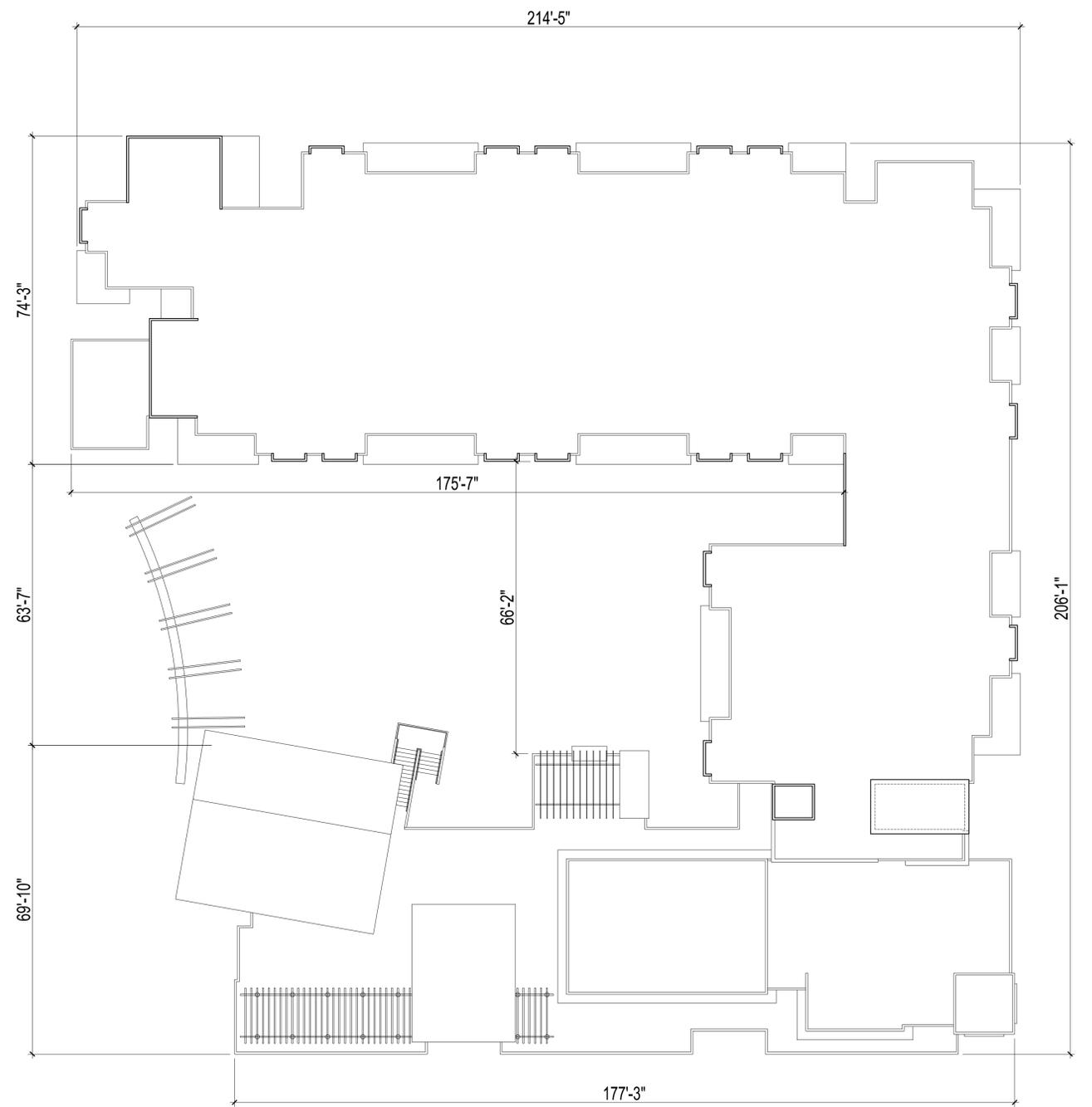


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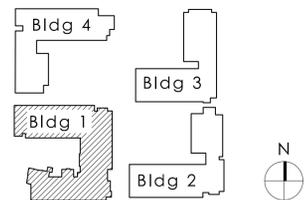


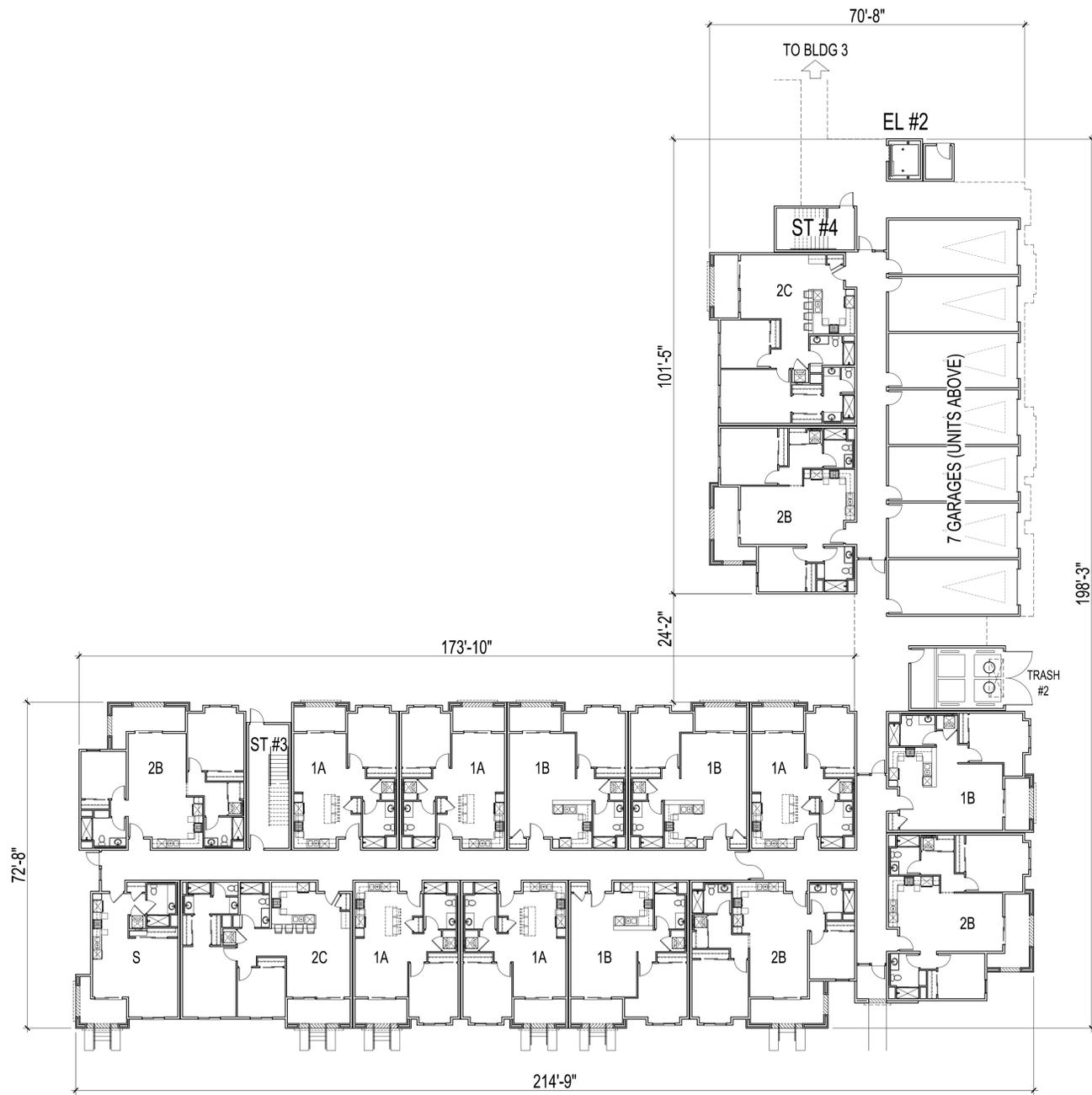


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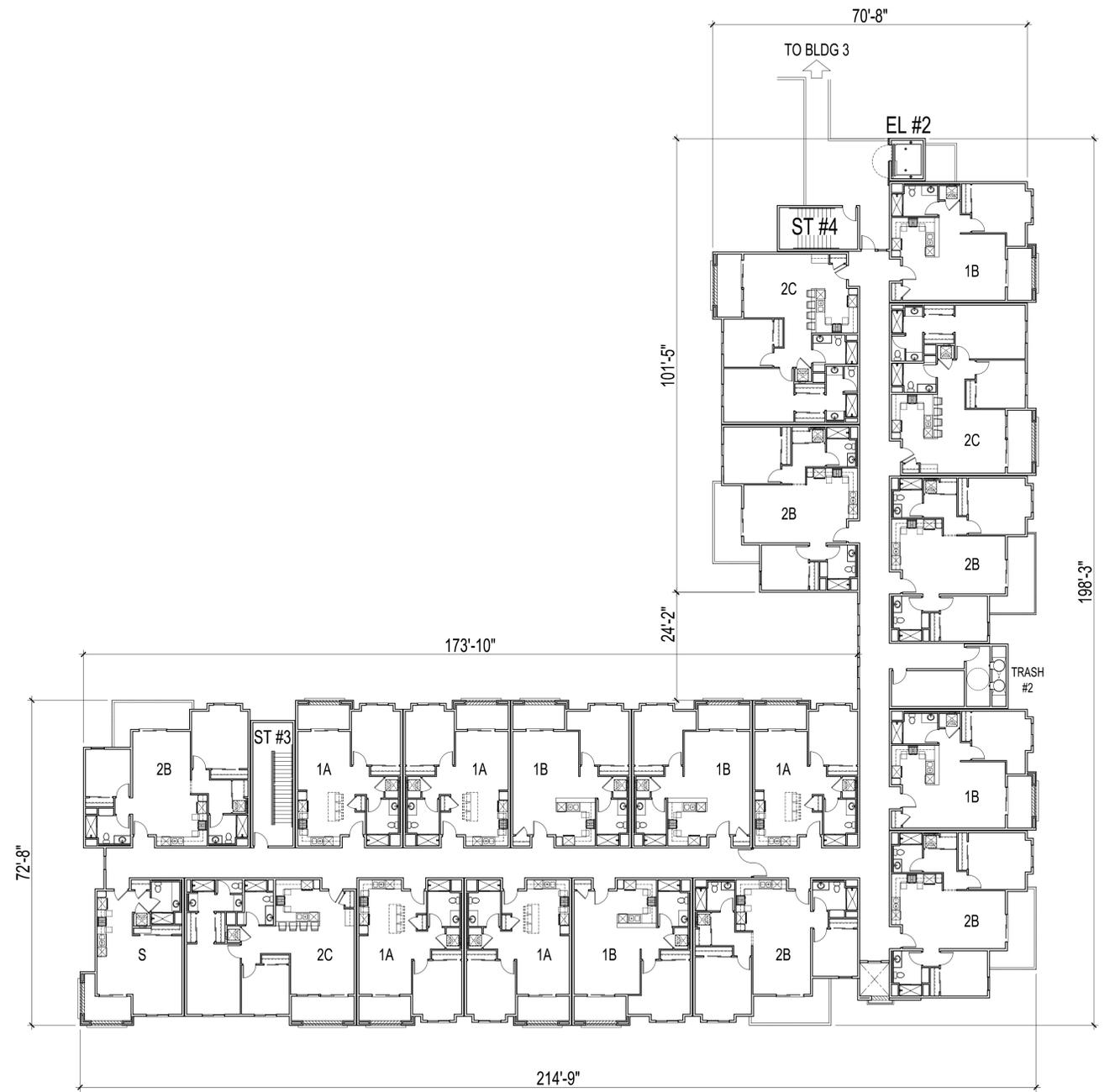


ROOF PLAN

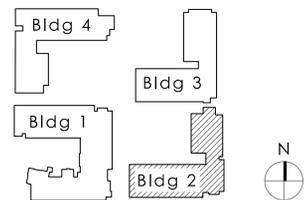


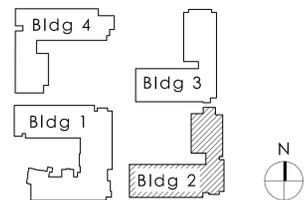
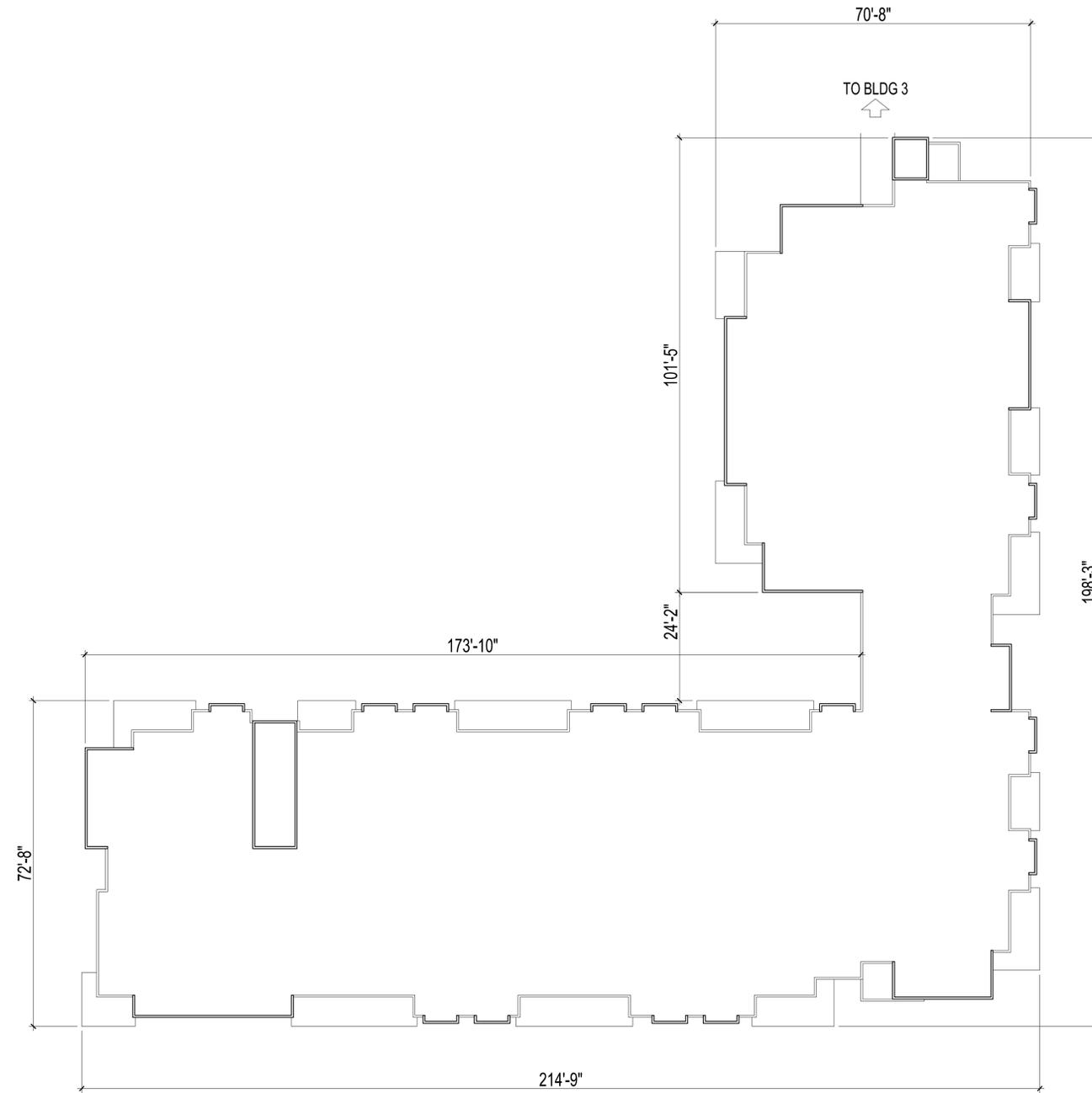


1st FLOOR PLAN

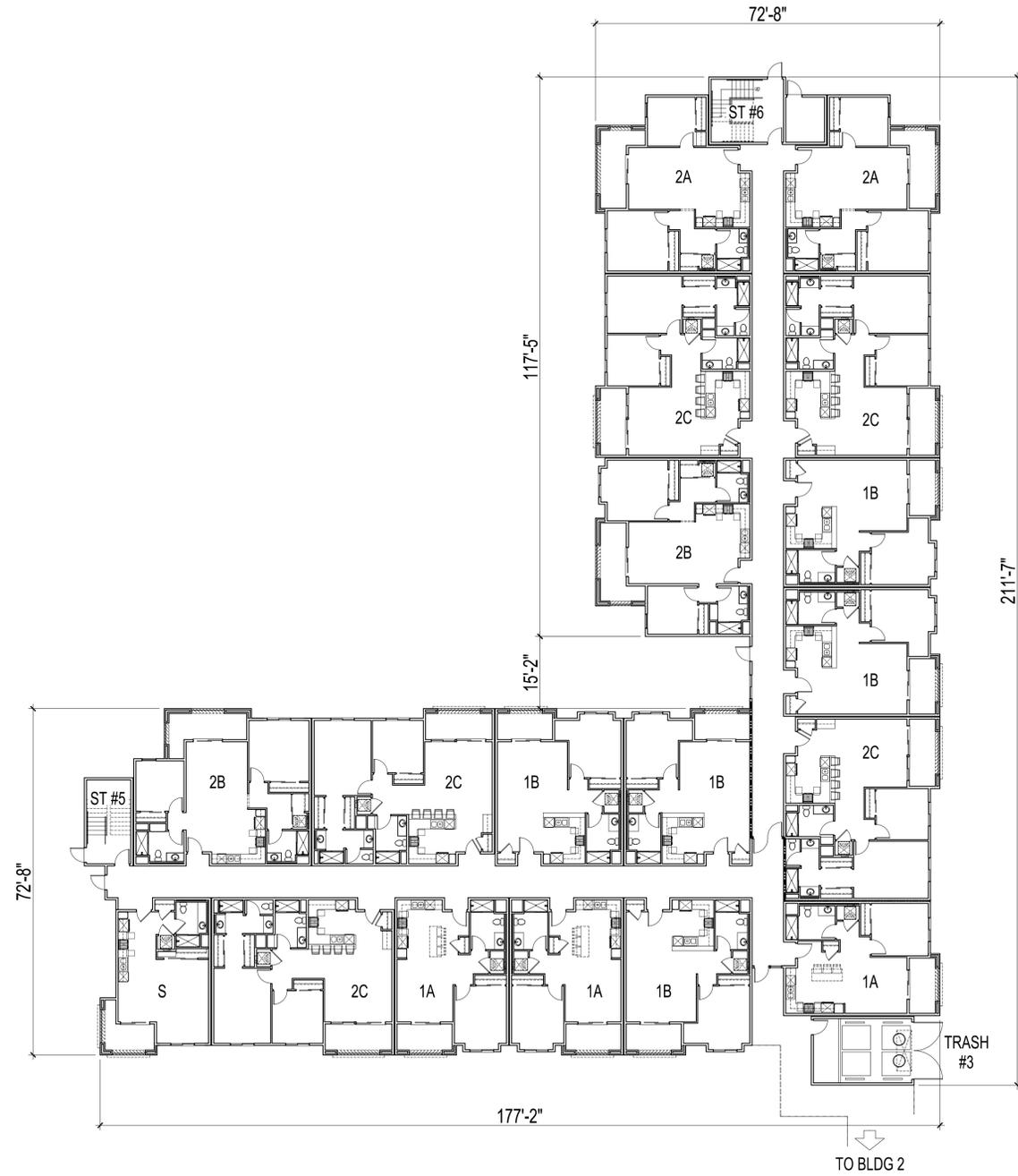


2nd & 3rd FLOOR PLAN

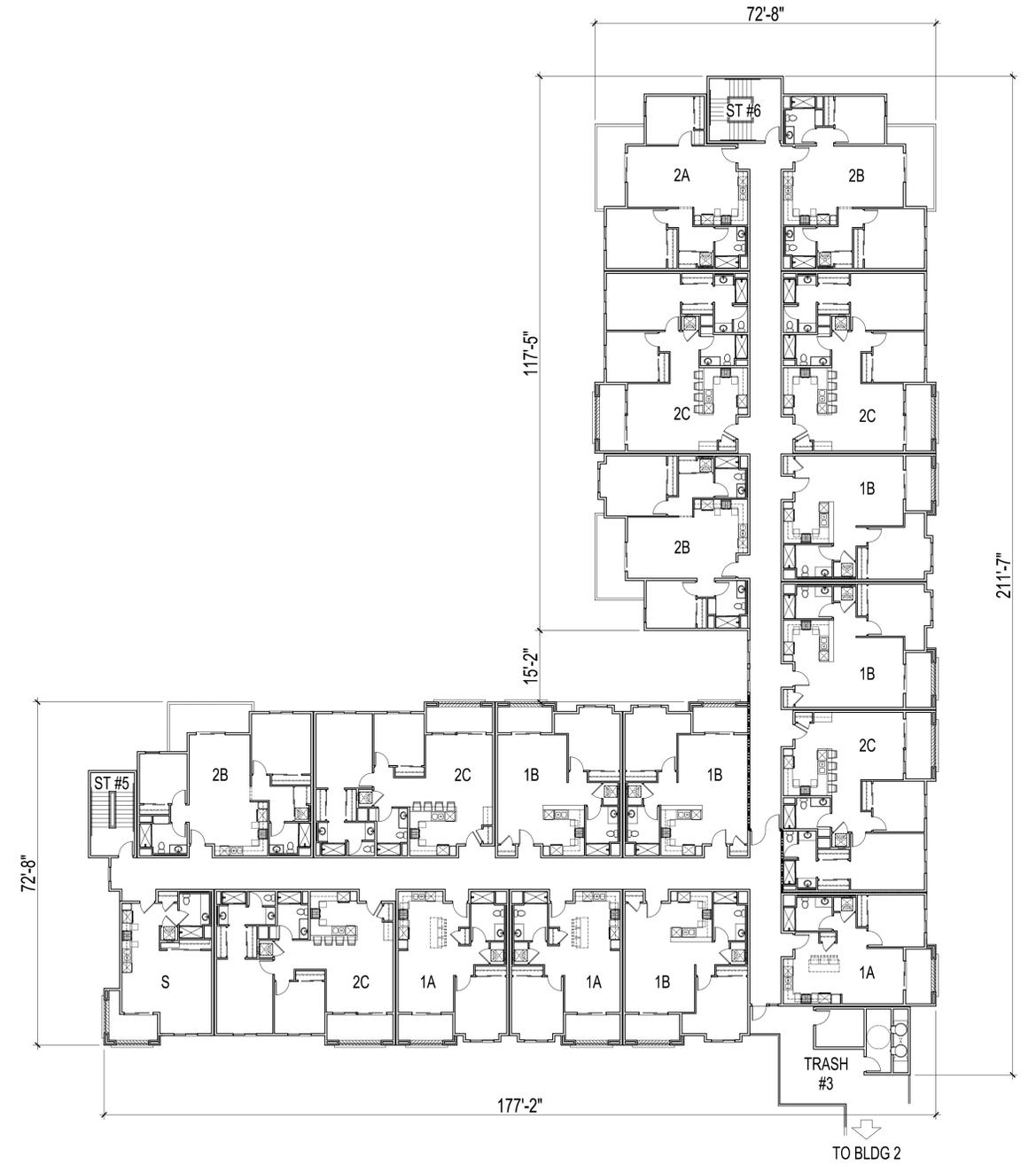




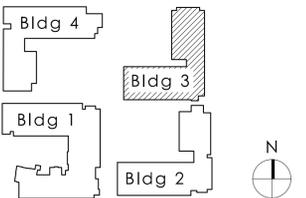
BUILDING 2 ROOF PLAN

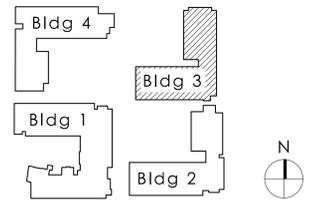
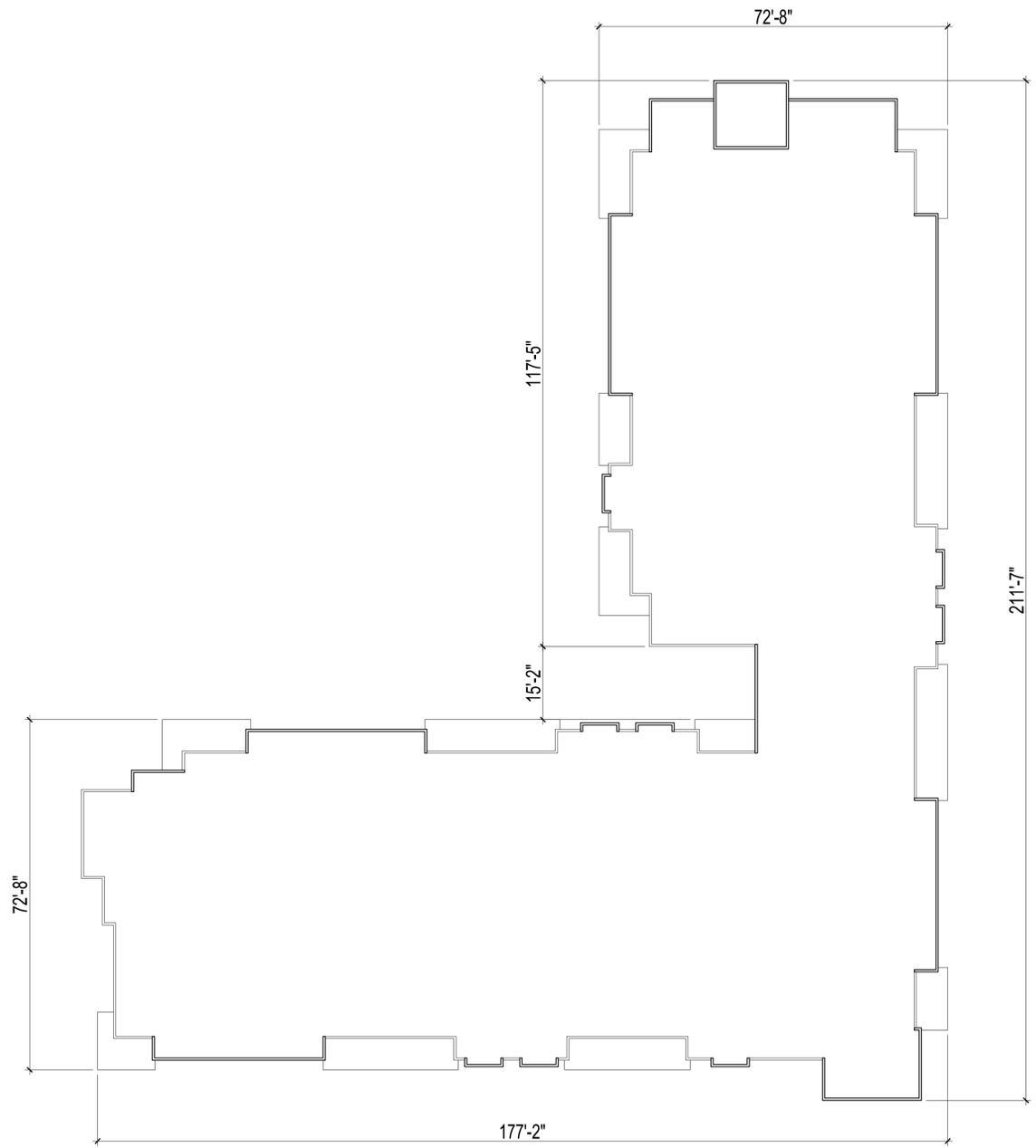


1st FLOOR PLAN



2nd & 3rd FLOOR PLAN





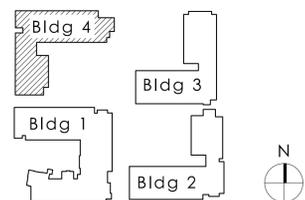
BUILDING 3 ROOF PLAN

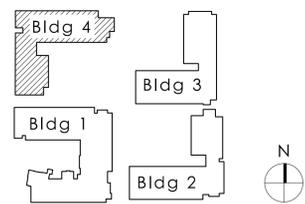
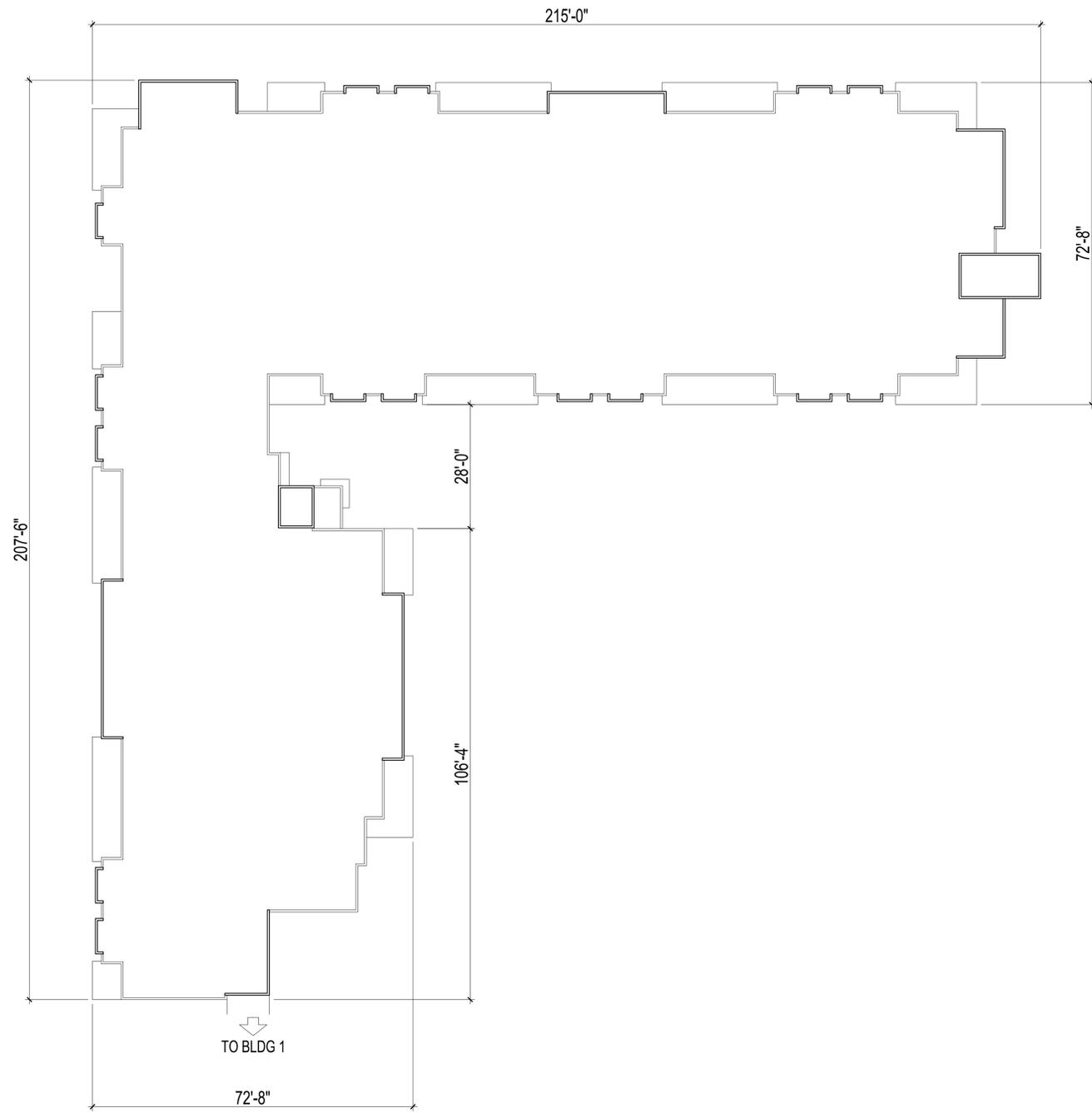


1st FLOOR PLAN

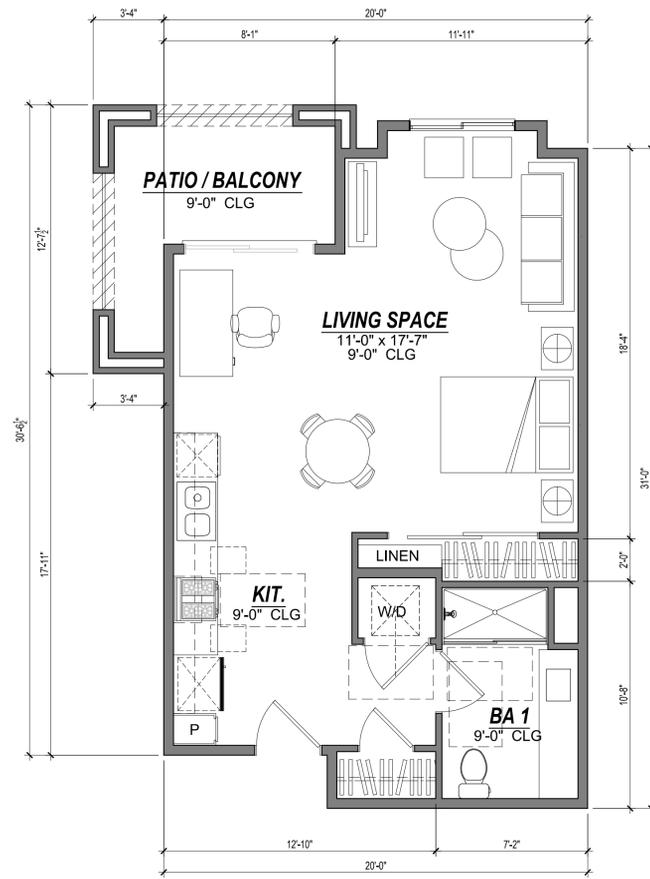


2nd & 3rd FLOOR PLAN





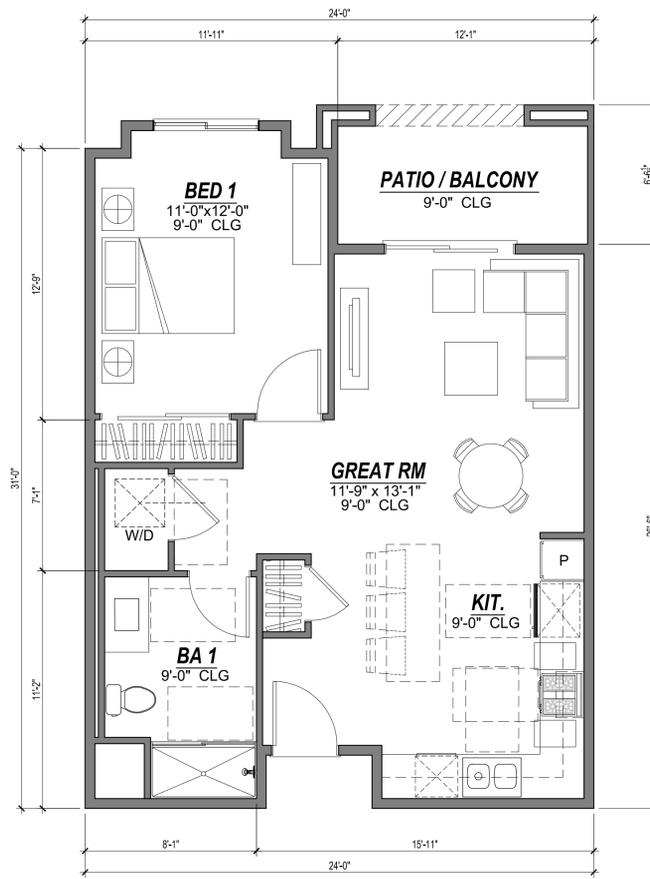
BUILDING 4 ROOF PLAN



UNIT S - STUDIO

575 SQ. FT

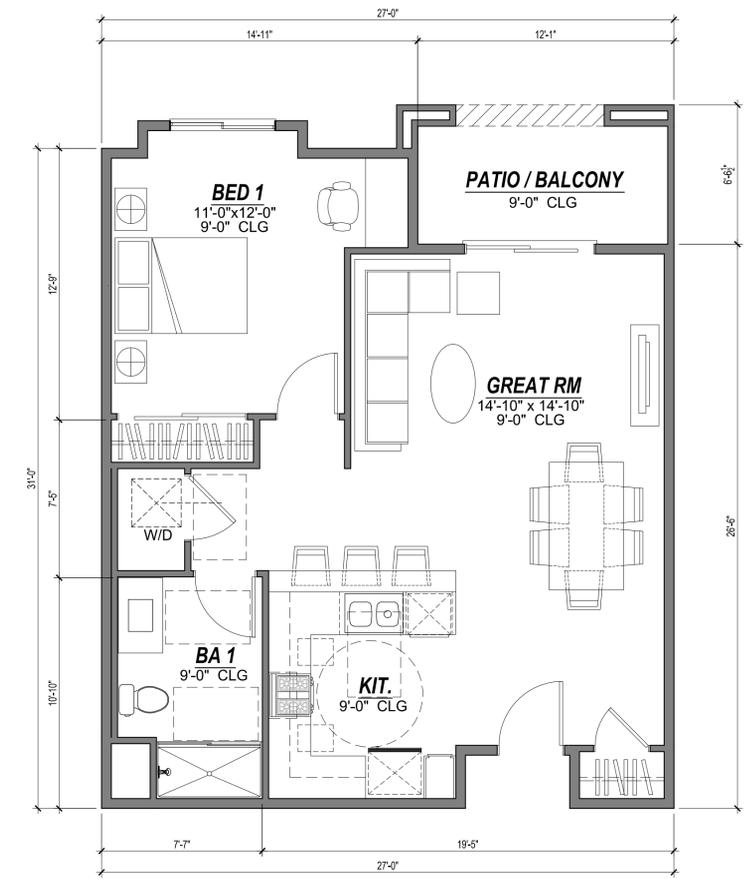
PATIO/BALCONY
97 SF



UNIT 1A - 1BR+1BA

687 SQ. FT

PATIO/BALCONY
81 SF

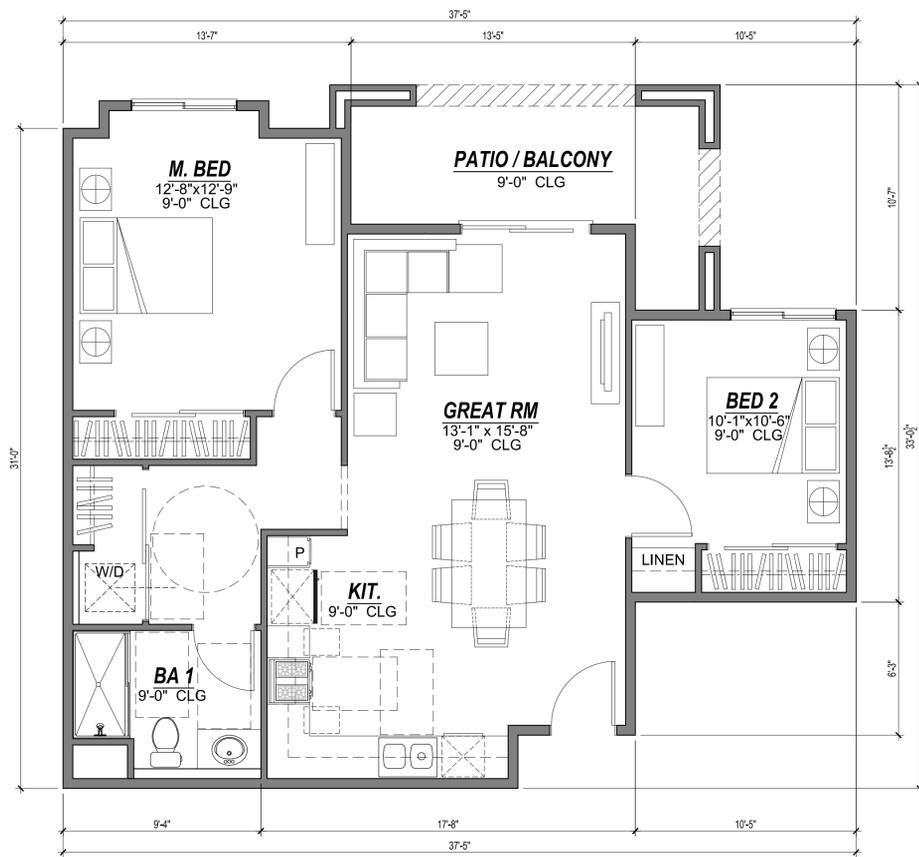


UNIT 1B - 1BR+1BA

781 SQ. FT

PATIO/BALCONY
81 SF

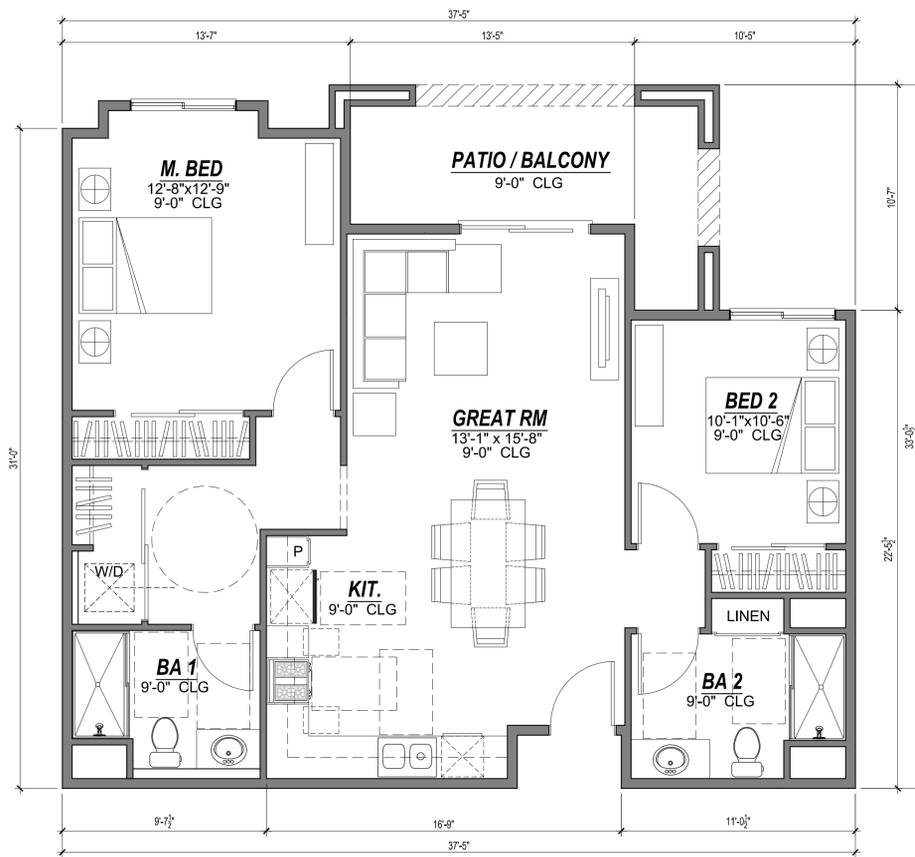
UNIT PLANS



UNIT 2A - 2BR+1BA

916 SQ. FT

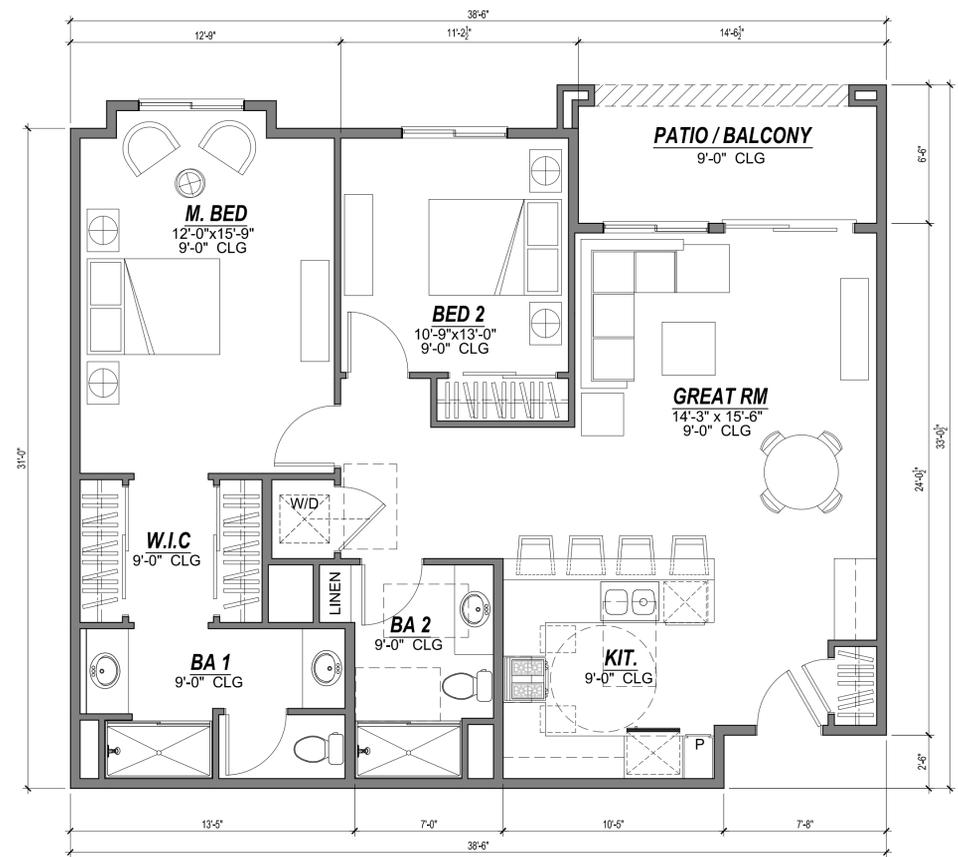
PATIO/BALCONY
132 SF



UNIT 2B - 2BR+2BA

1,009 SQ. FT

PATIO/BALCONY
132 SF

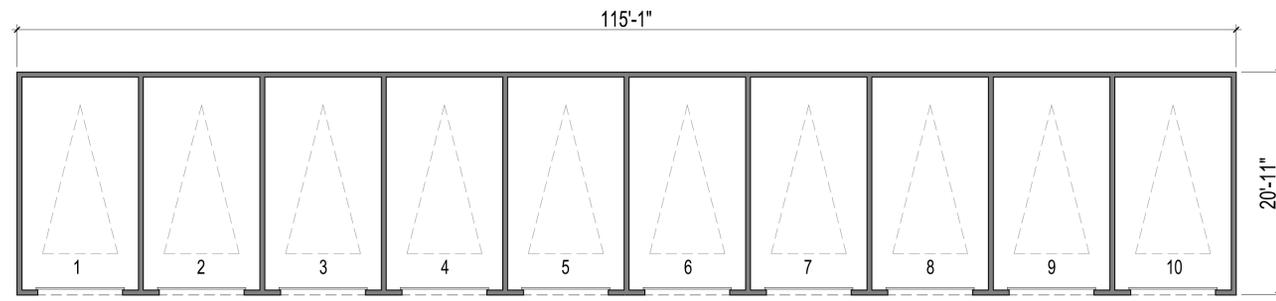


UNIT 2C - 2BR+2BA

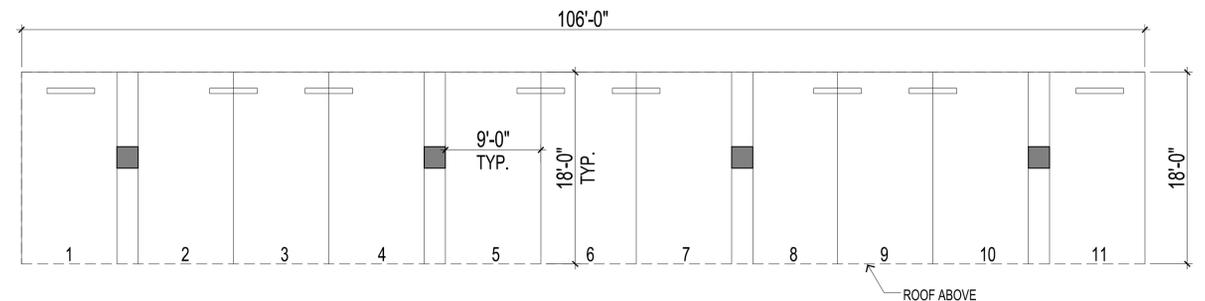
1,120 SQ. FT

PATIO/BALCONY
97 SF

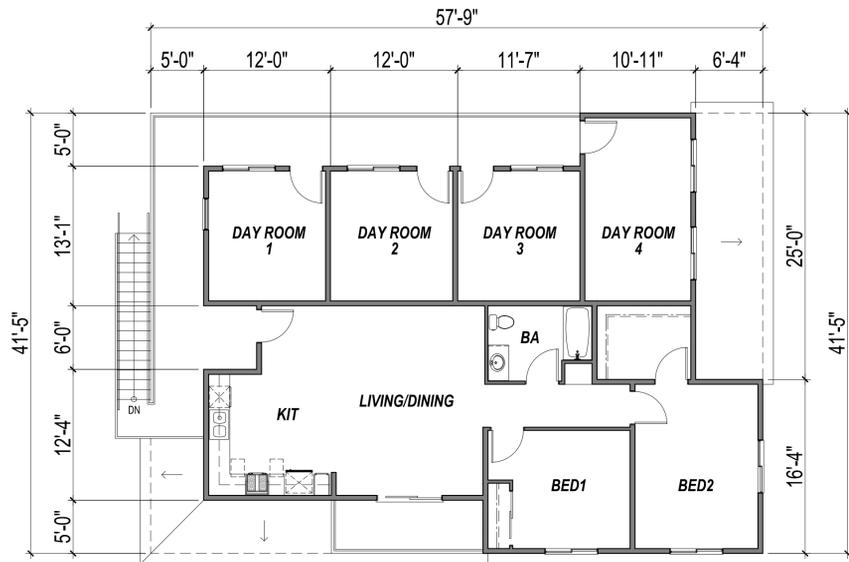
UNIT PLANS



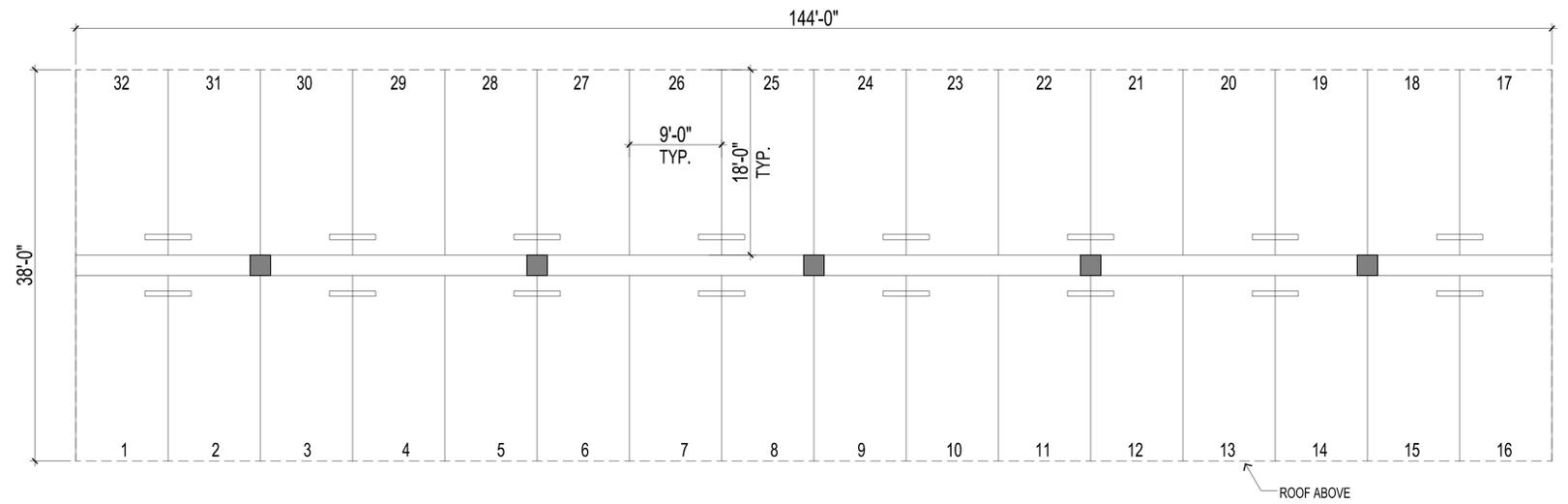
PARKING GARAGE (10 STALLS)
2,406 SQ. FT



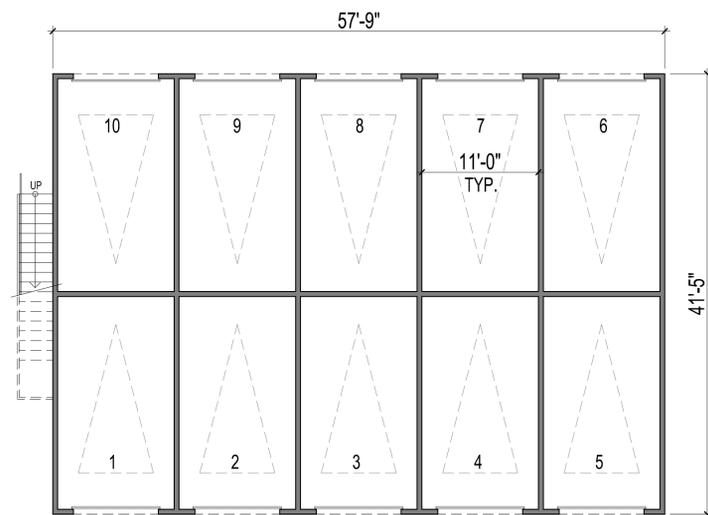
CARPORTS (11 STALLS)
1,908 SQ. FT



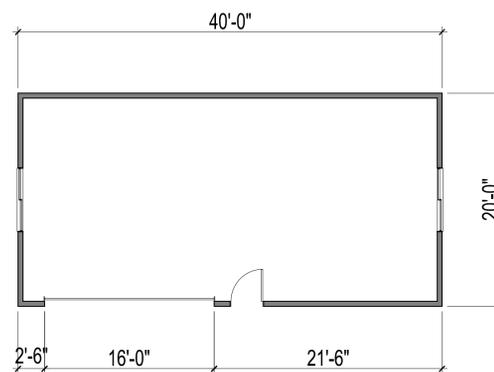
MANAGER'S UNIT
1,684 SQ. FT



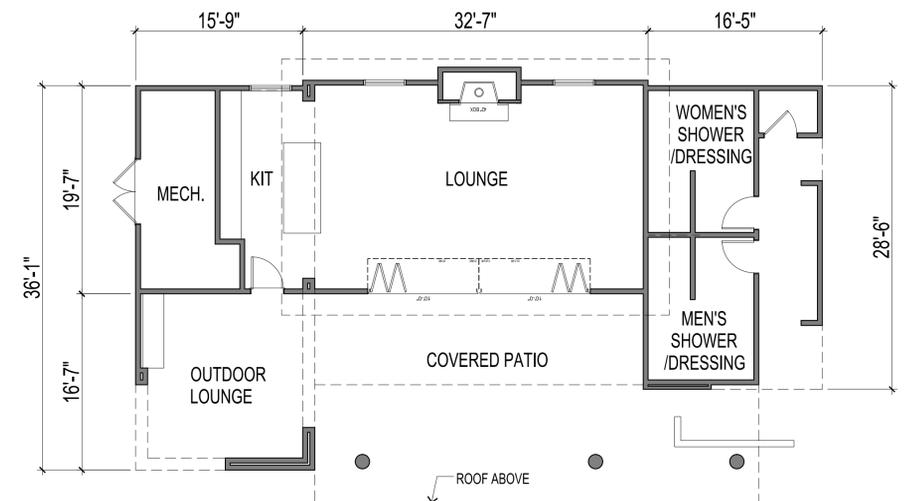
CARPORTS (32 STALLS) REFER TO A.02 SITE PLAN FOR ACCESSIBLE PARKING AND EV STALL LOCATIONS
5,472 SQ. FT



**PARKING GARAGE (10 STALLS)
W/ 2ND FLOOR MANAGER'S UNIT**
2,390 SQ. FT



MAINTENANCE BUILDING
800 SQ. FT

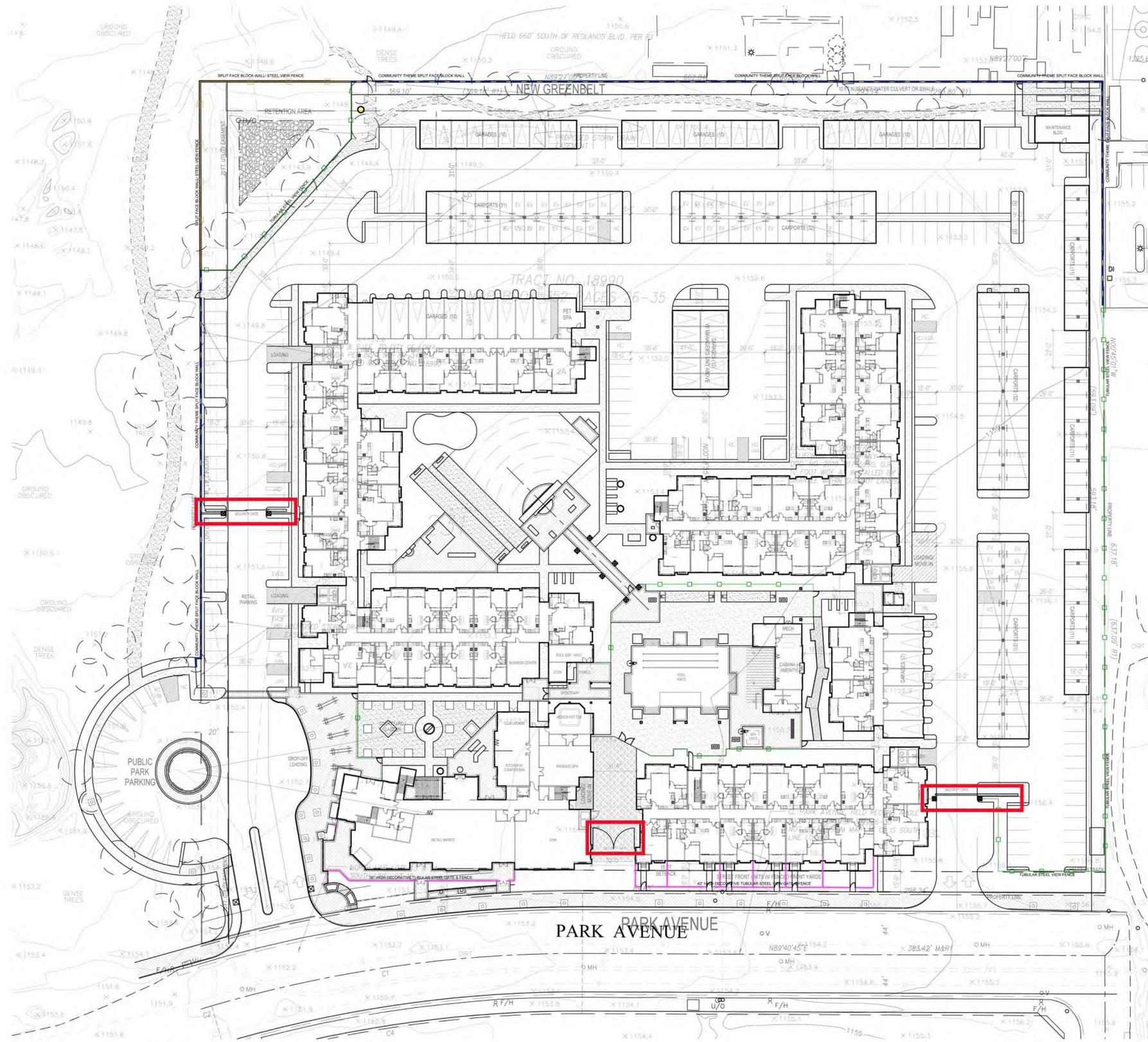


CABANA / AMENITY
2,510 SQ. FT

MISCELLANEOUS SITE STRUCTURES

COLOR SCHEME 1

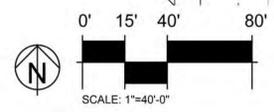




SITE PLAN

CITRUS 2020- WALL/ FENCE PLAN

PARK AVENUE, LOMA LINDA, CA



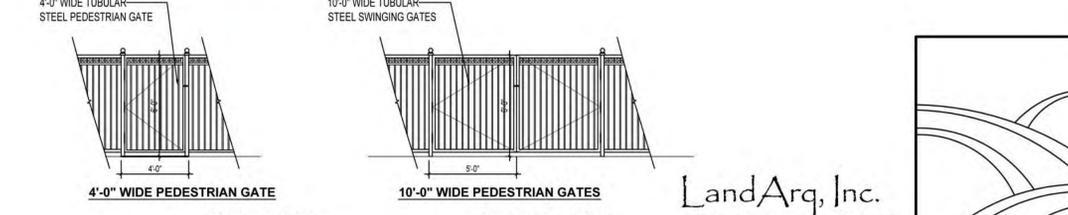
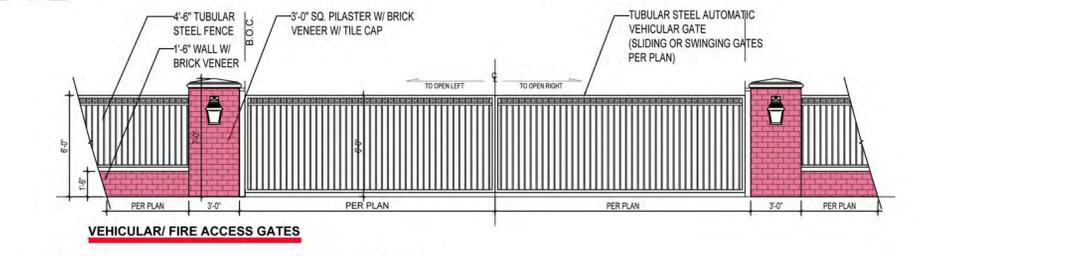
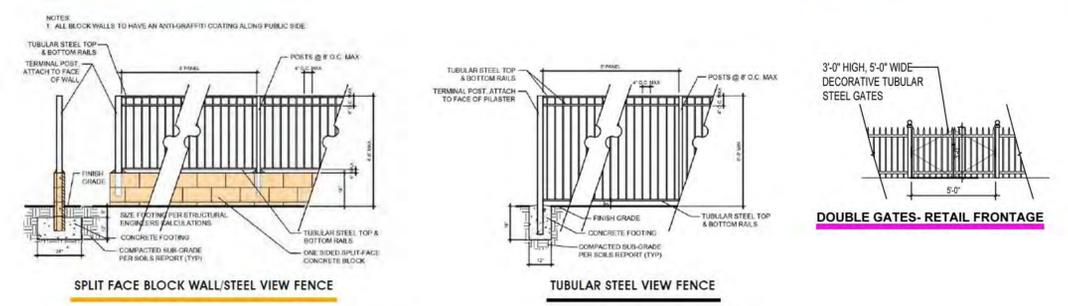
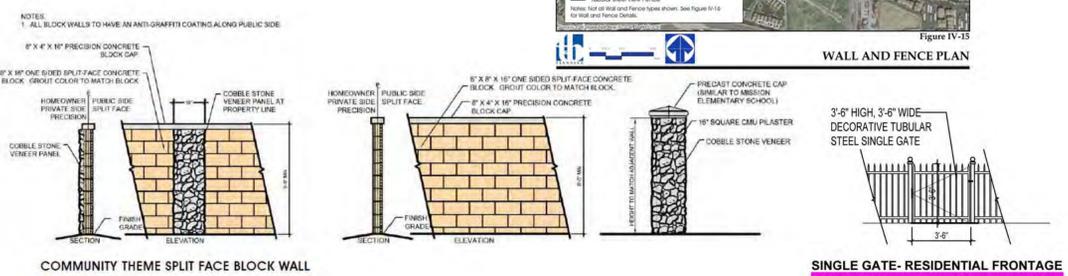
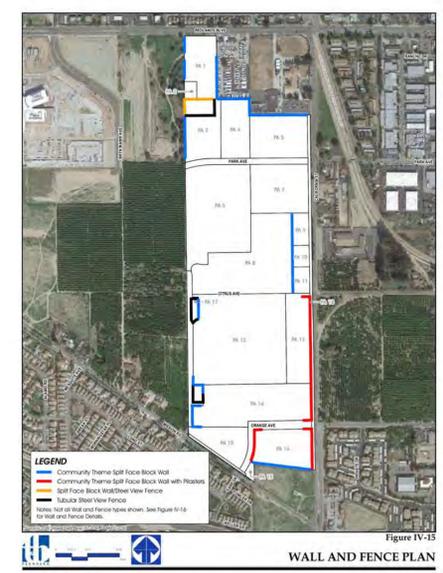
WALL/ FENCE PLAN LEGEND

6'-0" HIGH DOUBLE SLIDING VEHICULAR GATES W/ PILASTERS	
6'-0" HIGH SINGLE SLIDING VEHICULAR GATE W/ PILASTERS	
3'-0" HIGH DECORATIVE TUBULAR STEEL FENCE W/ 5'-0" WIDE SWINGING GATES	
3'-6" HIGH DECORATIVE TUBULAR STEEL FENCE W/ 3'-6" WIDE SWINGING GATE	
6'-0" TUBULAR STEEL VIEW FENCE	
6'-0" HIGH COMMUNITY THEME SPLIT BLOCK WALL (PER CITRUS TRAILS MASTER PLAN)	
4'-0" HIGH MAX. SPLIT FACE BLOCK WALL/ STEEL VIEW FENCE (PER CITRUS TRAILS MASTER PLAN)	
6'-0" HIGH, 4'-0" WIDE TUBULAR STEEL PEDESTRIAN GATE	
6'-0" HIGH, 10'-0" WIDE DOUBLE SWINGING TUBULAR STEEL GATES	
6'-0" HIGH TUBULAR STEEL FIRE ACCESS GATES PER CITY STANDARDS	

NOTES:

- WALL/ FENCE PLAN TO FOLLOW CITRUS TRAILS MASTER PLAN AND DETAILS.
- FINAL CONSTRUCTION DETAILS WILL BE SUBMITTED AT LATER PHASE W/ CONSTRUCTION DOCUMENTATION PACKAGE.

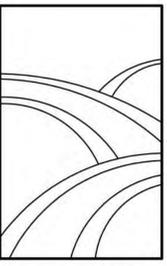
Citrus Trails Master Plan IV. Design Guidelines



Prepared For: UCR GROUP, LLC
P.O. BOX 9716
REDLANDS, CA 92375

Project Location: PARK AVENUE
LOMA LINDA, CA

LandArq, Inc.
865 S. Milliken Ave. Suite E
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com

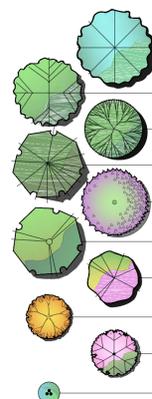


Date: 03/24/2020



PROPOSED PLANT PALETTE

SYMBOL	PLANT NAME	SIZE	WUCOLS	QTY
TREE				
T1	Olea europaea 'Swan Hill' Swan Hill Olive	24" BOX	L	21
T2	Platanus acerifolia London Plane Tree	36" BOX	M	66
T3	Quercus ilex Holly Oak	24" BOX	L	43
T4	Schinus molle Pepper Tree	24" BOX	L	10
T5	Jacaranda mimosifolia Jacaranda Tree	24" BOX	M	-
T6	Lophostemon conferta Brisbane box	24" BOX	M	17
T7	Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	15 GAL	L	41
T8	Dwarf Citrus Tree	15 GAL	M	49
T9	Lagerstroemia l. x fauriei 'Arapaho' Red Grape Myrtle	15 GAL	M	82
T10	Cupressus sempervirens Italian Cypress	24" BOX	L	144
SHRUB				
	Ligustrum japonicum 'Texanum' Japanese Privet	5 GAL	M	-
	Buxus microphylla japonica Japanese Boxwood	5 GAL	M	-
	Leucophyllum f. 'Green Cloud' Texas Sage 'Green Cloud'	5 GAL	L	-
	Salvia g. 'Furman's Red' Furman's Red Autumn Sage	5 GAL	L	-
	Lupinus excubitus Grape Soda Lupine	1 GAL	L	-
	Callistemon 'Little John' Dwarf Bottlebrush	5 GAL	L	-
	Hemerocallis hybrid Evergreen Red Daylily	1 GAL	M	-
	Agave attenuata Foxtail Agave	5 GAL	L	-
	Bougainvillea 'La Jolla' La Jolla Bougainvillea	1 GAL	L	-
	Lantana montevicensis Trailing Purple Lantana	1 GAL	L	-
	Aloe arborescens Tree Aloe	5 GAL	L	-
	Muhlenbergia rigens Deer Grass	1 GAL	M	-
	Agave 'Blue Glow' Blue Glow Agave	5 GAL	L	-
	Liriope muscari Big Blue Leaf Turf	1 GAL	M	-
	Festuca mairei spp Atlas Fescue	1 GAL	M	-
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 GAL	L	-
	Clytostoma calystegioides Lavender Trumpet Vine	15 GAL	M	-
GROUNDCOVER				
	Myoporum parvifolium Prostrate Myoporum	1 GAL 4" O.C.	L	-



(SHRUB & GROUNDCOVER PLANTS NOT SPECIFIED)
NOTE: QUANTITIES WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS PHASE.

MARATHON II TURF / PUTTING GREEN PER PLAN
RETENTION BASIN PLANT MATERIAL PER CITY STANDARDS

MISCELLANEOUS MATERIALS

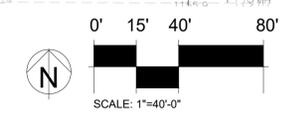
- ALL PLANTING AREAS TO FOLLOW CITY OF LOMA LINDA PLANTING GUIDELINES (58,772 SF)
- MARATHON II TURF (7,136 SF)
- BASIN PLANTING AREAS (9,214 SF)
- DECOMPOSED GRANITE CALIFORNIA GOLD, 3/8" MINUS (10,867 SF)

NOTE: CALCULATIONS INCLUDE AREA WITHIN PROPERTY LINES ONLY AND PARKWAYS.

PLANTING NOTES:

- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES.
- TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARD SCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOT BALL BUT SHALL BE LOCATED AT EDGE OF HARD SCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER CITY STANDARD DETAILS.

SITE PLAN



CITRUS 2020- CONCEPTUAL LANDSCAPE PLAN

PARK AVENUE, LOMA LINDA, CA

Prepared For:
UCR GROUP, LLC
P.O. BOX 9716
REDLANDS, CA 92375

Project Location:
PARK AVENUE
LOMA LINDA, CA

LandArq, Inc.
865 S. Milliken Ave. Suite E
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com



10' WIDE DG TRAIL AT OAK GROVE PUBLIC PARK



DECOMPOSED GRANITE BOCCÉ COURTS



PUTTING GREEN SOD



BBQ STATION
PERFORMANCE STAGE
OUTDOOR FIREPLACE



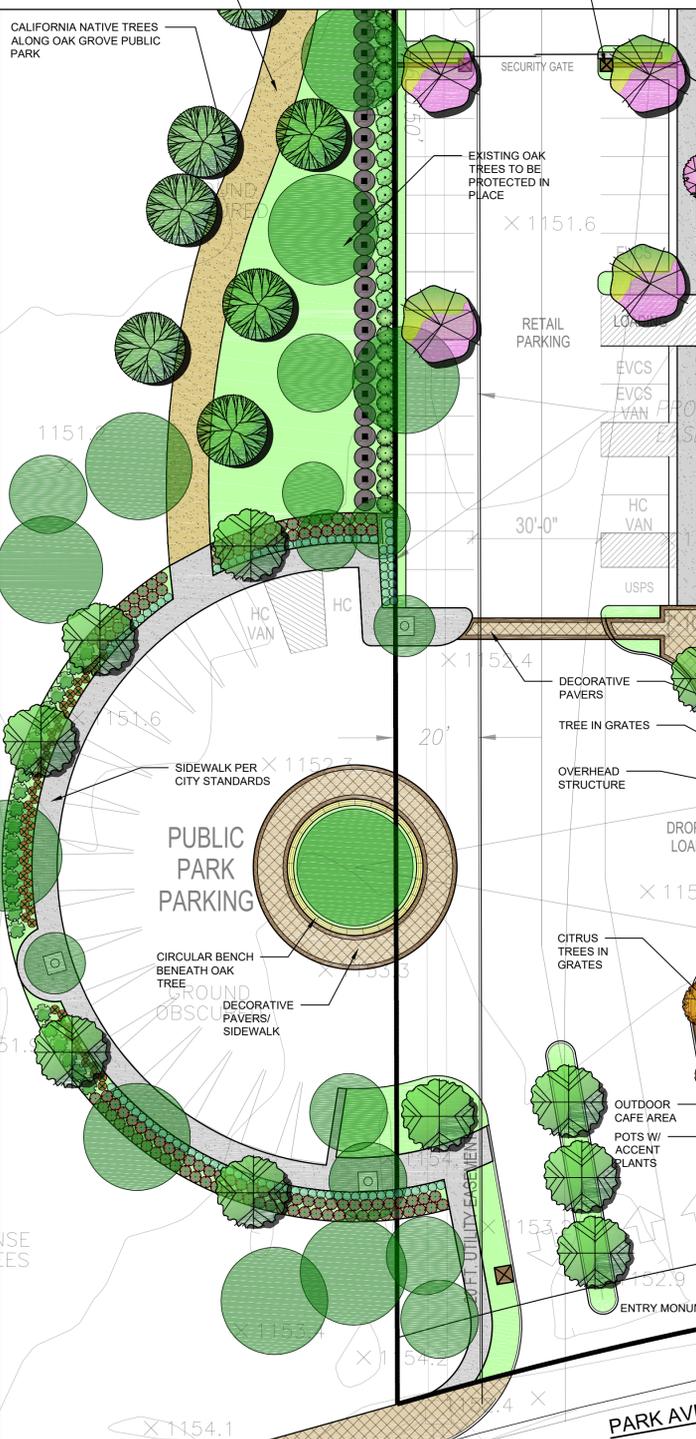
GIANT SCREEN WALL FOR MOVIE NIGHT/ PERFORMANCES



BBQ STATIONS W/ SEATING



CORNHOLE COURTS



A. ENTRY DRIVEWAY AND MAIN COURTYARD



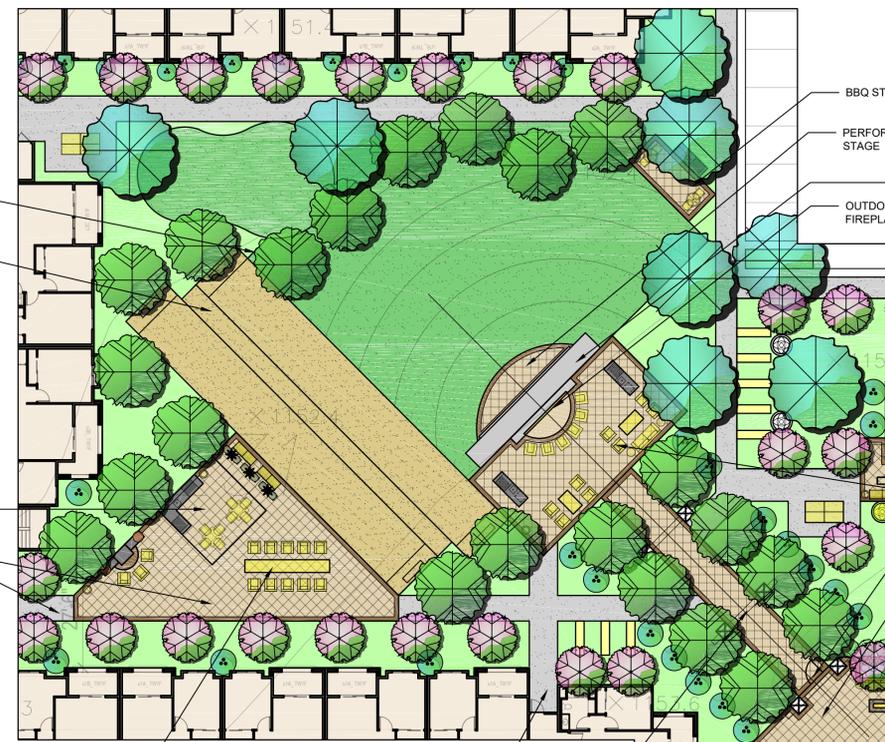
TRELLIS W/ BBQ GRILLS AND PICNIC TABLES



DECORATIVE PAVERS
CONCRETE WALKWAY



ACCENT TREE W/ SEATING & SEATING
IN DG COURTYARD



B. NORTH COURTYARD & POOL



CONCRETE WALKWAY
PILASTERS W/ ARBOR PIECES OVER TOP



ART/ SCULPTURE
CENTER PIECE



DECORATIVE PAVERS
PILASTERS W/ ARBOR PIECES
OVER TOP



COOKING DEMONSTRATION
OUTDOOR AREA



POTS W/ VERTICAL
TREES
BENCH
3'-6" HIGH FENCE
AND GATES



CITY SIDEWALK &
PARKWAY W/ PAVERS



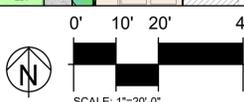
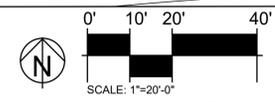
POOL AND AMENITIES



DECORATIVE PAVERS



ENTRY MONUMENT



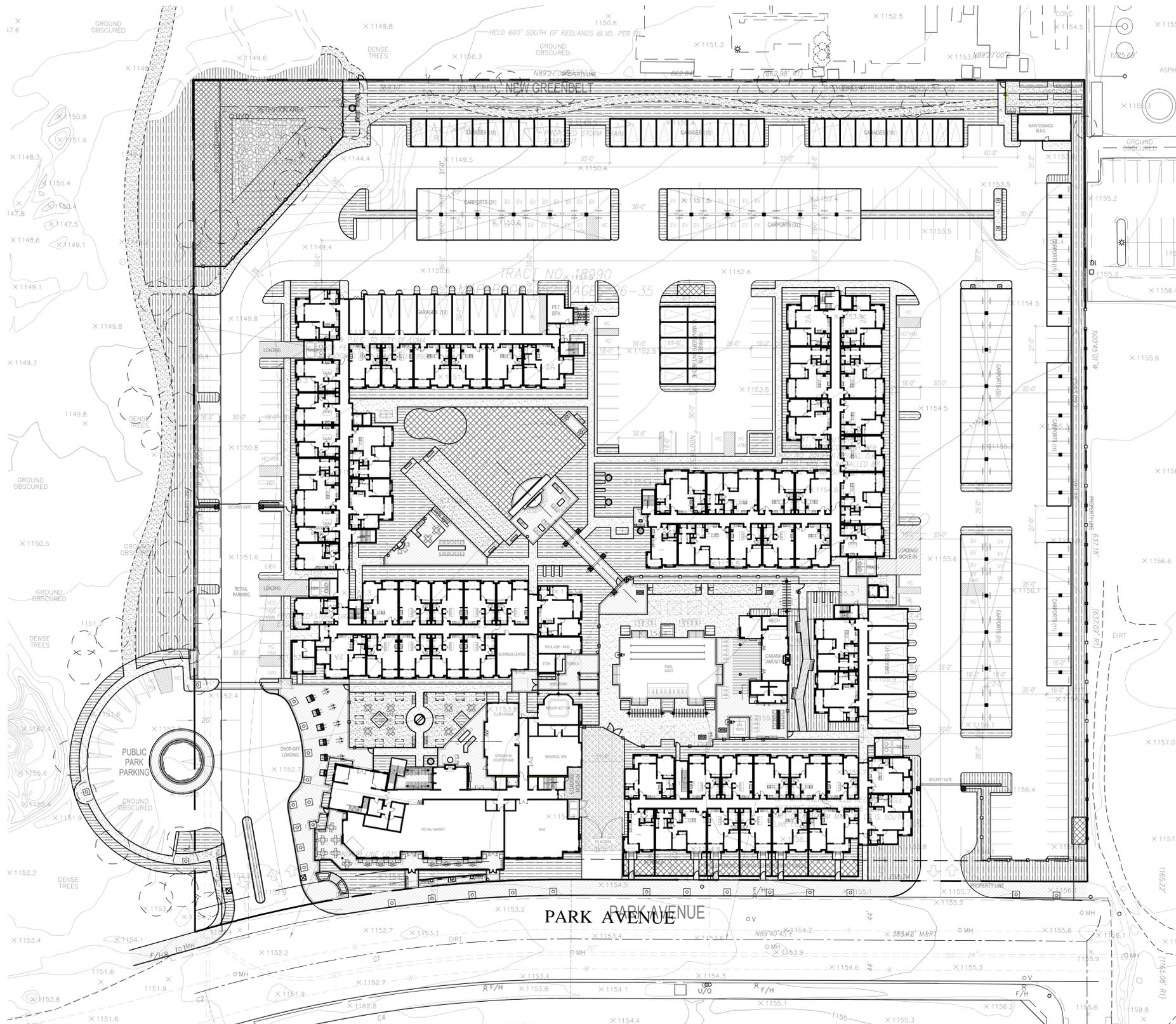
CITRUS 2020- CONCEPTUAL LANDSCAPE PLAN

PARK AVENUE, LOMA LINDA, CA

Prepared For:
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Email: fausto@landarq.com



IRRIGATION LEGEND		
SYMBOL	MANUFACTURER/MODEL #	SIZE
[Symbol]	ON GRADE DRIP IRRIGATION FOR SHRUB AREA, BY RAINBIRD USE RAINBIRD CP SERIES DRIPLINE HEADER W/ XFCV SERIES DRIPLINE SPACING 18" O.C. MOD # XQF-75-18-100 & XFCV-06-12-100	1/2" P.V.T. (634" O.D.)
[Symbol]	RAINBIRD 1806 POP-UP W/ RVAN14 NOZZLE LOCATE 1806 POP UP & ADJUST TO PROVIDE 100 PERCENT HEAD TO HEAD COVERAGE	1/2" P.V.T. (634" O.D.)
[Symbol]	TREE ROOT WATERING SYSTEM BY, RAINBIRD. MOD # RWS-B-C-1401 (0.25 GPM) (2) PER TREE (TYPICAL) W/ RWS-SOCK & RWS-GRATE-P)	-NA-
[Symbol]	NEW RECLAIMED WATER METER, CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION	1-1/2"
[Symbol]	REDUCE PRESSURE BACK FLOW PREVENTOR FEBCO825YA - N' SHAPE MODEL BACKFLOW	1 1/2"
[Symbol]	BRASS BALL VALVE, NIBCO T-580 @ MAINLINE TEES OR CROSSINGS AS REQUIRED PER EXISTING	LINE SIZE
[Symbol]	RAINBIRD #44-NP SERIES QUICK COUPLING VALVE W/PURPLE LOCKING RUBBER COVER IN STANDARD VALVE BOX # PVBGRN W/ PURPLE LID	1"
[Symbol]	REMOTE CONTROL VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100 OR XCZ-PRB-150 (W/ PESB-R-100/150) (KIT COMES W/ PESB VALVE & 1" PRES. REGULATION, S.S.FILTER) (SET @ 40 PSI) IN STANDARD VALVE BOX # PVSSTD W/ PURPLE LID	1" OR 1-1/2"
[Symbol]	REMOTE CONTROL VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100 OR XCZ-PRB-150 (W/ PESB-R-100/150) (KIT COMES W/ PESB VALVE & 1" PRES. REGULATION, S.S.FILTER) (SET @ 40 PSI) IN STANDARD VALVE BOX # PVSSTD W/ PURPLE LID	1" OR 1-1/2"
[Symbol]	MASTER VALVE ASSEMBLY- 2" MOD #200-EFB-CP-PRS-D BRASS VALVE W/ PURPLE HANDLE COVER. BY: RAIN BIRD FLOW SENSOR MOD. #FS150B (INSTALL AS PER DETAIL) BY RAINBIRD	2"
[Symbol]	RAINBIRD CONTROLLER # ESP-LXD 2 WIRE DECODER CONTROLLER W/ ET MANAGER MOD# ETC-LX W/ ETM-RMK (ANTENNA) & FD- TWO WIRE DECODER (1) PER STATION VALVE W/ RAINBIRD RAIN SENSOR MOD # ETM-RS AVAILABLE FROM I.T.S. MOD #ICA-RB2-50/OPTIONS CONTACT DARYL GREEN (909)584-7311	56 (USED) 50-TOTAL
[Symbol]	RAINBIRD WIRELESS RAIN + FREEZE SENSOR MOD # WR2 SERIES	-NA-
[Symbol]	1/2" AIR RELIEF VALVE - MOD 'RAINBIRD'-ARV050 @ HIGH POINT OF LATERAL LINE	1/2"
[Symbol]	AUTO FLUSH VALVE - MOD. 'RAINBIRD'-AFV-075L @ END OF ALL LATERAL LINES	3/4"
[Symbol]	NOT SHOWN	21"x15"x12"
[Symbol]	NOT SHOWN	-NA-
[Symbol]	NOT SHOWN	-NA-
[Symbol]	NOT SHOWN	-NA-
[Symbol]	SCH 40 PVC IRRIGATION PIPE / SEPARATE SCH. 40 WIRE SLEEVE ADD WARNING TAPE @ ALL ROADWAY SLEEVES/TRENCHES USE PURPLE PIPE FOR RECYCLED WATER	2.5 X LINE SIZE
[Symbol]	NOT SHOWN	12/14 GA
[Symbol]	MAINLINE: SCH 40 PVC UP TO 2" ANY LARGER TO BE CLASS 315 MAINLINE W/ SCH 80 FITTINGS USE PURPLE PIPE FOR RECYCLED WATER	SIZE PER PLAN
[Symbol]	PVC IRRIGATION LATERAL LINE- SCH 40 PIPE BY PACIFIC PLASTICS W/ SCH 80 FITTINGS SCH 40 PIPE BY PACIFIC PLASTICS W/ SCH 80 FITTINGS FOR ALL BURIED APPLICATIONS USE PURPLE PIPE FOR RECYCLED WATER	1"

HYDROZONES
 #1-LOW WATER USE SHRUBS W/ DRIP
 #2-LOW WATER USE BUBBLERS (TREES ONLY)
 #3-MOD WATER USE SHRUBS W/ DRIP
 #4-MOD WATER USE BUBBLERS (TREES ONLY)
 #5-HIGH WATER USE (TURF)
 NOTE: #2-LOW WATER USE TREES HAVE ONE BUBBLER (0.25 GPM) PER EACH TREE. #4-MOD WATER USE TREES HAVE TWO BUBBLER (0.5 GPM) PER EACH TREE.

WATER INFORMATION
 City Of Loma Linda Water Dept.
 CONTACT PERSON: Doug
 PHONE: 909-810-8849
 WATER METER: 1-1/2" PSI
 (NON-POTABLE WATER TO BE PROVIDED)
 MAX/PEAK DEMAND (GPM): -

MAINTENANCE NOTE:
 ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE ASSOCIATION.

STATION CONTROLLER KEY

[Symbol]	STATION NUMBER
[Symbol]	VALVE SIZE
[Symbol]	SHRUB/TREE/TURF
[Symbol]	HYDROZONE

SCH 80 PVC SLEEVING CHART

1 1/4" SLEEVE	5-10 WIRES	1/2" PIPE
1 1/2" SLEEVE	11-20 WIRES	3/4" PIPE
2" SLEEVE	21-30 WIRES	1" PIPE
2 1/2" SLEEVE	31-40 WIRES	1 1/4" PIPE
3" SLEEVE	41-60 WIRES	1 1/2" PIPE
4" SLEEVE	61-99 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	2 1/2" PIPE
8" SLEEVE	N/A	4" PIPE
10" SLEEVE	N/A	6" PIPE

IRRIGATION

[Symbol]	DRIP IRRIGATION PER MAWA IRRIGATION GUIDELINES ON-SITE (68,772 SF)
[Symbol]	IRRIGATION AT BASIN & TURF AREAS POP-UP SPRAYS W/ RVAN NOZZLES ADJUST TO PROVIDE 100% HEAD TO HEAD COVERAGE. TURF: (7,136 SF) BASIN: (9,214 SF)

- IRRIGATION NOTES:**
- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE.
 - ANTI-DRAIN CHECK VALVES.
 - PRESSURE REGULATOR (IF NEEDED).
 - HYDROZONES WILL BE PROPERLY DESIGNATED.
 - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY).
 - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.

City of Redlands Landscape Water Use Calculations
Project Type Residential
Citrus 2020
 0.50 ETo allowance

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 65,960 S.F.
 INPUT the Eto for the area = 0.50
 MAWA = 198,143 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	INPUT Square Footage of Hydrozone	Plant Factor =	Plant Type	Water Use
Hydrozone #1	INPUT Square Footage of Hydrozone = 0.214	0.5	Basin - Sprinkler	Moderate
Hydrozone #2	Hydrozone Irrigation Efficiency = 0.75	0.214	Rubber / Precision Spray Nozzle	Moderate
Hydrozone #3	INPUT Square Footage of Hydrozone = 0.60	0.5	Turf - Recreational	Moderate
Hydrozone #4	Hydrozone Irrigation Efficiency = 0.85	0.214	On-Site	Low
Hydrozone #5	INPUT Square Footage of Hydrozone = 0.85	0.2	In-Are Drip-Density Planted	Low
Hydrozone #6	INPUT Square Footage of Hydrozone = 0.85	0.5	Shrub / Groundcover	Moderate
Hydrozone #7	Hydrozone Irrigation Efficiency = 0.85	0.5	On-Site	Moderate
Hydrozone #8	INPUT Square Footage of Hydrozone = 0	0	On-Site	Low
Hydrozone #9	INPUT Square Footage of Hydrozone = 0	0	On-Site	Low
Hydrozone #10	INPUT Square Footage of Hydrozone = 0	0	On-Site	Low

SubTotal EAWU = 162,487 cu ft / yr
 Input Irrigation System Operation Factor = 0.85
 Total EAWU = 191,161
 MAWA - EAWU = 6,982 cu ft / yr
 (this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 4%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

SITE PLAN

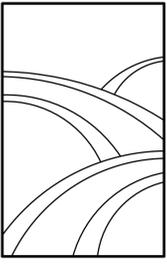
CITRUS 2020- CONCEPTUAL IRRIGATION PLAN

PARK AVENUE, LOMA LINDA, CA

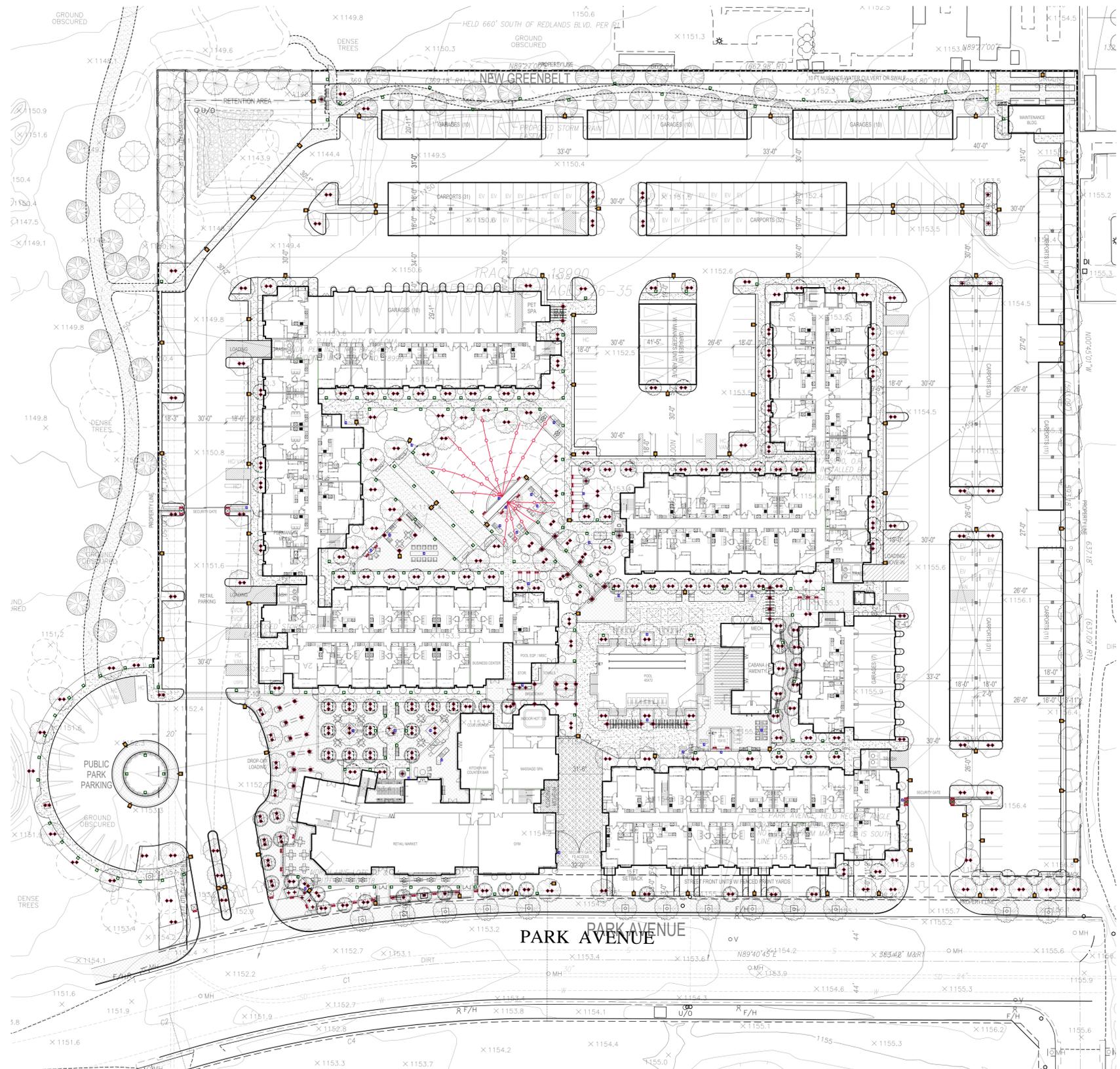
Prepared For:
 UCR GROUP, LLC
 P.O. BOX 9716
 REDLANDS, CA 92375

Project Location:
 PARK AVENUE
 LOMA LINDA, CA

LandArq, Inc.
 865 S. Milliken Ave. Suite E
 Ontario, CA 91761
 Phone: 909-259-9428
 Email: fausto@landarq.com



Date: 03/19/2020



SITE PLAN

CITRUS 2020- LIGHTING PLAN
PARK AVENUE, LOMA LINDA, CA

LANDSCAPE LIGHTING LEGEND

SYMBOL	MANU./ MDL.	DESCRIPTION	FIXTURE VOLTAGE	QTY.
	LANDSCAPE FORMS- PATH LIGHTING ASHBERY FINISH: PANGARD II	BOLLARD	- 110 V or 120 V	151 EA
	LANDSCAPE FORMS- AREA LIGHTING ASHBERY FINISH: PANGARD II	AREA LUMINAIRE W/ ALUMINUM POLE	- 110 V or 120 V	91 EA
	NP DESIGNER PLUS MOD NP-ZDC-FB FINISH: BLACK FINISH	TREE UP LIGHT LARGE TREE: 2 PER TREE SMALL TREE: 1 PER TREE	LED 12V	477 EA
	SOLLOS STRING LIGHTS DSL/52254M/3G-BK FINISH: BLACK FINISH	SOCKET DROP CABLE	LED 17-25 WATTS	10 EA
	W/ DECOSTRAND REFLECTOR DSL/FSTR-NF NATURAL FINISH	REFLECTOR	- -	250 EA
	DECOSTRAND LAMPS ST19AMB/SANT/722/ LED 5 DECOSTRAND LAMPS	LIGHTS	LED 5 WATTS	250 EA
	RADO 5 LED MOD URA-40581 FINISH: BLACK FINISH	STEP/ WALL LIGHT	LED 10V	42 EA
	LL DESIGNER PREMIUM MOD LL-ZDC-FB FINISH: BLACK FINISH	UNDER WATER LIGHT	LED 12V	15 EA
	VE DESIGNER PREMIUM MOD VE-ZDC-PS-FB FINISH: BLACK FINISH	DOWN LIGHT	LED 12V	39 EA
	FX CONTROLLER LUXOR LZDC-300-SS LUXOR LZD-150-SS	150 W 300 W	120 V 230 V	TBD TBD
	E ELECTRICAL OUTLET OUTDOOR RATED			33 EA

NOTES:
 • FINAL LIGHTING FIXTURES AND LOCATIONS TO BE SELECTED AT LATER PHASE W/ CONSTRUCTION DOCUMENTATION PACKAGE.

Ashbery Path Light

Ashbery Area Light

FXLuminaire

NP Up Light

Expertly engineered with 40° or 60° throw options to illuminate a variety of spaces in 3, 6, or 9 LED. An RGBW version is also available for use with Luxor® ZDC systems.

Quick Facts:

- Corrosion-resistant die-cast brass
- High-pressure sodium or LED
- Clear, tempered glass lens
- Powder-coated finish
- Stainless steel mounting stand
- Temperature-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

Commercial DecoStrand® Lighting

Specifications:

LED strand lighting with 100 LED's per foot. Available in 100' and 200' lengths. Available in 100' and 200' lengths. Available in 100' and 200' lengths.

Dimensions:

Strand length: 100' or 200'
 Diameter: 1/2" or 3/4"
 Spacing: 12" or 18"

URA-40581 Rado 5

Physical Data:

Length: 100"
 Height: 3-1/2"
 Weight: 1.5 lbs

Product Features:

- LED Color
- Dimmable
- Weather-resistant
- Easy installation

FXLuminaire

LL Underwater Light

Durable brass underwater light for illuminating water features. An RGBW version is also available for use with Luxor® ZDC systems.

Quick Facts:

- Corrosion-resistant die-cast brass
- High-pressure sodium or LED
- Clear, tempered glass lens
- Powder-coated finish
- Stainless steel mounting stand
- Temperature-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

FXLuminaire

VE

Hanging down light for overhead illumination in 1 or 3 LED. Available in aluminum construction.

Quick Facts:

- Die-cast aluminum with optional copper plating
- Clear, tempered glass lens
- High-pressure sodium or LED
- Clear, tempered glass lens
- Powder-coated finish
- Stainless steel mounting stand
- Temperature-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

FXLuminaire

LUXOR Controller

Lighting control with zoning, dimming, and RGBW color creation capabilities. Also optional Wi-Fi control using Luxor® technology.

Quick Facts:

- 250 independent lighting zones
- No matter the wiring configuration
- Adjust intensity from 0-100%
- 3000K color options per zone
- (DIM) only
- Compatible with FX Luminaire integrated LED fixtures
- Event-based scheduling
- Optional ZDP or Android™ control
- Easy setup and installation
- Wireless future expansion
- Addressable lighting
- Full-color LED modules
- 3000K color and powder-coated aluminum construction

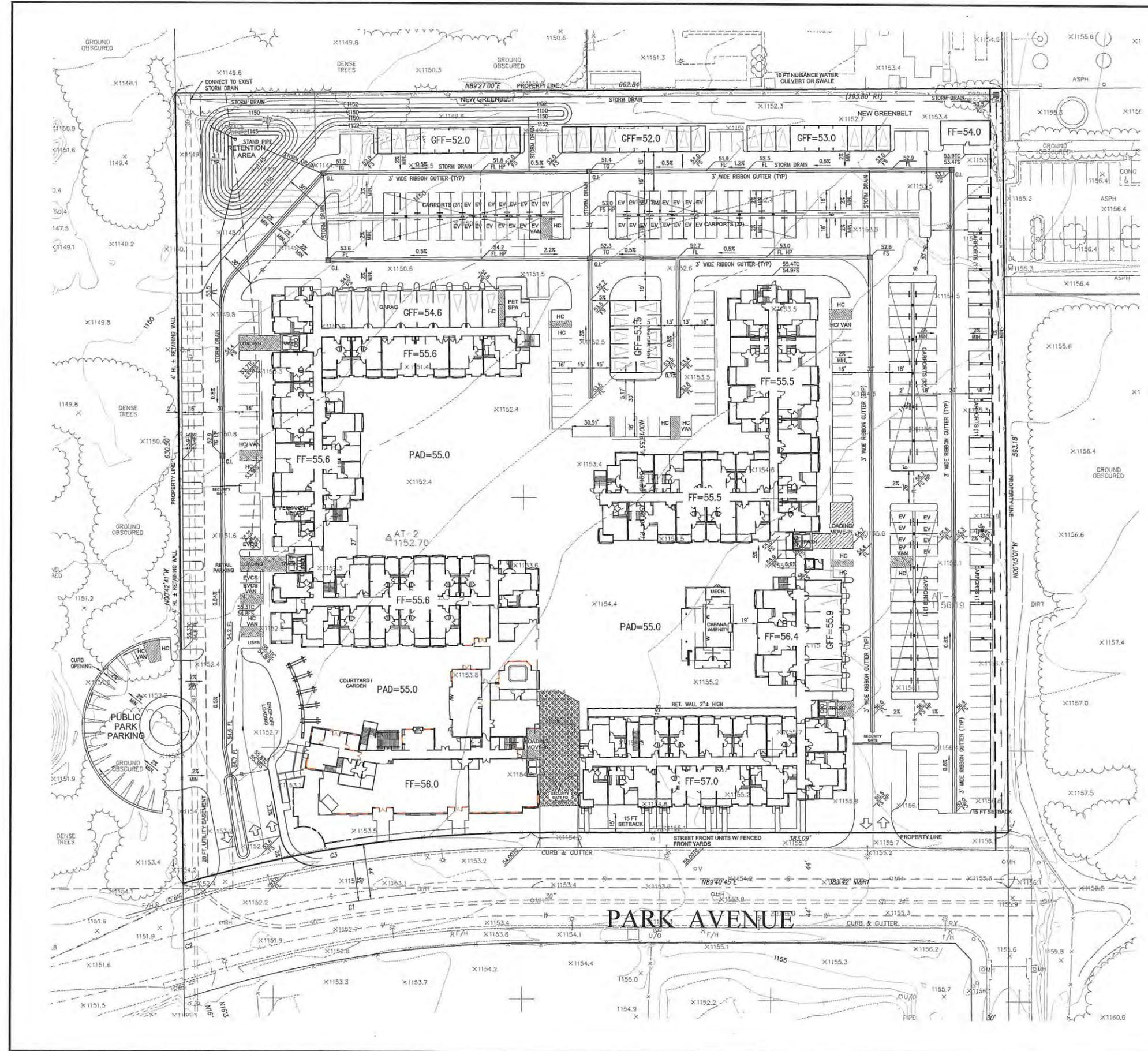
Prepared For:
 UCR GROUP, LLC
 P.O. BOX 9716
 REDLANDS, CA 92375

Project Location:
 PARK AVENUE
 LOMA LINDA, CA

LandArq, Inc.
 865 S. Milliken Ave. Suite E
 Ontario, CA 91761
 Phone: 909-259-9428
 Email: fausto@landarq.com

Date: 03/26/2020

ATTACHMENT - B



LEGAL DESCRIPTION:
 THE FOLLOWING LEGAL DESCRIPTION IS PER PRELIMINARY TITLE REPORT ORDER NO. 140-195295-32, DATED DECEMBER 11, 2019, PREPARED BY ORANGE COAST TITLE COMPANY OF SOUTHERN CALIFORNIA.
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 231 AND 232 OF TRACT NO. 18990, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 352, PAGES 26 THROUGH 35 INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD ZONE:
 THIS PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06071C871H, DATED AUGUST 28, 2008.
 ZONE X INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT (500-YEAR) ANNUAL CHANCE FLOODPLAIN. BASE FLOOD ELEVATIONS ARE NOT DETERMINED.

PROPERTY ADDRESS:
 PARK AVENUE
 LOMA LINDA, CALIFORNIA 92373

ASSESSOR'S PARCEL NUMBERS:
 0292-691-01, 0292-691-02, 0292-691-03

LAND AREA:
 GROSS AREA: 9.894 ACRES

UTILITIES:
 WATER - CITY OF LOMA LINDA (909) 799-2845
 SEWER - CITY OF LOMA LINDA (909) 799-2845
 ELECTRIC - SOUTHERN CALIFORNIA EDISON (800) 855-4555
 GAS - SOUTHERN CALIFORNIA GAS CO. (800) 427-2200
 CABLE - SPECTRUM (855) 470-3572
 SCHOOL - REDLANDS UNIFIED SCHOOL DISTRICT (909) 307-5300

LINE & CURVE TABLE			
C	LENGTH	RADIUS	DELTA
C1	275.64'	856.00'	Δ=16°31'12"
C2	8.07'	164.40'	Δ=2°57'52"
C3	283.68'	1000.00'	Δ=15°15'13"



PRELIMINARY FOR EXAMINATION ONLY

DATE	REVISIONS

CITY OF LOMA LINDA
 PARK AVENUE 212
 CONCEPTUAL GRADING PLAN

413 MACKAY DRIVE
 SAN BERNARDINO, CA 92408
 (909) 384-7464

DRAWN BY: G.D.A. DATE: 04/8/2020 SCALE: AS SHOWN SHEET: 1 OF 1 JOB NO: 19449
 19449 CONCEPTUAL GRADING PLAN

GENERAL

- 1. ALL WORK SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS 2019 TITLE 24, 2017 N.E.C., & 2019 C.E.C. AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH CBC 2308 AND ALL EQUIPMENT AND SYSTEMS SHALL BE U.L. LISTED.
2. DRAWINGS ARE NECESSARILY DIAGRAMMATIC BY THEIR NATURE AND ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OR EVERY PIPE OR CONDUIT IN ITS EXACT LOCATION. CAREFULLY INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AND COORDINATE THE SEPARATE TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS PHASES OF WORK. ORGANIZE AND LAYOUT WORK SO THAT IT WILL BE CONCEALED IN WALLS, FURRED CHASES, AND CEILINGS, ETC., IN FINISHED PORTIONS OF THE BUILDING, UNLESS SPECIFICALLY NOTED TO BE EXPOSED. INSTALL ALL WORK PARALLEL OR PERPENDICULAR TO BUILDING LINES UNLESS OTHERWISE NOTED.
3. INSTALL THE ELECTRICAL SYSTEM USING CONSTRUCTION MEANS, METHODS, AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS / INSTRUCTIONS, TRADE "BEST PRACTICES" STANDARDS, AND APPLICABLE NATIONAL AND LOCAL CODES.
4. PROVIDE ALL LABOR, MATERIALS, TOOLS, PERMITS, FEES, TRANSPORTATION, ETC REQUIRED TO PROVIDE A COMPLETE AND FULLY-FUNCTIONING ELECTRICAL SYSTEM TO THE OWNER'S SATISFACTION.
5. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE NEW AND SUPPLIED WITH ALL THE NECESSARY FITTINGS, ATTACHMENTS, AND ACCESSORIES FOR A COMPLETE INSTALLATION.
6. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT, ELECTRICAL MATERIALS AND LIGHTING FIXTURES FOR APPROVAL PRIOR TO ORDERING.
7. SWITCHGEAR DIMENSIONS ARE BASED ON THE APPROXIMATE DIMENSIONS OF THE MANUFACTURER SPECIFIED IN THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EQUIPMENT WILL FIT IN THE ACTUAL SPACE PRIOR TO ORDERING THE EQUIPMENT.
8. CONTRACTOR SHALL REVIEW THE ELECTRICAL AND OTHER CONSULTANTS DRAWINGS PRIOR TO STARTING ANY WORK AND INFORM THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR IF CLARIFICATIONS ARE REQUIRED TO COMPLETE THE INSTALLATION PRIOR TO COMMENCING THE WORK. CONTRACTOR, ENGINEER, ARCHITECT AND OWNER SHALL SCHEDULE A POST-BID/PRECONSTRUCTION MEETING TO REVIEW AND DISCLOSE ALL DISCREPANCIES, OMISSIONS AND/OR CLARIFICATION RELATED TO THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS NOTED BY CONTRACTOR AND OWNER AS PART OF THE PRECONSTRUCTION COORDINATION PROCESS.
9. REFER AND REVIEW TO THE PLUMBING, MECHANICAL/HVAC, LOW VOLTAGE, COMMUNICATION, ACCESS CONTROL, INTERIOR DESIGN, ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO, AND DURING, THE ELECTRICAL INSTALLATION TO ENSURE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED DISTRIBUTION PATHWAY ARE CLEAR OF AND COORDINATED WITH THE OTHER TRADES INSTALLATION REQUIREMENTS.
10. ALL HORIZONTAL AND VERTICAL PIPING, CONDUITS, AND DUCTS IN THROUGH ELEVATED OR ON GRADE SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION MANUAL AND MEET THE CLEARANCES SHOWN ON DETAIL E-0.3 OR HAVE APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER OF RECORD. AVOID ANY HORIZONTAL/VERTICAL PIPING, CONDUITS AND DUCTS IN AREAS OF CONGESTED REINFORCEMENT SUCH AS COLUMNS, COLUMN CAPS AND COLUMN STRIPS.
11. PROVIDE ALL REQUIRED CONTROL WIRES, RELAYS, DISCONNECTS, STARTERS, CONDUITS, TIME SWITCHES, AND OUTLETS REQUIRED BY THE OTHER TRADES SYSTEMS AS INDICATED ON THEIR DRAWINGS. ALL ELECTRICAL WORK AND MATERIALS INDICATED IN THE ABOVE CONSULTANTS (NOTE #) DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNDER THIS SCOPE OF WORK.
12. ALL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY AND SUPPORTED ACCORDING TO APPLICABLE OSHA REQUIREMENTS.
13. CONTRACTOR TO WARRANT ALL WORK COMPLETED FOR A PERIOD OF ONE YEAR AFTER THE OWNER'S ACCEPTANCE DATE. ANY LABOR OR MATERIALS REQUIRED TO CORRECT FAULTY OR DEFECTIVE WORK WITHIN THE WARRANTY PERIOD SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ANY WORKMANSHIP OR EQUIPMENT FOUND TO BE FAULTY OR DEFICIENT DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
14. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, "AS-BUILTS" CONSTRUCTION DRAWINGS, ETC., SHALL BE TURNED OVER TO THE OWNER WITHIN 30 DAYS OF THE COMPLETION OF THE JOB.
15. CONTRACTOR ELECTRICAL "AS-BUILTS DRAWINGS" ARE TO INDICATE THE FINAL EQUIPMENT/DEVICE LOCATIONS, CONDUIT ROUTING, PANEL SCHEDULES, SINGLE LINE DIAGRAMS, ETC., IN CAD OR EQUIVALENT FORMAT FOR THE OWNER'S RECORD AT THE COMPLETION OF THE JOB.
16. PROVIDE THE OWNER WITH 1 COPY OF ALL OPERATION AND MAINTENANCE MANUALS FOR LIGHTING, LIGHTING CONTROL, AND ELECTRICAL SYSTEMS.
17. LABEL ELECTRICAL SERVICE EQUIPMENT WITH THE MAXIMUM AVAILABLE FAULT CURRENT AT THE INCOMING TERMINALS OF THE EQUIPMENT PER NEC 110.24.
18. PROPERLY LABEL ALL ELECTRICAL ROOMS / CABINETS, ELECTRICAL PANELS, TIME SWITCHES, PANEL SCHEDULES, AND MULTI-GANG METERS WITH LAMINATED PLACARDS. ADDITIONALLY, PROVIDE ALL LABELING AND PLACARDS AT SPECIFIC LOCATIONS INDICATED IN THE CONTRACT DOCUMENTS.
19. CONTRACTOR SHALL VISIT THE SITE, VERIFY THE EXACT CONDITIONS RELATING TO THE WORK AND SHALL OBTAIN SUCH INFORMATION AS MAY BE NECESSARY TO PRESENT A CONCLUSIVE BID. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE, DUE TO FAILURE OF THE CONTRACTOR TO MAKE SUCH A FIELD VERIFICATION, BY SUBMITTING A PROPOSAL FOR THE WORK INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE THE FIELD VERIFICATION AND ACCEPTS ALL JOB SITE CONDITIONS.
20. FINAL LOCATIONS OF EQUIPMENT AND/OR DEVICES SHALL BE VERIFIED WITH THE OWNER/ARCHITECT PRIOR TO ROUGH-IN.
21. CONTRACTOR SHALL PROVIDE THE REQUIRED LABOR, MATERIAL, INSURANCE, EQUIPMENT, INSTALLATION PROCEDURES AND PRACTICES MEANS AND METHODS, CONSTRUCTION TOOLS AND STORAGE, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEM.
22. ALL MATERIALS SHALL BE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITERS LABORATORIES, AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURERS' RECOMMENDATIONS.
23. CONTRACTOR SHALL SECURE ANY PAY FOR ALL NECESSARY BUILDING PERMITS. CONTRACTOR SHALL COORDINATE TEMPORARY CONSTRUCTION REQUIREMENTS INCLUDING POWER, SECURITY, STORAGE, SAFETY, ETC. WITH ALL TRADES PRIOR TO COMMENCING CONSTRUCTION. INCLUDE ALL OF THESE COSTS IN THE BID.
24. ALL TRADE LABOR SHALL BE DISCIPLINE TRAINED, COMPETENT AND SKILLED PERSONNEL. PERFORM ALL WORK CONSISTENT WITH THE BEST POSSIBLE TRADE PRACTICES WITH ADHERENCE TO ALL OSHA GUIDELINES.
25. WHERE A CONFLICT OCCURS BETWEEN THIS SPECIFICATION AND OTHER SPECIFICATIONS ISSUED AS A PART OF THE CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
26. ALL ADDENDA AND CHANGE ORDERS MUST BE APPROVED BY THE OWNER IN ADVANCE OF STARTING THE WORK.
27. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MAJOR PIECES OF ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, ALL LIGHTING FIXTURES AND ASSOCIATED CONTROLS. SUBMITTALS SHALL BE MADE TO THE ARCHITECT AS SOON AS IS PRACTICABLE AFTER AWARD OF CONTRACT.

POWER

- 1. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF (MIN. NEMA 3R).
2. ALL EXTERIOR JUNCTION BOXES SHALL BE LISTED AS WEATHERPROOF WITH WEATHERPROOF COVERS.
3. ALL LIGHTING SWITCHES SHALL BE RATED FOR 120-277V, "DECORA" STYLE, AND WHITE UNLESS OTHERWISE NOTED ON THE PLANS OR OWNER'S SPECIFICATIONS.
4. ALL GENERAL USE RECEPTACLES SHALL BE NEMA 5-15R, "DECORA" STYLE, AND WHITE UNLESS OTHERWISE NOTED ON THE PLANS OR OWNER'S SPECIFICATIONS.
5. ALL RECEPTACLES IN DWELLING UNITS, GUEST ROOMS AND GUEST SUITES IN HOTELS AND MOTELS, AND CHILD CARE FACILITIES SHALL BE TAMPER-RESISTANT TYPE (NEC 406.12).
6. PROVIDE COMBINATION A.F.C.I./F.C.I. TYPE BREAKERS FOR ALL CIRCUITS FEEDING OUTLETS AND LIGHTS IN DINING ROOM, KITCHEN, LIVING ROOM, ETC. PER SECTION 210.12.
7. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED AND LISTED AS "WR" WEATHER RESISTANT TYPE PER NEC 406.9. OUTDOOR RECEPTACLES IN DAMP LOCATIONS SHALL HAVE WEATHERPROOF COVERS. OUTDOOR RECEPTACLES IN WET LOCATIONS SHALL HAVE "IN-USE" TYPE WEATHERPROOF COVERS.
8. NO PLASTIC ELECTRICAL BOXES ARE TO BE USED.
9. IN RATED WALLS, ELECTRICAL OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL. THE OUTLET SHALL BE INSTALLED MINIMUM 24" HORIZONTAL SEPARATION DISTANCE ON OPPOSITE SIDES OF A WALL.
10. RECESSED ELECTRICAL PANELS IN RATED ASSEMBLIES SHALL BE "FIREBOXED" AND CERTIFIED TO MAINTAIN THE ORIGINAL RATING OF THE WALL ASSEMBLY.
11. HALF SIZED OR TANDEM CIRCUIT BREAKERS MAY BE USED ONLY IF THE ELECTRICAL EQUIPMENT IS SPECIFICALLY LISTED TO RECEIVE SUCH DEVICES. ALL OTHER PANEL LOCATIONS - FULL SIZE CIRCUIT BREAKER MUST BE USED.
12. ALL BRANCH CIRCUIT BREAKERS SHALL BE NQCC (OR APPROVED EQUAL) AND HAVE MIN 75% RATED TERMINATION LUGS.
13. ALL BRANCH CIRCUIT BREAKERS FEEDING DWELLING UNIT LIGHTING AND POWER RECEPTACLES SHALL BE LISTED "COMBINATION TYPE AFCI" AND INSTALLED AT THE ORIGIN OF THE BRANCH CIRCUIT [210.12(A)(1)].
14. ALL PENETRATIONS (ELECTRICAL BOXES, CABLES, CONDUITS AND ETC...) THROUGH RATED ASSEMBLIES SHALL BE SEALED OR FIRE STOPPED TO MAINTAIN THE RATINGS OF THE ASSEMBLY WITH A LISTED FIRE STOPPING SYSTEM (I.E. 3M FIRE BARRIER OR EQUAL) IN COMPLIANCE WITH CBC SECTION 712. CONTRACTOR TO INSTALL LISTED FIRE STOPPING SYSTEM PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
15. REFER TO ACoustICAL ANALYSIS / SPECIFICATIONS; PROVIDE PUTTY PADS OR OTHER SYSTEMS AS REQUIRED FOR SOUND ATTENUATION.
16. FOR DEVICES WITH SIMILAR FIRE BARRIER REQUIREMENTS, IF THE DEMAND OF OUTLET OPENINGS EXCEEDS 100 SQ. IN. FOR ANY 100 SQ.F. OF WALL, THEN PUTTY PADS ARE REQUIRED FOR THE ENTIRE WALL.
17. PROVIDE EXPANSION AND DEFLECTION FITTINGS, WITH BONDING JUMPERS AT ALL BUILDING EXPANSION OR SEISMIC JOINT CROSSINGS.
18. WIRING SIZE PER CIRCUIT BREAKER TRIP SETTING AND NEC TABLE 310-16. ALL CONDUCTORS ARE MINIMUM #12 THW/THWN-CU UNLESS OTHERWISE NOTED. MINIMUM 3/4" CONDUIT FOR PVC UNDERGROUND CONDUIT.
19. ALL WIRING TO COMPLY WITH NEC ARTICLE 300. CONDUCTORS SHALL BE INSTALLED IN CODE APPROVED RACEWAYS AS REQUIRED.
20. INTERIOR WIRING PERMITTED TO BE TYPE NM CABLE IN ACCORDANCE WITH NEC ARTICLE 334 AND LOCAL CODES IN ONE- AND TWO- FAMILY AND MULTIFAMILY DWELLINGS OF TYPE II, IV, AND V CONSTRUCTION. IN OTHER TYPES OF TYPE II, IV, AND V CONSTRUCTION NM CABLE MAY BE ACCEPTABLE, EXCEPT FOR EXPOSED IN ACCESSIBLE DROPPED CEILINGS, EXPOSED CEILINGS OR WHERE PROHIBITED IN CBC 334.12. CONTRACTOR TO VERIFY NM CABLE WIRING METHOD WITH AUTHORITY HAVING JURISDICTION PRIOR TO BIDDING THE JOB. MINIMUM WIRING SIZE PER THE 60 DEGREE "C" COLUMN OF NEC TABLE 310.15(B)(16) (I.E. #12 CU FOR 20A CIRCUIT BREAKERS).
21. IT IS PROHIBITED TO SHARE NEUTRAL CONDUCTORS FOR THREE SINGLE PHASE CIRCUITS PER NEC 200.4.
22. AS REQUIRED, ALL OVERSIZED FEEDERS THAT WERE ADJUSTED IN SIZE TO COMPENSATE FOR VOLTAGE DROP SHALL BE PROVIDED WITH ADAPTER LUGS OR SPLICE BOX. ADAPTER LUGS SHALL BE PROVIDED IF SIZE IS AVAILABLE, OTHERWISE PROVIDE CABLE SPLICES IN THE SPLICE BOX TO REDUCE CABLES TO THE MAXIMUM SIZE THAT THE BREAKER LUGS CAN ACCOMMODATE.
23. CLASS 2 & 3 WIRING: CABLES INSTALLED IN PLENUMS SHALL BE TYPE CL2P OR CL3P (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED AS RISERS (CABLES INSTALLED IN VERTICAL RUNS AND PENETRATING MORE THAN ONE FLOOR, OR CABLES INSTALLED IN VERTICAL RUNS IN A SHAFT) SHALL BE TYPE CL2R OR CL3R (CLASS 2 OR 3 RESPECTIVELY). CABLES INSTALLED IN CABLE TRAYS MAY BE TYPE PLTC, CL3P, CL3R, CL2P, CL2R, OR CL2.
24. WHERE MORE THAN TWO NM CABLES ARE INSTALLED THROUGH WOOD FRAMING, SUCH AS TOP OR BOTTOM PLATES WHERE THE OPENING IS SEALED WITH INSULATION OR SEALING (FIRE RATED) FOAM, ETC., THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE ADJUSTED IN ACCORDANCE WITH TABLE 310.15. REVIEW NEC 334.80.
25. ALL CABLE TRAYS CONTAINING TYPE SE, MC, MI, OR IGS SERVICE ENTRANCE CABLES MUST BE LABELED "CABLE TRAY CONTAINS SERVICE ENTRANCE CONDUCTORS".
26. ALL ELECTRICAL CONDUCTORS WITHIN 6" OF THE ATTIC MUST BE PROTECTED AS PER NEC 320.23A, 330.23, 334.23
27. ALL ELECTRICAL EQUIPMENT, BREAKERS, HOUSE PANELS, AND TIME SWITCHES DIRECTORIES SHALL BE PROPERLY TYPED LABELED.

GROUNDING

- 1. THE ELECTRICAL SYSTEM SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC ART. 250 AS ADOPTED AND AMENDED BY THE CEC AND THE ADOPED EDITION OF THE N.E.C. AS IT RELATES TO OTHER APPLICABLE CODES.
2. SEPARATELY DERIVED SYSTEMS SHALL BE GROUNDED PER ART. 250.30 (A) FOR GROUNDED SYSTEMS OR 250.30(B) FOR UNGROUNDED SYSTEMS AND SHALL COMPLY WITH ART. 250.20, 250.21, 250.22, AND 250.26.
3. THE MAXIMUM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS TO GROUND.
4. CONTRACTOR SHALL PROVIDE ALL INSTRUMENTATION AND TESTS FOR MEASURING THE RESISTANCE OF EACH PHASE TO GROUND. A PROPERLY CALIBRATED "MEGGER" TYPE INSTRUMENT SHALL BE USED. IN THE EVENT THAT HIGH RESISTANCE TO GROUNDS ARE FOUND, THEY SHALL BE ISOLATED. MAKE PROPER CORRECTIONS TO RESTORE THE RESISTANCE TO AN ACCEPTABLE VALUE. THIS SHOULD BE PROVIDED BY AN INDEPENDENT, APPROVED TESTING COMPANY.
5. ON-SITE INDEPENDENT TESTING OF EQUIPMENT SHALL BE REQUIRED FOR SWITCHGEAR OVER 1,000 AMPS.
6. PROVIDE BONDED GROUND TO ALL METALLIC PIPE WITHIN THE UNIT, WHEN THERE IS NON METALLIC PIPING FEEDING INTO EACH UNIT MAKING EACH UNIT ISOLATED FROM THE MAIN PIPING SYSTEM WITHIN BUILDING. COMPLY WITH C.E.C 250.104(A)(1); 250.104(A)(2); 250.122.
7. NEUTRAL BAR SHALL BE ISOLATED FROM THE GROUNDING BUSBAR AT ALL PANELBOARDS SERVING INDIVIDUAL UNITS.

LIGHTING FIXTURES

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LIGHTING FIXTURES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH DRAWINGS ARE INDICATED BY THE FIXTURE CATALOG NUMBER. THE CONTRACTOR SHALL VERIFY DEPTH OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING FIXTURES. ANY DISCREPANCIES THAT WOULD CAUSE RECESSED FIXTURES NOT TO FIT INTO CEILING SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING FIXTURES. THE CONTRACTOR SHALL VERIFY THE FIXTURE VOLTAGE WITH THE LIGHTING PLAN AND ORDER FIXTURES WHICH WILL OPERATE AT THE VOLTAGE TO WHICH THEY ARE CONNECTED.
2. ALL HANDICAP UNIT LIGHTING SWITCHES, RECEPTACLES, THERMOSTATS, AND OTHER CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ON THE KITCHEN COUNTER OR BATHROOM LAVATORY MAXIMUM HEIGHT FOR RECEPTACLES SHALL BE 44". SEE MOUNTING DIAGRAM AS PART OF THIS SET.
3. RECESSED LIGHTING FIXTURES WITH DIRECT CONTACT WITH INSULATION SHALL BE TYPE IC LISTED BY RECOGNIZED TESTING AGENCY. RECESSED NON-TYPE IC FIXTURES SHALL HAVE A MINIMUM OF 3" CLEAR FROM INSULATION AND 1" FROM COMBUSTIBLE MATERIALS (NON-TYPE IC RECESSED FIXTURES ARE NOT PERMITTED IN RESIDENTIAL UNITS).
4. RECESSED LIGHTING IN RATED ASSEMBLIES SHALL BE EITHER "FIREBOXED" TO MAINTAIN THE RATING OF THE ASSEMBLY OR UTILIZE A LISTED FIXTURE WITH ENCLOSURE THAT MAINTAINS THE ORIGINAL RATING OF THE ASSEMBLY.
5. LIGHT FIXTURE RECESSED IN CEILINGS WHICH HAVE A ONE HOUR OR MORE FIRE RATING SHALL BE ENCLOSED IN A BOX WHICH HAS A FIRE RATING (Q) EQUAL TO THAT OF THE CEILING. PROVIDE MINIMUM OF 3" CLEAR FROM ALL SIDES AND TOP OF ENCLOSURE TO CEILING. LIGHTING FIXTURES IN CONTACT WITH INSULATION TO BE U.L. LISTED FOR THERMAL BARRIER "CHICAGO PLENN". ALL BALLASTS FOR INDOOR 4 FT. FLUORESCENT IN COMMON AREA SUCH AS RECREATION, MAINTENANCE BLDG., SHALL BE "ENERGY SAVING TYPE" CDM AND U.L. LISTED.
6. CEILING INSULATION SHALL BE INSTALLED TO ALLOW 3" MINIMUM CLEARANCE FROM SIDES AND TOP OF RECESSED LIGHT FIXTURES.
7. RECESSED LIGHTING FIXTURE IN 1 HR. RATED AREAS REQUIRE BOX BOARD SHELL MINIMIZE PENETRATIONS INTO 1 HR. WALL BETWEEN 2 DWELLING UNITS. INSTALL 1/2" IN CONDUIT AND SEAL WITH PLASTER, OR FIRE CAULK, INSIDE THE ENDS OF CONDUIT (TO PREVENT SPREAD OF SMOKE OR FIRE).
8. IT IS THE INTENT OF THIS PROJECT, TO USE THE HIGHEST EFFICACY LIGHTING PRODUCTS AVAILABLE AND TO USE LED (LIGHT EMITTING DIODE) TYPE LUMINAIRES WITH 3000K LIGHT TEMPERATURES AS INDICATED ON THE LUMINAIRES SCHEDULE.
9. WHERE SPECIFIED, FLUORESCENT BALLASTS SHALL BE ELECTRONIC TYPE. HARMONIC CONTENT SHALL NOT EXCEED 10% ADVANCE MARK V OR EQUAL.
10. WHERE SPECIFIED, FLUORESCENT AND HID BALLASTS SHALL BE HIGH POWER FACTOR BALLASTS AND FOUR PIN, 3000 DEGREE KELVIN LAMPS.
11. FLUORESCENT LAMP SHALL BE 32 WATT T8, 3000 DEGREE KELVIN, SYLVANIA OR EQUAL.
12. HIGH EFFICACY LUMINAIRES SHALL BE DEFINED AS FOLLOWS: 30 LUMENS PER WATT (FOR LAMPS 5W OR LESS) 40 LUMENS PER WATT (FOR LAMPS 6W-15W) 50 LUMENS PER WATT (FOR LAMPS 15W-40W)
13. MEDIUM AND CANCELABRA BASED SCREW-IN LAMPS DO NOT QUALIFY AS HIGH EFFICACY. GU-24 PIN BASES QUALIFY AS HIGH EFFICACY.
14. VERIFY MOUNTING HEIGHT OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN.
15. ALL WALL FIXTURES SHALL BE INSTALLED SUCH THAT THE LOWEST PORTION OF THE FIXTURE PROTRUDING > 4" IS 80" ABOVE THE FINISHED GRADE OR HIGHER.
16. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHT FIXTURES.
17. LUMINAIRES FOR GENERAL LIGHTING IN KITCHEN SHALL HAVE LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT. A LUMINAIRE WHICH IS THE ONLY LIGHTING IN A KITCHEN WILL BE CONSIDERED GENERAL LIGHTING. GENERAL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSIBLE SWITCHES IN THE KITCHEN. ADDITIONAL LUMINAIRES TO BE USED ONLY FOR SPECIFIC DECORATIVE EFFECTS NEED NOT MEET THIS REQUIREMENT. U.N.O.
18. EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM THE HIGH EFFICACY LUMINAIRES SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.
19. ALL RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE TESTED AND LISTED FOR ZERO CLEARANCE INSULATION COVER (IC) AND AIR TIGHT (AT) BY RECOGNIZED TESTING LABORATORIES. ELECTRICAL CONTRACTOR TO VERIFY THIS INFORMATION BEFORE PURCHASING DOWNLIGHT HOUSING.
20. WHERE LOW LEVEL EXIT SIGNS ARE SHOWN ON PLANS, THEY SHALL BE MOUNTED NOT LESS THAN 6" AND NO MORE THAN 6" FROM FINISH FLOOR TO BOTTOM OF SIGN AND 4" FROM DOOR FRAME TO CLOSEST EDGE OF SIGN. PROVIDE LOW LEVEL EXIT SIGNS AS REQUIRED PER CODE.
21. ALL FIXTURES INDICATED WITH "COLOR AS SELECTED BY THE ARCHITECT" SHALL BE PROVIDED WITH CUSTOM COLORS PER THE ARCHITECT. SUBMIT SAMPLE COLOR CHIPS TO THE ARCHITECTS PRIOR TO ORDERING FIXTURES. TRIM RINGS FOR RECESSED DOWNLIGHTS SHALL BE COLOR AS SELECTED BY THE ARCHITECT. VERIFY COLOR SELECTION WITH THE ARCHITECT.
22. FOR OUTDOOR LIGHTING BRANCH CIRCUITS FROM BUILDING, INSTALL A RECESSED 4S, 2 1/8" (MIN) DEEP, 1/2" BOX WITH 2-GANG SWITCH RING GASKET WEATHERPROOF BLANK METAL COVER AT +12" TYPICAL.
23. POLE LIGHT AND POLE BASE COVER SHALL BE PRIMED WITH ONE COAT OF IRON OXIDE RUST-INHIBITIVE PRIME BASE COVER SHALL BE TWO PIECE HYDRO FORMED ALUMINUM BAKED POWDER URETHANE FINISHED COAT SELECT BY OWNER AND PAINTED BY MANUFACTURER. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE BASE POLE DIMENSIONS.
24. EXTERIOR LIGHTING SHALL BE "DARKNIGHT SKY" COMPLIANT AS DEFINED AND ADOPTED BY THE LOCAL A.H.J. AT A MINIMUM, THE LIGHT SOURCE SHALL BE SHIELDED AND NOT DIRECTLY VISIBLE AS DETERMINED BY THE A.H.J.

MECHANICAL SYSTEM

- 1. VERIFY EXACT LOCATIONS AND ORIENTATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS. FIELD VERIFY CONDITIONS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
2. REFER TO THE MECHANICAL DRAWINGS FOR EXACT EQUIPMENT RATINGS AND ELECTRICAL REQUIREMENTS. COORDINATE WITH THE INSTALLER OF THE HVAC SYSTEMS AND PROVIDE ALL CONDUIT, WIRING, TIME CLOCKS, STARTERS, CONTROL DEVICES, RELAYS, DISCONNECT SWITCHES, FIRE SMOKE DAMPERS, ETC. FOR THE PROPER OPERATION OF THE MECHANICAL SYSTEMS. REFER TO THE MECHANICAL DRAWINGS AND ADDENDUMS FOR ADDITIONAL ELECTRICAL REQUIREMENTS.
3. INSTALL 8#14-CU CABLE FROM FAN COIL (FAU) TO HEAT PUMP (CONDENSING UNIT) AND INSTALL FUSIBLE DISCONNECT SWITCH NEMA-3R IN LINE OF SIGHT OF EQUIPMENT. INSTALL FUSE(S) AS INDICATED ON NAME PLATE.
4. ALL EQUIPMENT, ENCLOSURES, DEVICES, DISCONNECT SWITCHES, CONNECTIONS, ETC. LOCATED ON THE ROOF SHALL BE WEATHERPROOF - NEMA 3R.
5. DISCONNECT SWITCHES SHALL BE HEAVY DUTY HORSEPOWER RATED, SIZE SWITCH AND FUSED PER THE NAMEPLATE VALUE ON THE MECHANICAL UNIT.

FIRE ALARM

- 1. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH FIRE ALARM CONTRACTOR TO PROVIDE ALL BOXES, CONDUIT AND WIRING AS INDICATED ON THE APPROVED CONTRACTOR FIRE ALARM DRAWINGS.
2. THE REQUIRED SMOKE DETECTOR SHALL BE ON A PERMANENT WIRING WITHOUT ANY DISCONNECTING SWITCH - OTHER THAN THOSE FOR OVERCURRENT PROTECTION, INTERCONNECTED WITH ELECTRICAL CONTRACTOR SUPPLIED BATTERY BACK UP.
3. FIRE ALARM DRAWINGS, WHEN ATTACHED TO THIS PACKAGE, ARE FOR A REFERENCE ONLY. ELECTRICAL CONTRACTOR AND FIRE ALARM CONTRACTOR SHALL PREPARE FIRE ALARM DRAWINGS, LOCATING ALL DEVICES ROUTING OF CONDUIT INDICATING ALL WIRING. PREPARE VOLTAGE DROP AND BATTERY CALCULATIONS, ALL TO COMPLY WITH LOCAL FIRE DEPARTMENT REQUIREMENTS AND SUBMIT TO FIRE DEPARTMENT FOR APPROVAL. THE APPROVED DRAWINGS SHALL BE USED BY THE ELECTRICAL CONTRACTOR TO INSTALL ALL FIRE ALARM DEVICE BOXES, CONDUIT, ETC. AT NO ADDITIONAL COST TO OWNER.
4. SUBMIT A VARIANCE TO SEPARATE FIRE ALARM.

ADDITIONAL OTHER NOTES

- 1. ALL EQUIPMENT SHALL BE MOUNTED AND SUPPORTED ACCORDING TO THE OSHA REQUIREMENTS.
2. SWITCHGEAR IS BASED ON DIMENSIONAL INFORMATION PROVIDED BY SIEMENS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SWITCHGEAR INTENDED FOR USE AT THIS FACILITY, FITS THE SPACES PROVIDED.
3. CONTRACTOR TO CONFIRM THE LOW VOLTAGE (4-110V) CABLING REQUIREMENTS PRIOR TO BIDDING THE JOB. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL BELDEN CA. NO. 8248 RG50U TYPE COAXIAL CABLE TRANSMISSION LINE (CONFIRM EXACT CABLE TYPE WITH COMMUNICATIONS VENDOR FOR THE PROJECT) WITH INDIVIDUAL HOMERUNS FROM COMMUNICATIONS IMPOE ROOM TO CATV TERMINAL SERVICE BOX AT IDF ROOMS AND TO UNIT HSD BOX.
4. PROVIDE A MINIMUM OF A 4FT X 8FT X 3/4IN FIRE RATED PLYWOOD BACKBOARD IN EACH IMPOE AND IDF ROOM, WITH A #6 COPPER (MIN) GROUND BOND TO BUILDING GROUNDING SYSTEM. PROVIDE A DEDICATED QUAD PLEX RECEPTACLE PROTECTED BY A DEDICATED 20A/1P CIRCUIT IN THE IMPOE AND EACH IDF ROOM, FOR THE CATV / PHONE SERVICES.
5. CONTRACTOR TO VERIFY MIN. DIMENSIONS REQUIRED FOR EQUIPMENT SIZES & CLEARANCES IN THE ELECTRICAL ROOM WITH ACCOMMODATION FOR LOW VOLTAGE, GAS, ETC. WHEN APPLICABLE PRIOR TO PLACING THE ORDER FOR SUCH EQUIPMENT & REPORT ANY DISCREPANCY TO THE OWNER, ARCHITECT & ENGINEER. AN APPROVED EQUIPMENT SUBMITTAL IS NOT A CONTRACTOR VERIFICATION OF EQUIPMENT CLEARANCES AND DIMENSIONS AT THE ELECTRIC ROOM - AS REQUIRED ABOVE.
6. PENETRATIONS IN PARTY WALLS SHALL BE ACOUSTICALLY SEALED WITH "POLYOEL" AROUND NMC, CABLE, AND OTHER DEVICES SUCH AS RECEPTACLES, J-BOXES, ETC. ELECTRICAL DEVICES INSTALLED IN OPPOSITE FACES OF PARTY OR DIVISION WALL, SHALL BE SEPARATED HORIZONTALLY NOT LESS THAN 24 INCHES. (IN DIFFERENT STUD BAYS FOR WOOD WALLS).

ELECTRICAL SHEET INDEX

Table with 3 columns: NO, SHEET, DESCRIPTION. Rows include SHEET INDEX & GENERAL NOTES, ABBREVIATIONS & SYMBOL LIST, DETAILS, SINGLE LINE DIAGRAM, FEEDER SCHEDULE, NOTES, LOAD CALCULATIONS, PANEL SCHEDULES, SITE LIGHTING PLAN, PHOTOMETRIC SITE PLAN, SPECIFICATIONS LIGHTING, BUILDING 1 - 1ST FLOOR PLAN, BUILDING 1 - 2ND FLOOR PLAN, BUILDING 1 - 3RD FLOOR PLAN, BUILDING 1 - ROOF PLAN, BUILDING 2 - 1ST FLOOR PLAN, BUILDING 2 - 2ND FLOOR PLAN, BUILDING 2 - 3RD FLOOR PLAN, BUILDING 2 - ROOF PLAN, BUILDING 3 - 1ST FLOOR PLAN, BUILDING 3 - 2ND FLOOR PLAN, BUILDING 3 - 3RD FLOOR PLAN, BUILDING 3 - ROOF PLAN, BUILDING 4 - 1ST FLOOR PLAN, BUILDING 4 - 2ND FLOOR PLAN, BUILDING 4 - 3RD FLOOR PLAN, BUILDING 4 - ROOF PLAN, UNITS 5, 1A, 1B FLOOR PLAN, UNITS 2A, 2B, 2C FLOOR PLAN, MANAGER'S UNIT FLOOR PLAN, CABANA/AMENITY FLOOR PLAN, MAINTENANCE BUILDING & PARKING GARAGE (10 STALLS)



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DATE SIGNED: 4/1/20

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PROJECT:

Park Avenue 122

NOT FOR BID OR CONSTRUCTION

DEVELOPER: UCR Group, LLC

ARCHITECT:

Danielian Associates

LOCATION:

Loma Linda San Bernardino CA

REVISIONS

Table with 3 columns: NO, DATE, DESCRIPTION. Multiple empty rows for revisions.

SHEET NAME:

SHEET INDEX & GENERAL NOTES

PROJECT NUMBER:

65411

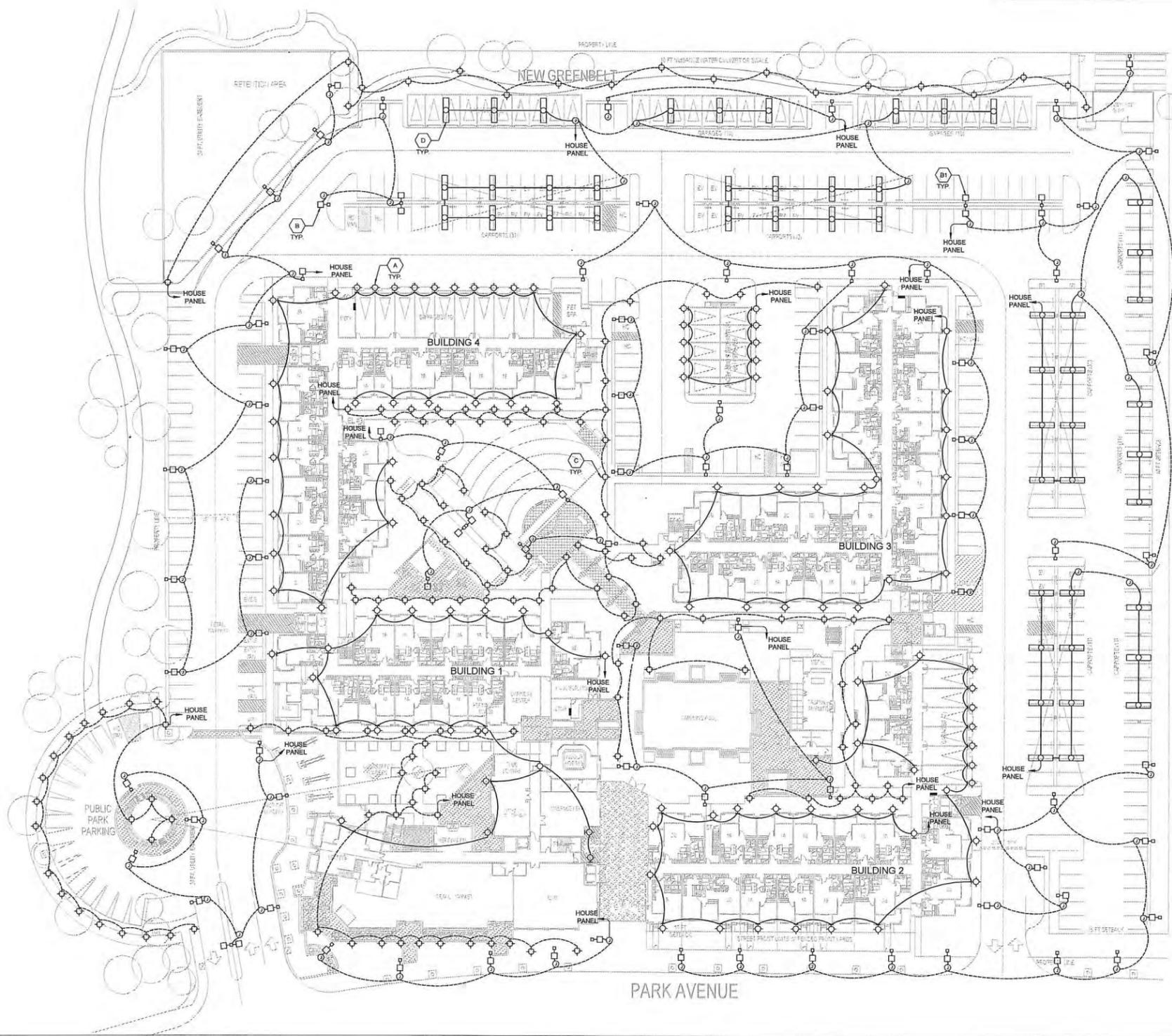
ENGINEER:

DRAFTER:

SHEET NUMBER:

E-0.1

LIGHTING LUMINAIRE SCHEDULE								NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES	
MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	WALL	EXTERIOR WALL LIGHT	BROWNLEE LIGHTING	7601-C17-35K	LED	16.21W	HEIGHT: 7'-6" OR APPROVED EQUAL
B		120	POLE	POLE LIGHT	LANDSCAPE FORMS	AP-206L3-100F-LV1	LED	47W	HEIGHT: 14'-0" OR APPROVED EQUAL
B1		120	POLE	DOUBLE POLE LIGHT	LANDSCAPE FORMS	AP-206L3-100F-LV1	LED	94W	HEIGHT: 14'-0" OR APPROVED EQUAL
C		120	SURFACE	BOLLARD LIGHTING	LANDSCAPE FORMS	AP-006L4-035F-LV1	LED	7.35W	HEIGHT: 3'-0" OR APPROVED EQUAL
D		120	SURFACE	LED CARPORT LIGHTING	LSI INDUSTRIES, INC	EG3-4-S-LED-HO-WW	LED	60.0W	HEIGHT: 7'-0" OR APPROVED EQUAL



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 DEVELOPER:
 UCR Group, LLC

ARCHITECT:
 Daniellan Associates

LOCATION:
 Loma Linda
 San Bernardino
 CA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
 SITE LIGHTING PLAN

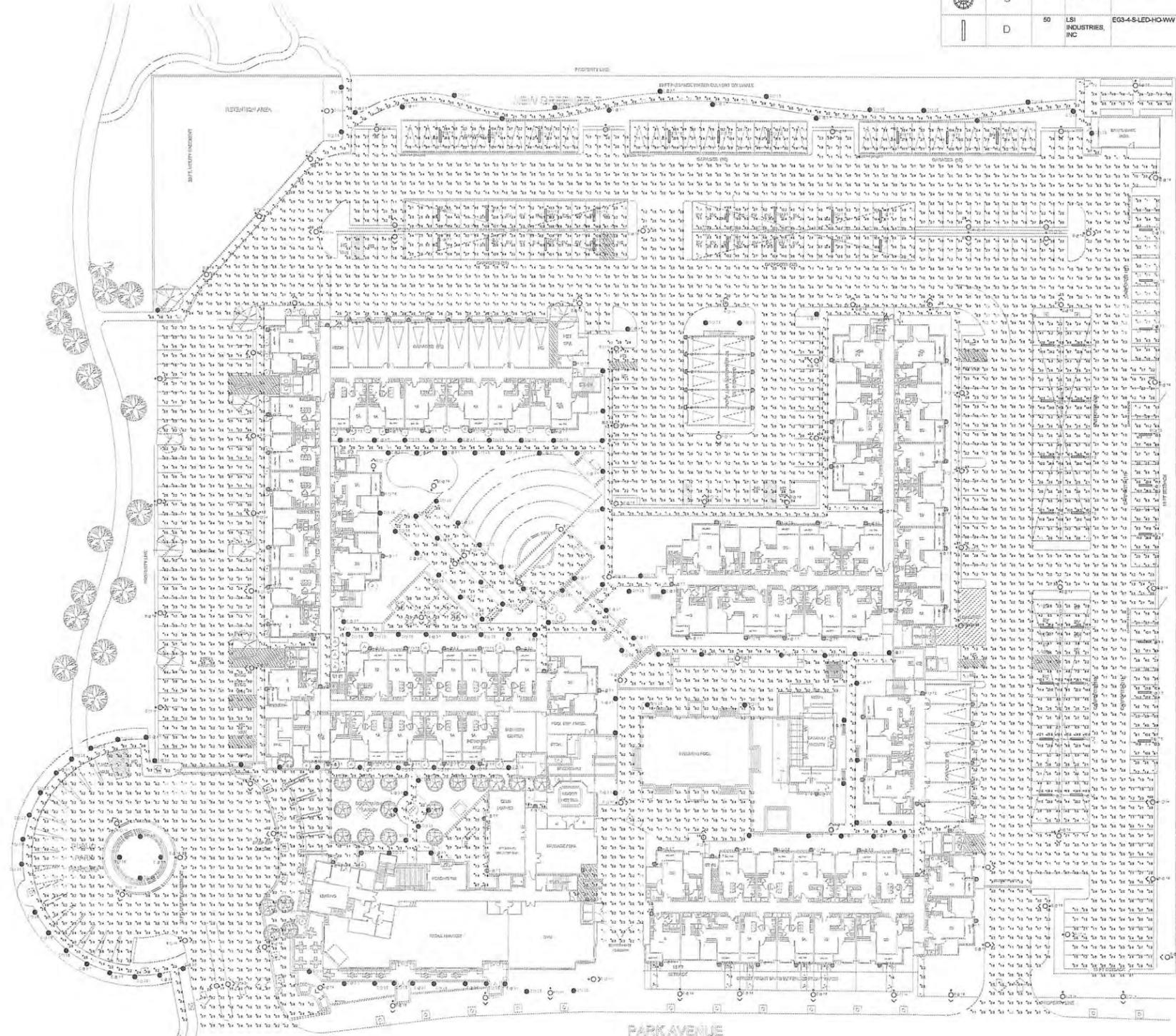
PROJECT NUMBER:
 65411
 ENGINEER:
 DRAFTER:
 SHEET NUMBER:

E-1.1

ISSUED DATE: XXXXXX

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	112	Bowline Lighting	7601-C17-35K	Wall Lighting		1	7601-C17-35K.ies	1994	1	16.21
	B	83	Landscape Forms	AP-206L3-100F-UV1	Black formed aluminum housing, upper frosted plastic lens, lower clear plastic lens, no enclosure	6 white LEDs	1	LF_Ashbery_AreaLight_AP206 L3.ies	2068	1	49.66
	B1	4	Landscape Forms	AP-206L3-100F-UV1	Black formed aluminum housing, upper frosted plastic lens, lower clear plastic lens, no enclosure	6 white LEDs	1	LF_Ashbery_AreaLight_AP206 L3.ies	2068	1	93.72
	C	151	Landscape Forms	AP-206L4035F-UV1	Black formed aluminum housing, upper frosted plastic lens, no enclosure	6 white LEDs	1	LF_Ashbery_PathLight_AP006 L4.ies	425	1	7.55
	D	50	LSI INDUSTRIES, INC	EG3-4-S-LED-HO-WW	Carport Lighting		1	EG3-4-S-LED-HO-WW.ies	6389	1	60.6

Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
Carport #1	+	7.0 fc	31.5 fc	0.6 fc	39.4 ft	8.8 ft
Carport #2	+	8.1 fc	31.9 fc	1.2 fc	26.6 ft	6.8 ft
Carport #3	+	6.9 fc	31.5 fc	0.8 fc	39.4 ft	8.6 ft
Carport #4	+	8.0 fc	30.5 fc	0.9 fc	33.9 ft	8.9 ft
Carport #5	+	7.0 fc	31.3 fc	0.8 fc	39.1 ft	8.8 ft
Carport #6	+	0.3 fc	1.2 fc	0.1 fc	12.0 ft	3.0 ft
Carport #7	+	7.8 fc	25.3 fc	1.6 fc	15.8 ft	4.9 ft
Carport #8	+	7.4 fc	30.5 fc	1.4 fc	21.8 ft	5.3 ft
Carport #9	+	7.9 fc	25.9 fc	1.9 fc	13.8 ft	4.2 ft
Carport #10	+	7.4 fc	30.4 fc	1.1 fc	27.6 ft	6.7 ft
Driveway #1	+	1.2 fc	4.0 fc	0.2 fc	20.0 ft	6.0 ft
Driveway #2	+	1.1 fc	4.3 fc	0.2 fc	21.5 ft	5.5 ft
Driveway #3	+	0.8 fc	4.0 fc	0.1 fc	40.0 ft	8.0 ft
Outside #1	+	2.0 fc	4.9 fc	0.6 fc	8.2 ft	3.3 ft
Outside #2	+	1.8 fc	4.8 fc	0.7 fc	6.9 ft	2.8 ft
Outside #3	+	1.2 fc	3.0 fc	0.4 fc	7.5 ft	3.0 ft
Outside #4	+	0.9 fc	3.9 fc	0.1 fc	20.0 ft	6.0 ft
Outside #5	+	0.9 fc	2.5 fc	0.2 fc	12.5 ft	4.5 ft
Outside #6	+	0.7 fc	2.8 fc	0.1 fc	20.0 ft	7.0 ft
Walkway #1	+	1.7 fc	4.2 fc	0.2 fc	21.0 ft	6.5 ft
Walkway #2	+	1.3 fc	3.7 fc	0.3 fc	12.3 ft	4.3 ft
Walkway #3	+	1.3 fc	2.8 fc	0.2 fc	14.0 ft	6.5 ft
Walkway #4	+	1.7 fc	3.5 fc	0.4 fc	8.8 ft	4.3 ft
Walkway #5	+	1.7 fc	3.3 fc	0.4 fc	8.3 ft	4.3 ft
Walkway #6	+	1.3 fc	2.6 fc	0.7 fc	3.7 ft	1.9 ft
Walkway #7	+	2.2 fc	4.4 fc	0.6 fc	7.3 ft	3.7 ft
Walkway #8	+	2.6 fc	3.9 fc	1.6 fc	2.4 ft	1.6 ft
Walkway #9	+	3.2 fc	4.8 fc	1.4 fc	3.4 ft	2.3 ft
Walkway #10	+	2.5 fc	4.8 fc	0.9 fc	5.3 ft	2.8 ft
Walkway #11	+	2.4 fc	5.4 fc	0.8 fc	6.8 ft	3.0 ft
Walkway #12	+	1.9 fc	4.5 fc	0.6 fc	7.5 ft	3.2 ft
Walkway #13	+	2.1 fc	4.0 fc	0.1 fc	40.0 ft	20.0 ft
Walkway #14	+	2.1 fc	2.5 fc	1.5 fc	1.7 ft	1.4 ft
Walkway #15	+	1.9 fc	2.5 fc	0.8 fc	3.1 ft	2.4 ft
Walkway #16	+	1.6 fc	3.5 fc	0.3 fc	11.7 ft	6.0 ft
Walkway #17	+	1.1 fc	2.9 fc	0.2 fc	14.5 ft	5.5 ft
Walkway #18	+	1.2 fc	3.3 fc	0.1 fc	33.0 ft	12.0 ft
Walkway #19	+	1.2 fc	2.8 fc	0.2 fc	14.0 ft	6.0 ft
Walkway #20	+	2.0 fc	4.2 fc	0.6 fc	7.0 ft	3.3 ft
Walkway #21	+	2.6 fc	4.9 fc	1.1 fc	4.6 ft	2.4 ft
Walkway #22	+	1.3 fc	2.0 fc	0.7 fc	2.8 ft	1.9 ft
Walkway #23	+	1.3 fc	3.4 fc	0.1 fc	34.0 ft	13.0 ft
Walkway #24	+	3.4 fc	3.8 fc	3.2 fc	1.2 ft	1.1 ft
Walkway #25	+	1.0 fc	1.6 fc	0.5 fc	3.2 ft	2.0 ft
Walkway #26	+	1.1 fc	1.5 fc	0.3 fc	5.0 ft	3.7 ft
Walkway #27	+	1.4 fc	1.6 fc	1.2 fc	1.3 ft	1.2 ft
Walkway #28	+	1.8 fc	2.0 fc	1.4 fc	1.4 ft	1.3 ft
Walkway #29	+	1.8 fc	2.0 fc	1.5 fc	1.3 ft	1.2 ft
Walkway #30	+	1.8 fc	2.0 fc	1.5 fc	1.3 ft	1.2 ft
Walkway #31	+	1.8 fc	2.0 fc	1.5 fc	1.3 ft	1.2 ft
Walkway #32	+	1.8 fc	2.0 fc	1.5 fc	1.3 ft	1.2 ft
Walkway #33	+	1.5 fc	1.8 fc	1.2 fc	1.5 ft	1.3 ft
Walkway #34	+	0.5 fc	0.9 fc	0.1 fc	9.0 ft	5.0 ft
Walkway #35	+	1.9 fc	3.2 fc	0.2 fc	16.0 ft	9.5 ft
Walkway #36	+	1.8 fc	3.3 fc	0.9 fc	3.7 ft	2.0 ft
Walkway #37	+	1.6 fc	3.0 fc	0.6 fc	5.0 ft	2.7 ft



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PROJECT:
Park Avenue 212

NOT FOR BID OR CONSTRUCTION

DEVELOPER:
UCR Group, LLC

ARCHITECT:
Danielian Associates

LOCATION:
Loma Linda
San Bernardino
CA

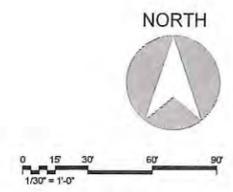
REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:
PHOTOMETRIC SITE PLAN

PROJECT NUMBER:
65411
ENGINEER:
DRAFTER:
SHEET NUMBER:

E-1.2

ATTACHMENT - C



HISTORICAL COMMISSION

Special Meeting of April 20, 2020

A special meeting of the Historical Commission was called to order by Assistant City Manager Bolowich at 5:30PM, Monday, April 20, 2020 via Zoom teleconference/webinar

Commissioners present: Michael Stewart, Chairman
William B. Coffman, Commissioner
Fred Ramos, Commissioner
Georgia E. Hodgkin, Commissioner
Betty Stark, Commissioner
Dick Wiley, Commissioner
Richard Schaefer, Commissioner

Commissioners absent: Lori Curtis, Commissioner

Staff present: Konrad Bolowich, Assistant City Manager (ACM)
Lorena Matarrita, Associate Planner
Angela Rubalcava, Administrative Specialist I

Assistant City Manager Bolowich called the meeting to order at 5:30PM and opened the floor for non-agenda related public comments.

Commissioner Ramos asked about the Annual Veterans Commemoration Event that was discussed last meeting. City staff advised that due to COVID-19 concerns, it is not advisable to assemble people at risk during this time. This item will be up for further discussion in a few months

Commissioner Hodgkin recommended showing support to healthcare workers and first responders by displaying a Thank You message on the electronic city monument sign. City staff advised that the message will go on display the following day.

A. DISCUSSION ITEMS**1. CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO.**

P20-066: Request for review and approval of the proposed architectural style and configuration of "Park Avenue 212". The project, or "Park Avenue 212", will consist of 213 residential units (senior citizen housing) and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located in Planning Areas 2-3 and 2-4 of The Groves at Loma Linda Specific Plan and within the Planned Community (PC) Zone. APNs: 0292-691-01 and -02.

ACM Bolowich presented the project into the record. Park Avenue 212 will include materials such as stucco, brick veneer, and assorted metals. Built-in amenities will include a café, grocery market, dog groomers, pool, garden, communal barbeque area, open patio seating, and 24/7 medical care staff on-site.

Associate Planner Matarrita mentioned that the project was designed to incorporate as much recreational and private open space as possible. Applicant, David Mlynarski added that in doing so this project highly encourages an active or semi-active senior lifestyle.

ACM Bolowich opened the floor for public comments.

Member from the audience, Joe Frink objects the usage of brownstone frontage accents inspired by a New York street scene. Frink is concerned that the usage will not reflect the Historic District and would prefer representation of a Craftsman, Ranch, Spanish, or Western Style design. ACM Bolowich advised that this project design will include open patio seating, metal on balcony, eyebrow windows, brick/stucco working, and awning coverings. These combined components will reflect a combination of craftsman design, colonial revival and represent various Southern California historic styles.

Commissioner Hodgkin noticed that the project will be a 3 story design, and expressed concerns for senior access. ACM Bolowich advised that each building will be equipped with elevators to assist seniors with safe and easy access to their unit.

Commissioner Wiley recommended the idea to incorporate LED accent lighting to enhance the surrounding landscape and building design at night. Commissioner Coffman also agrees with accent lighting; however, he expressed concern regarding the appearance of craftsman seeming to look harsh at sharp angles, and would like to see Spanish/Mission lightings represented. ACM Bolowich advised that city staff will work with the applicant to include accent lighting for this design

Chairman Stewart inquired about the inclusion of solar for the project; according to the new California Building Code mandating that all new construction homes must have solar as an electricity source. Joann Lee-Kim, Danielian Associates Architect, advised that solar will be included on the covered carport parking.

Commissioner Stark motioned to recommend approval for Certificate of Appropriateness for Precise Plan of Design No. P20-066, seconded by Commissioner Coffman.

5 yeas, 1 nay, 0 abstentions, 2 absent

2. APPROVAL OF MINUTES:

- Chairman Stewart motioned to approve the minutes for March 04, 2019, seconded by Commissioner Hodgkin. 5 yeas, 0 nays, 0 abstentions, 3 absent
- Chairman Stewart motioned to approve the minutes for December 02, 2019, seconded by Commissioner Hodgkin. 5 yeas, 0 nays, 0 abstentions, 3 absent

C. ADJOURNMENT – 6:30 P.M.

Planning Commission

Regular Meeting of June 3, 2020

A regular meeting of the Planning Commission was called to order by Chair Nichols at 7:00PM, Wednesday, June 3, 2020 via the ZOOM virtual meeting platform.

Commissioners Present: John Nichols (Chairman)
Ryan Gallant (Vice Chairman)
Jay Nelson
Doree Morgan
Larry Karpenko

Staff Present: Konrad Bolowich, Assistant City Manager
Lorena Matarrita, Associate Planner
Nataly Alvizar, Administrative Specialist II
Angela Rubalcava, Administrative Specialist I
Richard Holdaway, City Attorney

Applicants: Sage McCleve , Lewis Investments Corp.
David Mlynarski, Transtech

Chairman Nichols led the Pledge of Allegiance. No items were added.

ITEMS TO BE DELETED OR ADDED

No items added or deleted.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No public comments.

PUBLIC HEARING ITEMS

F1. Ratification of Certificate of Appropriateness for Precise Plan of Design P19-206 in conjunction with Tentative Tract Map No. P20-031 for Map 20327 at a property located on the southwest corner of Park Ave and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan.

Planner Matarrita presented staff report into evidence. Stated that that all required studies such as traffic, noise, air quality noise, and cultural were all conducted for that specific site, therefore the project is exempt and no further environmental review is necessary.

Chairman Nichols opened the public hearing.

Commissioner Morgan asked if there was the option for a first story master bedroom.

Commissioner Karpenko asked if solar panels where provided on the buildings.

Applicant McCleve explained that plan two and three have the option of a bedroom downstairs as well as a porch option. The condos would be available for purchase. He added that the intent of the applicant is to partner with a merchant builder who will construct these homes and will likely include solar panels as part as the building code requirements.

Commissioner Nelson complemented the design. He suggested including direct pedestrian circulation from building two and three. He recommended adding a main door in addition to or in lieu of a sliding glass door in the garage area for added security.

Commissioner Gallant inquired with staff about the traffic level of service surrounding the development.

ACM Bolowich responded that as part of the Specific Plan and based on the traffic studies done for this specific residential use, the level of services meets the requirements of Measure V and will comply with all previous listed mitigations for traffic.

Discussion ensued regarding noise mitigation.

Chairman Nichols closed the public hearing.

Motion by Nelson, seconded by Karpenko and carried to **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and; **RATIFY** Certificate of Appropriateness for Precise Plan of Design (PPD) No. P19-206, and; **APPROVE** Tentative Tract Map No. P20-031 for Map 20327 to allow the creation of a single-lot condominium map for 57 residential units on a 4.4 acre lot, based on the Findings contained in the Staff Report and subject to the Conditions of Approval, and; **APPROVE** Precise Plan of Design No. P19-206, which includes the proposed architectural styles and design configuration of 57 condominium units with shared open space and 164 parking spaces located on the southwest corner of Park and Bryn Mawr Ave within The Groves at Loma Linda Specific Plan, designated Special Planning Area "D and zoned Planned Community intended for high density residential, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on June 12, 2018 and added conditions of approval for the subject PPD application. All in favor confirmed by roll call.

F2. Ratification of Certificate of Appropriateness for Precise Plan of Design No. P20-066 located on a 9-acre site on the north side of Park Ave, east of the Oaks Woodland Preserve and Bryn Mawr Ave, west of California St, and within The Groves at Loma Linda Specific Plan area and Citrus Trails Tract Map No. 18990.

Planner Matarrita presented staff report into evidence. The presentation included YouTube videos displaying 3D renderings of the project site.

Chairman Nichols opened the public hearing.

Mr. Murphy, the property owner at 26397 Redlands Blvd, praised the design. He inquired about egress, ingress and noise mitigation.

Discussion ensued regarding the following:

- Site layout
- Ingress and egress off Park Ave
- Street improvements near the development
- Block walls to comply with allowed development standards
- ADA/Accessibility
- Security measures
- Restrooms amenities to include bath-shower combos
- Lease term
- Number of elevators per building
- Solar panels and charging stations
- Number of elevators
- Construction phasing

ACM added that there are conditions of approval to ensure that the apartments are lease to seniors.

Commissioner Gallant asked if any units would be available for assisted living.

Applicant responded that the development is for independent living only.

Chairman Nichols closed the public hearing.

Motion by Nelson seconded by Morgan and carried **DETERMINE** the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which provides an exemption for residential projects located in a specific plan area where a public agency has already prepared an EIR on a specific plan and that residential project is undertaken pursuant to and in conformity with that specific plan, and; **RATIFY** Certificate of Appropriateness for Precise Plan of Design No. P20-066, and; **APPROVE** Precise Plan of Design No. P20-066, which includes the proposed architectural style and configuration of 213 residential units for lease and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located on Park Ave, in Planning Areas 2-3 and 2-4 within The Groves at Loma Linda Specific Plan and Citrus Trails Tract Map No. 18990, designated Special Plan Area "D", zoned Planned Community, and intended for senior citizen housing, based on the Findings contained in the Staff Report and subject to the original Mitigation Measures adopted on August 1, 2017 and added Conditions of Approval. All in favor confirmed by roll call.

APPROVAL OF MINUTES - Meeting of February 5, 2020

Motion by Morgan seconded by Gallant, and carried to approve the minutes from February 5, 2020. All in favor confirmed by roll call.

NEW BUSINESS.

None

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Nelson complemented staff on the two projects brought to the commission.

Chairman Nichols inquired about a possible workshop to review the Building and Safety development standards for senior living.

ACM explained that any changes to the development standards are made through a Development Code Amendment Application. He advised the Commission to present specific ADA inquiries or samples created by other cities for further review.

ACM thanked the Commission for their patience as we work to get through this pandemic. Additionally he informed everyone about the curfew in effect.

REPORTS BY COMMUNITY DEVELOPMENT DIRECTOR

None

ADJOURNMENT – Chair Nichols adjourned meeting at 8:55 PM.

Nataly Alvizar
Administrative Specialist II



City of Loma Linda

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

Community Development Department

CONDITIONS OF APPROVAL

AND

PREVIOUSLY ADOPTED MITIGATION MONITORING REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the certified Environmental Impact Report (EIR) prepared for the Citrus Trails Master Plan and/or Tract Map 18990 area (incorporated into the Groves at Loma Linda Specific Plan) in August of 2017. The adopted MMRP, attached to these conditions, lists mitigation measures recommended in the EIR prepared for the subject site and identifies mitigation monitoring requirements. Per the requirements of State law (Public Resources Code §21081.6), the Lead Agency was required to adopt the MMRP to avoid significant environmental impacts. The MMRP is intended to ensure compliance with the mitigation measures identified in the EIR during implementation of each planning area and phase.

PROJECT DESCRIPTION: to construct 213 residential units for lease and a 4,200 sq.ft. retail building with 384 parking spaces on a 9-acre site located in Planning Areas 2-3 and 2-4 of The Groves at Loma Linda Specific Plan. Site is zoned Planned Community, and intended for senior citizen housing. It is within the approved Citrus Trails Tract Map No. 18990, which was incorporated into the Specific Plan. APNs: 0292-691-01 and -02.

COMMUNITY DEVELOPMENT DEPARTMENT (909) 799-2839

General

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

PROJECT

PRECISE PLAN OF DESIGN NO. P20-066

EXPIRATION DATE

TBD 2022

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. The project applicant/project proponent/developer/owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of

such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

4. 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 attorney's 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.
5. Any future construction or application submitted for development shall meet the requirements of the California Building Code and the California Fire Code as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permits.
6. Any future grading, construction or submittal of a development application shall comply with all provisions and requirements of the current development standards found in the Planned Community (PC) Zone Chapter of the Loma Linda Municipal Code and the standards listed in the Groves at Loma Linda Specific Plan (GSP).
7. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission and/or 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 refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable. Minor modification to any plan(s) implementing the GSP shall be subject to the provisions listed in the adopted plan. Modifications may include:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.
8. 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.

9. Signs are not approved as a part of this permit. Prior to establishing the community monument sign, or any new signs, the applicant shall submit an application, and receive approval, for a sign permit from Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
10. Any proposed wall and fence will require a separate review and permit from both the Planning and Building and Safety Division.
11. Applicant shall comply with the LLMC, Chapter 17.24.310 and the California Green Building Standard Code, Section 5.106 to reduce light pollution. If applicable, a photometric lighting plan will be required to show staff the exact locations of light poles, proposed orientation, and shielding of the fixtures to prevent glare onto adjacent properties.
12. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) which limit construction activities to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.
13. 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. The applicant shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - c. The applicant shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - 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.
14. 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.
15. 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.
16. Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
17. Applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.
18. Applicant shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.

19. Applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
20. Applicant 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.
21. Prior to the issuance of building permits, the applicant/developer must work with the city's Public Works Associate Engineer to process a parcel map application to combine the two parcels into one. The subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC) and comply with the Subdivision Map Act.
22. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and the GSP, 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 applicant/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.
23. All Development Impact Fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits, or with Community Development approval, prior to the issuance of a Certificate of Occupancy or in accordance with a phased installment schedule as approved by the Community Development Director.
24. The applicant and/or project proponent 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.
25. 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 fees.

Landscaping

26. During the Plan Check process, the applicant shall submit three sets of any final landscape plan(s) 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 any Landscape Maintenance District shall be on separate plans.

27. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and the Conditions of Approval (as identified in and in compliance with the GSP) including areas in the public right-of-way. All fencing shall be illustrated on the final landscape plan.
28. 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.
29. 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.

MITIGATION MONITORING REPORTING PROGRAM (MMRP)

30. The applicant and/or project proponent shall review the existing and adopted Mitigation Monitoring Report Program (MMRP) that is ATTACHED and part of these Conditions of Approval, and shall comply with all applicable mitigations listed in the program including agriculture, air quality, biological resources, cultural resources investigations, tribal cultural resources condition, noise, and transportation/traffic mitigations.

BUILDING AND SAFETY DIVISION (909) 799-2836

31. Upon Planning Commission approval, applicant shall submit four sets of professionally prepared plans to the Building and Safety Division. Plans must comply with the adopted 2019 California Building and Fire Code. (two for Willdan, one for Fire, one Public Works)
32. Along with those four sets, the applicant shall also submit two sets of structural calculations and two sets of Title 24.

FIRE DEPARTMENT (909) 799-2853

33. All construction shall meet the requirements of the 2019 California Building Code (CBC) and the California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
34. Deferred submittals for a NFPA 13D sprinkler system.
35. Deferred submittals for a NFPA 72 notification and monitoring system.
36. Illuminated address for each structure per LLMC 15.28.190 section 505.1.
37. Buildings three story in height require standpipe and a FD access road of 26' per LLMC and CFC D105. **905.3.1 Height.** In other than Group R-3 and R3.1 occupancies, Class III standpipe systems shall be installed throughout each floor where any of the following occur:
 - a. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
 - b. Buildings are three stories in height.
 - c. Building where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
 - d. Buildings that are two or more stories below the highest level of fire department vehicle access.

38. B-107.2 Specifics: Any development within the City of Loma Linda that consists of more than a single structure on a commercially developed site; multiple floor commercial structures; multi-family commercial residences or fire flow requirements in excess of 2000 gpm will require a two point of connection full looped fire supply to the development. All required onsite fire hydrants will be supplied from this looped system and will be private to the development. When there are practical difficulties involved in carrying out the provisions of this ordinance the Fire Code Official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special reason makes enforcement of the strict letter of the ordinance impractical and any modification or change does not lessen any fire protection requirements. If so changes or modifications may be approved by the Fire Code Official.
39. Provide hydrants for fire flow requirements per CFC Annex B and BB.
40. 509.3 Access to equipment in multi-unit buildings. When automatic fire sprinkler systems or fire alarm systems are installed in buildings constructed for multiple tenants and these systems protect multiple tenant spaces, the main controls and control appurtenances, such as risers, fire alarm control panels, and valves for such systems, shall be located in an attached or included room or an approved weather-resistant enclosure with at least one exterior access door of not less than 3'-0" by 6'-8".
41. Comply with Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.
42. Provide a site map of the complex with FD specifications prior to building and fire final.
43. Provide Knox box locations on exterior elevation plan and/or prior to building and fire final.
44. Provide Knox key switch system if complex will have an exterior access gate.
45. Provide standpipes in stairwells or hallways of each building.
46. Provide a civil plan with hydrant, FDC, and all appurtenance locations for each building.
47. Provide a site map for Fire Lanes and Red Curb locations for FD Access. Provide detail for fire apparatus approach angles, and turning radius specifications per LLFD apparatus specifications.
48. Applicant shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.
49. Submit separate fire loop plans for entire building.
50. All fire hydrants shall be installed and tested for review and approval by the Fire Department.
51. A 20', or 26' drive lane as indicated on the FD access plan, shall be maintained at all times.
52. Knox padlocks shall be installed on any proposed drive gates for fire department access. The gates shall be hinged to allow easy operation. Signage shall be displayed indicating fire department access.
53. Structures under construction shall be provided with not less than one approved portable fire extinguisher in accordance with §906 of the CFC.
54. Combustible waste material shall be removed from buildings at the end of each shift of work.

55. Builder must have an all-weather driving surface, and the fire loop and hydrants must be installed, inspected, and tested prior to any lumber drop.
56. Builder and employees must take the National Association State Fire Marshals construction fire safety training prior to the start of the project.
57. Builder must submit fire safety and prevention plan to AHJ for authorization prior to starting work.
58. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building(s) shall be equipped with automatic fire sprinkler system(s). Pursuant to CFC Section 901.2, plans and specifications for the fire sprinkler system(s) shall be submitted to Fire Prevention for review and approval prior to installation. Fire flow test data for fire sprinkler calculations must be current within the last 6 months. Request flow test data from Loma Linda Fire Prevention.
59. On-site civil engineering improvement plans shall be submitted to Fire Prevention for review and approval prior to construction. Plans shall show the proposed locations for water mains and fire hydrants; driveways, drive aisles and access roadways for fire apparatus.

PUBLIC WORKS DEPARTMENT (909) 799-4407

60. Prior to the issuance of building permits, the applicant shall work with Public Works Department to process a parcel map application to combine the two parcels into one. The subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC) and comply with the Subdivision Map Act.
61. Applicant shall install or bond for all off-site improvements prior to recording the Final Map.
62. The subdivision shall be provided with a covenant establishing an Architectural review committee to maintain the architectural integrity of the buildings.
63. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
64. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
65. The precise grading plan with hydrology study, hydraulic calculations, and soils report for the project shall be approved by the City of Loma Linda Public Works Department prior to issuance of any building permits.
66. All public improvement plans shall be submitted to Public Works for review and approval.
67. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
68. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
69. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of

drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

70. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.
71. The applicant/developer shall require that all construction equipment is properly maintained with operating mufflers and air intake silencers and prioritizes the location of equipment staging and storage as far as practical from the existing residential unit south of the site, respectively.
72. The applicant must complete, if applicable, and submit the following to Public Works:
 - a. Anything greater than 5:1 slope will require fencing.
 - b. Water, sewer, storm drain improvements will be required.
 - c. LMD and Street Light Maintenance District annexation.
 - d. NPDES and SWPPP shall apply.
 - e. HOA option might be required.
 - f. C & D ordinance applies.
73. 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.
74. LED 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.
75. 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 surrounding the Project Site.
76. "Record Revisions" or "As-Builts" shall be made to all plans to reflect the changes to the improvements as constructed.
77. Landscape and Irrigation Plan shall be submitted to the Community Development and Public Works Department for review and approval.
78. Applicant 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.
79. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

80. 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.
81. City of Loma Linda shall be the water and sewer purveyor.
82. Applicant shall provide all utility services. All utilities are to be underground.
83. Applicant shall pay for the relocation of any power poles or other existing public utilities as necessary.
84. All fire hydrants and their distribution mains shall be made part of the Public System.
85. 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.
86. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices. A non-potable irrigation system shall be installed for all separate right-of-way landscaping.
87. The applicant shall provide a storm drain system prior to issuance of Certificate of Occupancy.
88. 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.
89. 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 or other appropriate oversight agency.
90. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
91. Should future/subsequent 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.
92. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
93. Construct street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per unit, and street lights) on all interior streets.
94. Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.
95. Street names shall be coordinated with the Street Naming Committee and Historical Commission.

96. Applicant/developer shall install improvements (including off-site) to transition traffic and drainage flows from proposed to existing.
97. Install street name signs and traffic control signs with locations and types approved by the Public Works Department.
98. Stripe and sign for bike lanes for roadway designated by the City for bike lanes.
99. All areas to be landscaped in front of project boundary walls, within traffic medians, along project street frontages and on major slopes annexed to the City's Landscape Maintenance District in accordance with City policy.
100. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
101. Submit the City form for the agreement for construction of improvements with the City of Loma Linda.
102. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

CHAPTER 5.0 – MITIGATION MONITORING AND REPORTING PROGRAM

5.1. INTRODUCTION

The mitigation monitoring and reporting program (MMRP) was prepared to implement the mitigation measures identified in the Citrus Trails Master Plan EIR. CEQA Section 21081.6 requires adoption of a monitoring program when mitigation measures have been identified that would reduce or avoid significant environmental effects.

CEQA requires adoption of a monitoring program for those measures or conditions placed on a project to mitigate or avoid adverse effects on the environment. The law states that the monitoring program shall be designed to ensure compliance during project implementation. When implemented, environmental effects associated with the development of the Citrus Trails Master Plan will be reduced or eliminated.

The MMRP was prepared and contains the following elements:

1. Measures that act to mitigate significant impacts on the environment are recorded with the action and the procedure necessary to ensure compliance.
2. A procedure of compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The MMRP has been designed to provide focused, yet flexible guidelines. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program.

5.2. RESPONSIBILITIES AND AUTHORITY

The City will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, the City or other public agency will implement measures. In other cases, the Project applicant will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In this case, the Project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction.

5.3. MONITORING PERSONNEL

The City is responsible for ensuring that the mitigation measures in this Final EIR are implemented. The City reserves the right to hire technical experts and professional to help in evaluating compliance. These may include but are not limited to biologists, archaeologists and planning professionals.

For impacts related to construction of the proposed Project, the project planner or responsible City department has the authority to stop the work of construction contractors if compliance with any aspects of the MMRP are not occurring after written notification has been issued.

If any impacts require long-term monitoring, the applicant shall provide the City with a plan for monitoring the mitigation activities at the Project site and reporting the monitoring results to the City.

MITIGATION MONITORING REPORTING PROGRAM

Project: Citrus Trails Master Plan & Tract Map No. 18990 **Applicant:** Highpointe Communities, Inc.

Lead Agency: City of Loma Linda

Date: June 2017

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Agricultural Resources					
MM 4.1-1: Agriculture: Prior to issuance of the first Building Permit tied to implementation of the Citrus Trails Master Plan and/or Tract Map No. 18990, the Project Proponent is required to replace, protect or provide a conservation easement to compensate for the loss of 106.9 acres of Prime Farmland. A total of 106.9 acres of prime agricultural land or conservation easement shall be acquired and made available to an existing farmland trust or comparable organization, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. Proof of such acquisition or conservation easement, in a format and through a source acceptable to the City, shall be provided to the City of Loma Linda Community Development.	City of Loma Linda Community Development	Prior to issuance of the first Building Permit	During review of building/grading plans	Proof of acquisition or conservation easement	
Air Quality					
MM 4.2-1: Air Quality: The Project Applicant / Developer for each development implementing phase that includes on-site or off-site roadway improvements shall provide sidewalks within the Citrus Trails Master Plan Project area and along the off-site roadway improvements and provided in the Project Plan's standards and guidelines.	City of Loma Linda Community Development	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	
MM 4.2-2: Air Quality: The Project Applicant / Developer / Contractor for each development implementing phase shall require and ensure that all building structures meet or exceed 2016 Title 24, Part 6 Standards and meet Green Building Code Standards.	City of Loma Linda Community Development	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>MM 4.2-3: Air Quality: The Project Applicant / Developer / Contractor for each development implementing phase shall require and install faucets, toilets and showers in the all structures that utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.</p>	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
<p>MM 4.2-4: Air Quality: The Project Applicant / Developer / Contractor for each development implementing phase shall require and install water-efficient irrigation systems for all common open space and landscaped trail areas, private open space and landscape areas within multi-family and commercial developments and (to the extent feasible) single family developments per City requirements.</p>	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
<p>MM 4.2-5: Air Quality: The Project Applicant / Developer / Contractor for each development implementing phase shall require and install, to the extent feasible, ENERGY STAR compliant appliances in both commercial uses and residential dwelling units on-site.</p>	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
<p>MM 4.2-6: Air Quality: The Project Applicant / Developer / Contractor shall employ a construction waste/debris recycling program to minimize the volume of landfilled construction waste. Commercial, multifamily residential and senior-housing residential developments shall require and utilize, to the extent practical, recycling programs that reduces waste to landfills by a minimum of 50 percent (50%) (up to 75% by 2020 per AB 341).</p>	City of Loma Linda Community Development Department	Throughout construction of project	During construction	On-site inspections	
<p>MM 4.2-7: Air Quality: The Project Applicant / Developer / Contractor for each development implementing phase shall require and utilize high-efficiency lighting (such as high pressure sodium or LED lighting), to the extent practical, for on-site buildings and landscape facilities.</p>	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>MM 4.2-8: Air Quality: The Project Applicant / Developer / Contractor shall require and install gas hearths wherever hearths are required or incorporated in Project buildings and development on-site.</p>	City of Loma Linda Community Development Department	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
Biological Resources					
<p>MM 4.3-1: Biological Resources: Nesting Birds - It is recommended that all project-related construction activities be scheduled outside of the avian nesting season (February 15–August 15). If construction must occur during the nesting season, a nesting bird survey of the proposed construction area and a minimum 150-foot radius extending around that area will be conducted within 3 days prior to the beginning of construction activities. A copy of the nesting bird survey shall be submitted to the Community Development Director prior to the start of any clearance and construction activities. If nesting birds are found within the nesting bird survey area, then construction activities, including vegetation clearing and encroachment by heavy equipment, would not occur until it is verified by a qualified biologist that young birds have fledged the nest(s) and nesting is completed. This measure shall apply for each development construction phase for the Citrus Trails Master Plan and Tract Map No. 18990 Project.</p>	City of Loma Linda Community Development Department; Qualified Biologist	Prior to grading and site preparation	Prior to commencing construction	Review of nesting bird survey	
<p>MM 4.3-2: Biological Resources: Burrowing Owls. A take avoidance survey should be conducted no more than 14 days prior to the initiation of ground disturbance and a final survey should be conducted within 24 hours prior to ground disturbance to determine if burrowing owl (<i>Athene cunicularia</i>) occupies the development construction area. A copy of the nesting bird survey shall be submitted to the Community Development Director prior to the start of any clearance and construction activities. If surveys determine that burrowing owls occupy the site, a burrowing owl mitigation plan</p>	City of Loma Linda Community Development Department; Qualified Biologist	Prior to grading and site preparation	Prior to commencing construction	Review of nesting bird survey	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>shall be prepared and implemented, subject to approval by the California Department of Fish and Wildlife (CDFW) before any ground disturbance commences. This measure shall apply for each development construction phase for the Citrus Trails Master Plan and Tract Map No. 18990 Project.</p> <p>MM 4.3-3: Biological Resources: Tree Protection and Tree Phase - At the design phase for each implementing phase of the either the Citrus Trails Master Plan or Tract Map No. 18990, a tree survey (excluding citrus trees) shall be conducted within the implementing phase footprint, to identify trees that will be removed or potentially affected by implementation development and demonstrate which trees would be avoided and retained. Detail design of each implementing phase shall include, as feasible, avoidance of removal or encroachment of protected trees (coast live oak trees and other significant existing trees identified as "Replacement Trees" in Exhibit 4.3-2, Existing Trees Map, as presented in the EIR). A copy of the Tree Survey and a Tree Protection and Replacement Plan, prepared by a qualified biologist, arborist or certified landscape architect, shall be submitted to the Community Development Director and/or Public Works Director at the time grading or building plans are submitted for approval and permits. During development construction activities, protected trees shall not be removed unless approved under the grading or building permitting process. Coast live oak trees removed for the development shall be replaced at a minimum ratio of 2 to 1. Other significant existing trees removed for the development shall be replaced with the same type of tree or other appropriate tree species at a minimum ratio of 1 to 1 provided the total trunk area of the replacement trees shall cumulatively equal or exceed the trunk areas of the removed significant existing trees. The location and type and other provisions to ensure their health for any</p>	<p>City of Loma Linda Community Development Department; Qualified Biologist</p>	<p>Prior to issuance of building/grading permits; Throughout project construction</p>	<p>During review of building/grading plans; During construction</p>	<p>Review of plans; On-site inspection.</p>	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>required replacement trees shall be included in the Tree Protection and Replacement Plan submitted at the time grading/building permit approval. The landscape plan for each implementing phase of the project shall incorporate the required replacement trees and call them out specifically. The landscape plans shall be reviewed and approved by the City to ensure compliance. Replacement trees shall be planted prior to issuance of Certificates of Occupancy for each implementing phase.</p> <p>Cultural Resources MM 4.4-1: Cultural Resources: Prior to beginning any vegetation clearance (including citrus trees), site preparation, grading or building demolition, an Archaeological Monitoring Program shall be developed and implemented to address all ground disturbance and earthmoving activities. The Archaeological Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Preparation and implementation of this Monitoring Program shall be conducted by trained professionals with backgrounds in both historic and prehistoric archaeological resources. The Monitoring Program shall include provisions for the coordination of onsite monitoring with local Native American groups who request to participate, including requests for government-to-government consultation. The Monitoring Program shall include procedures for regularly documenting and reporting the monitoring activity. Any resources recovered shall be documented in a technical report and supplemented with all necessary data to understand and interpret the findings. The Archaeological Monitoring Report shall include procedures for the final disposition of all artifacts and other cultural materials discovered in the Project area after appropriate analyses are carried out and the technical reports completed. Disposition plans should be made in consultation between the City of Loma Linda, San Manuel Band</p>	<p>City of Loma Linda Community Development Department; Qualified Archeologist</p>	<p>Prior to issuance of building/grading permits; Throughout project construction</p>	<p>During review of building/grading plans; During construction</p>	<p>Review of plans; On-site inspection.</p>	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>of Mission Indians (SMBMI) and other consulting tribe(s), as appropriate. All artifacts shall be prepared for curation with the City, Historical Society, or County Museum (or equivalent acceptable repository).</p> <p>MM 4.4-2: Cultural Resources: Prior to issuance of a demolition permit and/or prior to beginning any demolition of structures, an archaeological monitoring program shall be developed and implemented to address demolition of the existing structures at 10684 and 10852 California Street and the converted garage at 26300 Mission Road. Preparation and implementation of this Monitoring Program shall be conducted by trained professional with backgrounds in historic archaeology and architectural history. The Monitoring Program shall be submitted to the Community Development Director and Public Works Director for approval. Procedures under this monitoring shall include photo-documentation and recording of architectural elements that have not yet been identified, including interior alterations or conditions. Updated site forms shall be prepared for each site.</p> <p>MM 4.4-3: Cultural Resources: The Nathaniel Hinckley residence (26300 Mission Road) shall be preserved either in place, or if it cannot be preserved in place, relocated. In either case, prior to any issuance of any relocation permit and/or relocation or general disturbance in the immediate area, the residence should be recorded via an Historic American Building Survey (HABS) document. The HABS documentation should include, but not be limited to: digital photography to document the residence, interior and exterior; architectural drawings detailing the residence plans and profiles; preparation of a HABS report with all supporting documentation; and monitoring, as needed, for relocation activities.</p>	<p>City of Loma Linda Community Development Department; Qualified Archeologist</p>	<p>Prior to issuance of demolition permit; Throughout project construction</p>	<p>Prior to beginning any demolition of structures; During construction</p>	<p>Review of plans; On-site inspection.</p>	
<p>MM 4.4-3: Cultural Resources: The Nathaniel Hinckley residence (26300 Mission Road) shall be preserved either in place, or if it cannot be preserved in place, relocated. In either case, prior to any issuance of any relocation permit and/or relocation or general disturbance in the immediate area, the residence should be recorded via an Historic American Building Survey (HABS) document. The HABS documentation should include, but not be limited to: digital photography to document the residence, interior and exterior; architectural drawings detailing the residence plans and profiles; preparation of a HABS report with all supporting documentation; and monitoring, as needed, for relocation activities.</p>	<p>City of Loma Linda Community Development Department; Qualified Archeologist</p>	<p>During Construction</p>	<p>Prior to preservation or relocation of Nathaniel Hinckley residence (26300 Mission Road).</p>	<p>Review of plans; On-site inspection.</p>	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>MM 4.4-4: Cultural Resources: As part of normal field procedures, if suspected human remains are encountered during site activity, all work in the area shall cease and the San Bernardino County Coroner's Office shall be contacted immediately.</p>	Applicant/Contractor; County Coroner; Qualified Archaeologist	During grading and site preparation	In the event of the discovery of human remains	On-site inspection	
<p>MM 4.4-5: Cultural Resources: At the request of the San Manuel Band of Mission Indians (SMBMI), all monitoring of vegetation clearance, ground disturbance and grading for each development implementation phase and off-site improvements shall be conducted by a full-time archaeological monitor/archaeologist meeting the Secretary of Interior (SOI) qualifications and a Native American/Tribal monitor representing SMBMI. It is intended that: 1) Archaeological and Tribal Monitors will work as a team during any type of ground-disturbance activity including removal of citrus trees and irrigation system equipment as well as during demolition, grading, excavation, trenching, compaction, fence installations, and plantings. Unless specifically waived by the Lead Monitor, one team of monitors will be utilized for each piece of active heavy equipment or location of hand excavation unless activities are within 50 meters of each other. This is to ensure that simultaneously occurring activities will have adequate monitoring. 2) Native American Monitor(s)/Tribal Participant(s) shall be approved in advance by SMBMI. 3) The Applicant/Developer for each implementing phase shall outreach and contact SMBMI and any other Consulting Tribe (as appropriate) to facilitate and communicate with them to develop a mutually coordinated Tribal Monitoring Agreement or Guidelines. The Tribal Monitoring Agreement or Guidelines shall be included in the Archaeological Monitoring Program submitted to the City for review and approval (as per EIR mitigation measure MM 4.4-1).</p>	Applicant/ Contractor; City of Loma Linda Community Development Department; Qualified Archeologist	During grading and site preparation	In the event archeological artifacts are discovered	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>MM 4.4-6: Cultural Resources: In the event of the discovery of human remains and/or funerary objects, at the request of the San Manuel Band of Mission Indians (SMBMI) and consistent with State protocol, the Developer/Contractor shall:</p> <ul style="list-style-type: none"> • Cease all work within the immediate area of the discovery of the remains. • Create a barrier (temporary fence or flagging) within a 100-ft radius of the discovery; establish an Environmentally Sensitive Area (ESA); and post no-entry signs at the perimeter of the ESA until assessment is carried out by the Coroner. • The City of Loma Linda and the applicant/developer will immediately contact the Coroner, SMBMI, and other Consulting Tribes (as applicable). • Should the human remains be determined by the Coroner to be of Native American origin, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The Most Likely Descendant (MLD) identified by the NAHC will be notified (under California Public Resources Code § 5097.98) and make the decisions about the treatment of the human remains or funerary objects within 24 hours of notification by either the developer or the NAHC. The MLD will consult with the applicant/developer/landowner regarding the final appropriate disposition of the human remains or funerary objects. • The discovery area and the human remains and accompanying materials will be treated with appropriate dignity and respect. <p>The MLD may wish to rebury the human remains and/or associated funerary objects, as close to the place of their discovery as possible in an area that will not be subject to future disturbances. The</p>	Applicant/ Contractor, County Coroner, City of Loma Linda Community Development Department, Qualified Archeologist	During grading and site preparation	In the event of the discovery of human remains and/or funerary objects	On-site inspection	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254(f)).</p> <p>MM 4.4-7: Cultural Resources: In the event of the discovery of archaeological Cultural Resources or Tribal Cultural Resources on the ground surface or in subsurface contexts during the development/construction of any implementation phase of the Project, consistent with the request of San Manuel Band of Mission Indians (SMBMI) and as required for the Archaeological Monitoring Report (as per EIR mitigation measure MM 4.4-1), the Developer/Contractor shall:</p> <ul style="list-style-type: none"> • Cease all work within the immediate area of the discovery. • Create a barrier (temporary fence or flagging) within a 50-ft radius of the discovery; establish an Environmentally Sensitive Area (ESA), and post no-entry signs until the discovery can be assessed by a Secretary of the Interior (SOI) qualified archaeologist. As determined appropriate by the Lead Archaeological/Tribal Monitors, SMBMI and any other Consulting Tribe (as appropriate) may be notified. • The ESA barrier will remain in place and entry controlled until assessment by a SOI-qualified archaeologist is completed, a Treatment Plan developed and carried out, and any Data Recovery is completed. 	Applicant/ Contractor; City of Loma Linda Community Development Department; Qualified Archeologist	During grading and site preparation	In the event archaeological artifacts are discovered	On-site inspection	
<p>MM 4.4-8: Cultural Resources: The Applicant/Developer for each implementing phase shall outreach and contact the San Manuel Band of Mission Indians (SMBMI) and any other Consulting Tribe (as appropriate) to facilitate and communicate with them to develop a mutually coordinated Treatment Plan for how to handle/address any Tribal Cultural Resources encountered during ground disturbance</p>	Applicant/ Contractor; City of Loma Linda Community Development Department; Qualified Archeologist	Prior to construction	Prior to commencing operations	Review of Plans	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
<p>or grading. The Treatment Plan shall be included in the Archaeological Monitoring Program submitted to the City for review and approval (per EIR mitigation measure MM 4.4-1). The Treatment Plan should include a Research Design so that the resource can be evaluated under both the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) criteria. If the resource meets any of the NHPA and/or CEQA criteria, and cannot be avoided or preserved in place, a Data Recovery Plan will be developed, reviewed, and adopted in consultation with all parties. The Data Recovery Plan should include all methods, sampling procedures, and be designed using current "best archaeological practices" to exhaust the research potential of the resources. The Data Recovery Plan for qualified Tribal Cultural Resources should be implemented with the participation and monitoring of SMBMI and any other Consulting Tribe (as applicable).</p>	<p>Applicant/ Contractor, City of Loma Linda Community Development Department, Qualified Archeologist</p>	<p>During grading and site preparation</p>	<p>In the event archaeological artifacts are discovered</p>	<p>On-site inspection</p>	
<p>MM 4.4-9:</p>					
<p>Noise MM 4.7-1: Noise: For any development implementing phase of the Citrus Trails Master Plan or Tract Map No. 18990, construction hours shall be limited to between the hours of 7:00 AM and 8:00 PM.</p>	<p>City of Loma Linda Community Development Department</p>	<p>Throughout construction</p>	<p>Prior to commencing construction</p>	<p>On-site inspection</p>	

Mitigation Measures No. / Implementing Acton	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
Monday through Friday, and avoid heavy construction on weekends and national holidays. MM 4.7-2: Noise: During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. Use of all construction equipment along the northern project boundary shall be limited to what is only absolutely necessary.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-3: Noise: For any development implementing phase of the Citrus Trails Master Plan or Tract Map No. 18990, the Developer/Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-4: Noise: During any development implementing phase of the Citrus Trails Master Plan or Tract Map No. 18990, the Applicant/Developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-5: Noise: During any development implementing phase of the Citrus Trails Master Plan or Tract Map No. 18990, the Applicant/Developer shall require that the construction contractor limit haul truck deliveries to the same hours specified for construction equipment.	City of Loma Linda Community Development Department	Throughout construction	Prior to commencing construction	On-site inspection	
MM 4.7-6: Noise: Final site planning and building designs for any development implementing phase of the Citrus Trails Master Plan or Tract Map No. 18990 shall include the following provisions: 1) For residential	City of Loma Linda Community Development Department	Review of construction documents	Prior to issuing grading / building permits	Review of final plans.	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
land uses, proposed along California Street, Mission Road or Redlands Boulevard, private yards or patio spaces associated with proposed residential uses (with emphasis for those upper story residential units within mixed-use Planning Areas 1, 5 and 7), should be setback and/or shielded to ensure noise levels do not exceed 65 dBA CNEL and setbacks and/or upgraded building construction should be utilized to ensure that residential interior noise levels do not exceed 45 dBA CNEL; and 2) For commercial land uses proposed along Redlands and California Street upgraded construction measures that ensure that interior noise levels at commercial and office land uses do not exceed 55 dBA CNEL should be implemented.					
Transportation/Traffic					
MM 4.8-1: Transportation/Traffic: Consistent with Measure V, as mitigation for the potential traffic impacts (including on- and off-site required improvements), the Project shall contribute on a fair share basis, through an adopted traffic impact fee program, in the implementation of the recommended intersection lane improvements or freeway improvements, or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to Congestion Management Program intersections and freeway segments.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits;	During review of building/grading plans;	Review of traffic impact fee program	
MM 4.8-2: Transportation/Traffic: The Applicant/Developer shall construct Redland 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, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
MM 4.8-3: Transportation/Traffic: The Applicant/Developer shall construct California Street from the north Project boundary to the south Project boundary at its ultimate half-section width including landscaping, future bus stop pad and parkway improvements in conjunction with development, as necessary.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
MM 4.8-4: Transportation/Traffic: The Applicant/Developer shall construct a left-turn lane north and south of Park Avenue (150 feet in length each) as well as north and south of Orange Avenue (150 feet in length each) with a painted two-way left-turn median south of the Park Avenue northbound left turn lane and north of the Orange Avenue southbound left-turn lane in conjunction with the other Project improvements.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
MM 4.8-5: Transportation/Traffic: The Applicant/Developer shall install a traffic signal at the California Street and Park Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
MM 4.8-6: Transportation/Traffic: The Applicant/Developer shall install a traffic signal at the California Street and Orange Avenue intersection, when warranted. The traffic signal should include an interconnect of the traffic signals to function in a coordinated system.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
MM 4.8-7: Transportation/Traffic: The Applicant/Developer shall construct roadway segments from California Street and Orange Avenue to Earp Drive and Mission Road to reroute traffic volumes from the existing southeastern portion of Mission Road and terminate the existing Mission Road roadway segment east of Earp Drive.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date / Initials
MM 4.8-8: Transportation/Traffic: The Applicant/Developer shall construct and maintain primary and secondary access roadways in conjunction with development prior to the opening of the development implementation phase which it services.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
MM 4.8-9: Transportation/Traffic: The Applicant/Developer shall ensure that on-site traffic signing and striping is implemented in conjunction with detailed construction plans for the Project.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	
MM 4.8-10: Transportation/Traffic: Sight distance at the Project accesses should be reviewed with respect to California Department of Transportation/City of Loma Linda standards in conjunction with the preparation of final grading, landscaping, and street improvement plans for the Project or any individual development implementation phase, and including Tract Map No. 18990.	City of Loma Linda Department of Public Works	Prior to issuance of building/grading permits; Throughout project construction	During review of building/grading plans; During construction	Review of plans; On-site inspection.	



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: July 28, 2020
TO: City Council
SUBJECT: Demands Register

Approved/Continued/Denied By City Council Date _____
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RECOMMENDATION

It is recommended that the City Council approve the attached list of demands for payment.

vchlist
07/23/2020 9:05:21AM

Voucher List
CITY OF LOMA LINDA
07-28-2020

Page: 1

FY: 2019/2020

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631716	7/15/2020	003628 U.S. BANK CORPORATE PYMNT SYS	4246 0445 5565 0021		CALCARD PURCHASES	8,433.52
					Total :	8,433.52
631717	7/15/2020	001613 OFFICE DEPOT, INC	513740615001	P-0000015841	CLIPBOARD & PENCILS	74.08
					Total :	74.08
631718	7/15/2020	000840 CITY OF SAN BERNARDINO	92661-90878	P-0000015791	WATER PURCHASES	36.47
					Total :	36.47
631719	7/15/2020	000840 CITY OF SAN BERNARDINO	92661-76164	P-0000015791	WATER PURCHASES	547.10
					Total :	547.10
631720	7/15/2020	002513 REVENUE & COST SPECIALISTS,, LLC	INVOICE	P-0000016030	ACCESSORY DWELLING UNIT DEVELC	4,682.29
					Total :	4,682.29
631721	7/15/2020	005277 CITIZEN'S HEARINGS & APPEALS, PROFESSI	2020-0625		ANIMAL CONTROL CITATION APPEAL F	100.00
					Total :	100.00
631722	7/15/2020	002843 CITY OF REDLANDS, OFFICE OF CITY TREAS	AR160339	P-0000015894	ANIMAL SHELTER SERVICES	8,079.50
					Total :	8,079.50
631723	7/15/2020	000213 TIME WARNER	0020150061820	P-0000015982	CABLE SERVICE VARIOUS LOCATIONS	88.37
					Total :	88.37
631724	7/15/2020	000110 BURTRONICS BUSINESS SYSTEM	AR70539	P-0000016597	HP LJ 507 DN STANDARD AND MICR PF	978.96
					Total :	978.96
631725	7/15/2020	000026 VERIZON WIRELESS	9857638630		S.C.A.D.A. MODEM FOR THE SEWER LI	38.03
					Total :	38.03
631726	7/15/2020	004401 ORKIN PEST CONTROL	197414534	P-0000016108	PEST CONTROL SERVICES FOR 10466	47.27
					Total :	47.27
631727	7/15/2020	004401 ORKIN PEST CONTROL	195513799	P-0000016082	PEST CONTROL SRVS OF CIVIC CENTI	124.27
					Total :	124.27
631728	7/15/2020	004401 ORKIN PEST CONTROL	197414119	P-0000016082	PEST CONTROL SRVS OF CIVIC CENTI	52.89

Page: 1

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631728	7/15/2020	004401 004401 ORKIN PEST CONTROL	(Continued)			Total : 52.89
631729	7/15/2020	004401 ORKIN PEST CONTROL	197413760	P-0000016082	PEST CONTROL SRVS OF CIVIC CENTI	67.14 Total : 67.14
631730	7/15/2020	001261 THE GAS COMPANY	146 424 6400 3		GAS SERVICE	34.79 Total : 34.79
631731	7/15/2020	001245 SO CALIF EDISON	2-24-289-8187		ELECTRICITY SERVICE	14.85 Total : 14.85
631732	7/15/2020	001245 SO CALIF EDISON	STMTS-5		ELECTRICITY SERVICE	349.09 Total : 349.09
631733	7/15/2020	001245 SO CALIF EDISON	STMT-15		ELECTRICITY SERVICE	9,838.11 Total : 9,838.11
631734	7/15/2020	001245 SO CALIF EDISON	STMTS-11		ELECTRICITY SERVICE	733.21 Total : 733.21
631735	7/15/2020	001245 SO CALIF EDISON	STMTS-10		ELECTRICITY SERVICE	4,838.43 Total : 4,838.43
631736	7/15/2020	001245 SO CALIF EDISON	2-39-797-5913		ELECTRICITY SERVICE	25.99 Total : 25.99
631737	7/15/2020	001245 SO CALIF EDISON	2-23-005-2615		ELECTRICITY SERVICE	59.00 Total : 59.00
631738	7/15/2020	001245 SO CALIF EDISON	2-34-867-5984		ELECTRICITY SERVICE	1,793.19 Total : 1,793.19
631739	7/15/2020	001245 SO CALIF EDISON	STMTS-2		ELECTRICITY SERVICE	224.16 Total : 224.16
631759	7/21/2020	000840 CITY OF SAN BERNARDINO	133-132	P-0000016819	WATER FEES FOR HYDRANT METER	1,396.76 Total : 1,396.76

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07/23/2020 9:05:21AM

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631760	7/22/2020	001245 SO CALIF EDISON	2-32-093-0829		ELECTRICITY SERVICE	89.78
					Total :	89.78
631761	7/22/2020	001245 SO CALIF EDISON	STMTS-5		ELECTRICITY SERVICE	292.72
					Total :	292.72
631762	7/22/2020	001245 SO CALIF EDISON	STMTS-4		ELECTRICITY SERVICE	1,006.81
					Total :	1,006.81
631763	7/22/2020	001245 SO CALIF EDISON	STMTS-8		ELECTRICITY SERVICE	77,240.88
					Total :	77,240.88
631764	7/22/2020	001245 SO CALIF EDISON	2-39-170-8104		ELECTRICITY SERVICE	36.40
					Total :	36.40
631765	7/22/2020	001245 SO CALIF EDISON	2-01-553-0058		ELECTRICITY SERVICE	7,680.51
					Total :	7,680.51
631766	7/22/2020	001261 THE GAS COMPANY	194 068 6736 6		GAS SERVICE	47.75
					Total :	47.75
631823	7/28/2020	000033 ALL AMERICAN ASPHALT	189784	P-0000016545	PAV REHAB IMP BARTON RD & CAMPU	621,824.76
					Total :	621,824.76
631824	7/28/2020	004554 ALTERNATIVE HOSE, INC	5973305	P-0000015781	LARGE DISPOSAL GLOVES	59.27
					Total :	59.27
631825	7/28/2020	003833 ATKINSON, ANDESLON, LOYA, RUUD, & ROMK	598374	P-0000016105	HR LEGAL SERVICES	1,858.50
					Total :	1,858.50
631826	7/28/2020	001400 BOOT BARN 4 SAN BERNARDINO	INV00050877	P-0000016774	UNIFORM PURCHASE FOR PW CORP \	615.44
			INV00051757	P-0000016773	UNIFORM PURCHASES FOR PW CORP	3,203.36
				P-0000016773		
					Total :	3,818.80
631827	7/28/2020	006204 BRAD FREEMAN & ASSOCIATES	30832		REIMBURSEMENT FOR UNUSED FUNDS	4,211.25
					Total :	4,211.25

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631828	7/28/2020	000110 BURTRONICS BUSINESS SYSTEM	AR71743	P-0000015787	PRINTING SERVICES AND SUPPLIES	276.69
					Total :	276.69
631829	7/28/2020	000203 CLINICAL LABORATORY OF	975266	P-0000016804	WATER SAMPLING OF RICHARDSON T	12,445.25
					Total :	12,445.25
631830	7/28/2020	002118 CONFIRE JPA	24940		RADIO PARTS & MATERIALS	261.00
					Total :	261.00
631831	7/28/2020	001173 COUNTY OF SAN BERNARDINO, DEPT OF INF	24939	P-0000015798	PAGER MONITORING SERVICES	14.79
					Total :	14.79
631832	7/28/2020	001452 COUNTY OF SAN BERNARDINO, SOLID WAST	067521	P-0000016820	TRASH DISPOSAL AT THE LANDFILL	616.79
					Total :	616.79
631833	7/28/2020	002636 GOLDEN BELL PRODUCTS, INC	17160	P-0000016775	INSECTA, INSECTICIDE	11,983.00
					Total :	11,983.00
631834	7/28/2020	000440 HOSPITALITY CAR WASH	1009	P-0000015817	CAR WASH	206.93
					Total :	206.93
631835	7/28/2020	006179 INLAND SIGNS INC	1911	P-0000016547	INSTALL ONE CITY ENTRANCE SIGN O	10,365.00
					Total :	10,365.00
631836	7/28/2020	006160 JEROMY RAY ROBB, J ROBB EQUIPMENT CO	INVOICE 3	P-0000016483	SIDEWALK & RETAINING WALL AT ANDI	7,621.85
					Total :	7,621.85
631837	7/28/2020	001733 LOWE'S COMPANIES, INC.	27378 27929 927542	P-0000015836 P-0000015836 P-0000015836	PLUMBING SUPPLIES TAPE & STENCIL KIT SAFETY VESTS	26.37 17.29 127.69
					Total :	171.35
631838	7/28/2020	003855 LYNN A. HIRTZ, DANS LAWNMOWER CENTER	202447	P-0000016776	POWER TRIM EDGER 8" WHEEL GX12C	753.17
					Total :	753.17
631839	7/28/2020	001566 MALLORY SAFETY & SUPPLY, LLC	4868968 4876993	P-0000015838 P-0000015838	LEATHER PATCH GLOVES & DISPOSAL HAND SANITIZER	155.13 221.88

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631839	7/28/2020	001566 001566 MALLORY SAFETY & SUPPLY, LLC	(Continued)			Total : 377.01
631840	7/28/2020	006117 MATT DINGMAN	REQUEST		REIMBURSEMENT FOR FIRE INSPECTO	400.00
						Total : 400.00
631841	7/28/2020	000662 MULTI W SYSTEMS INC	32030735		EMERGENCY FIELD SERVICE TO	255.00
						Total : 255.00
631842	7/28/2020	000794 REDLANDS GLASS HOUSE	5142	P-0000016777	REPAIR ENTRANCE WINDOW AT CITY I	1,573.15
						Total : 1,573.15
631843	7/28/2020	000876 SAN BERNARDINO MUNICIPAL WATER	30671		ANNUAL PERMIT FEE/INDUSTRIAL USI	60.00
						Total : 60.00
631844	7/28/2020	006168 SHERWIN-WILLIAMS	OE0106894A8204		GRAFFITI PAINT	175.07
						Total : 175.07
631845	7/28/2020	000894 SIERRA PACIFIC ELECTRICAL, CONTRACTINC	27504	P-0000016499	REPAIR STREET LIGHT POLES	19,888.00
						Total : 19,888.00
631846	7/28/2020	001245 SO CALIF EDISON	2-05-372-3029 2-21-381-7513 2-30-989-9896 2-39-338-1355		ELECTRICITY SERVICE ELECTRICITY SERVICE ELECTRICITY SERVICE ELECTRICITY SERVICE	1,241.33 20,632.68 151.83 13.07
						Total : 22,038.91
631847	7/28/2020	005270 SUPERIOR AUTOMOTIVE WAREHOUSE	060950 061227	P-0000015864 P-0000015864	AUTO PARTS AUTO PARTS	16.69 28.37
						Total : 45.06
631848	7/28/2020	006128 T.E. ROBERTS	3645REV 3685REV	P-0000016551 P-0000016350	MANHOLE TRANCH SETTLEMENT REP STORM DRAIN IMP AT SAN MARCOS...	73,876.75 48,382.77
						Total : 122,259.52
631849	7/28/2020	004674 TRYCO GENERAL ENGINEERING	405	P-0000015754	CONSTRUCTION FOR I-10 FWY/MT VIE	131,357.82
						Total : 131,357.82
631850	7/28/2020	004030 US TRONICS	M-12267JN20	P-0000015908	EMERGENCY SATELLITE PHONE SERV	167.85

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631850	7/28/2020	004030 004030 US TRONICS	(Continued)			Total : 167.85
631851	7/28/2020	001977 VULCAN MATERIALS	72628548	P-0000015871	ASPHALT MATERIAL	450.54
			72632650	P-0000015871	ASPHALT MATERIAL	555.92
						Total : 1,006.46
631852	7/28/2020	001901 WEST PAYMENT CENTER, THOMSON REUTEI	842665105	P-0000015872	THOMAS REUTERS	758.56
						Total : 758.56
631853	7/28/2020	006214 WESTERN PAVING CONTRACTORS, IN	BL# 18769		DUPLICATE BUSINESS LICENSE	107.00
						Total : 107.00
631854	7/28/2020	001919 WILLDAN	002-22946	P-0000015874	BUILDING INSPECTION/PLAN CHECK S	49,598.37
			002-22947	P-0000015874	BUILDING INSPECTION/PLAN CHECK S	910.00
						Total : 50,508.37
64 Vouchers for bank code : bofa						Bank total : 1,156,518.50
64 Vouchers in this report						Total vouchers : 1,156,518.50

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07/23/2020 9:05:21AM

Voucher List
CITY OF LOMA LINDA

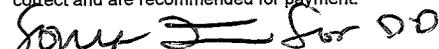
Page: 7

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos. 631716 through 631739, 631759 through 631766, 631823 through 631854 for a total disbursement of \$ 1,156,518.50 and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on 07-28-2020 and the City Treasurer is hereby directed to pay except as noted.

Phillip Dupper, Mayor

Page: 7

vchlist
07/22/2020 6:07:18PM

Voucher List
CITY OF LOMA LINDA
07-28-2020

FY: 2020/2021

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
67215	7/15/2020	000832 CALIFORNIA JPIA	2020071400067215	P-0000016759	JPIA INSURANCE ANNUAL CONT FY 20	728,850.00
					Total :	728,850.00
628913	7/15/2020	000454 ICMA RETIREMENT CORP	2020071500628913		ICMA CONTRIBUTION-06/21-07/04/2020	26,305.32
					Total :	26,305.32
631740	7/15/2020	001356 STAPLES BUSINESS ADVANTAGE	3450770532	P-0000016726	PURELL HAND SANITIZER	44.11
					Total :	44.11
631741	7/15/2020	001356 STAPLES BUSINESS ADVANTAGE	3450770529	P-0000016726	CLEANER DISINFECTANT WIPES	41.80
					Total :	41.80
631742	7/15/2020	001356 STAPLES BUSINESS ADVANTAGE	3450770538	P-0000016726	LYSOL SPRAY	7.73
					Total :	7.73
631743	7/15/2020	001356 STAPLES BUSINESS ADVANTAGE	3450770535	P-0000016726	EAR LOOP FACE MASK	5.92
					Total :	5.92
631744	7/15/2020	005502 FRONTIER COMMUNICATIONS	STMTS-2		PHONE SERVICE	425.48
					Total :	425.48
631745	7/15/2020	005791 CENTURYLINK	120673735	P-0000016811	BANDWIDTH SERVICES AND VOIP	4,828.99
					Total :	4,828.99
631746	7/15/2020	005395 USBANK EQUIPMENT FINANCE	417879137	P-0000016818	PRINTERS LEASE AGREEMENT	2,912.40
					Total :	2,912.40
631747	7/15/2020	005403 CALIFORNIA STATE CONTROLLER'S, UNCLAI	Report ID# 12047258		UNCLAIMED PROP. REMIT TO STATE (E	262.47
					Total :	262.47
631748	7/15/2020	004579 LCA BANK CORPORATION	4434239	P-0000016766	PW ENG PRINTER - LANIER ANNUAL LI	617.41
					Total :	617.41
631749	7/15/2020	005502 FRONTIER COMMUNICATIONS	909-799-8149-110807-		PHONE SERVICE	192.00

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631749	7/15/2020	005502 005502 FRONTIER COMMUNICATIONS	(Continued)			Total : 192.00
631750	7/15/2020	005502 FRONTIER COMMUNICATIONS	STMTS-2		PHONE SERVICE	168.76
						Total : 168.76
631751	7/15/2020	005502 FRONTIER COMMUNICATIONS	STMTS-3		PHONE SERVICE	195.44
						Total : 195.44
631752	7/15/2020	000026 VERIZON WIRELESS	9857638629		WIRELESS PHONE SERVICE	2,692.51
						Total : 2,692.51
631753	7/21/2020	006205 TALENTZOK	164110	P-0000016826	Temporary Finance Staff FY 20-21	755.61
						Total : 755.61
631754	7/21/2020	005309 DIRECTV	37551393365	P-0000016749	SATELLITE TV SERVICES FOR EOC	39.54
						Total : 39.54
631755	7/21/2020	000865 SN BERNARDINO CO SHERIFF DEPT	19791	P-0000016824	-JULY 2020 -CONTRACTUAL SHERIFF E	478,902.00
						Total : 478,902.00
631756	7/21/2020	000265 DIANA DE ANDA	REQUEST		FLEX MEDICAL REIMBURSEMENT-2020	46.78
						Total : 46.78
631757	7/21/2020	000917 ZAHADA K SINGH	REQUEST		FLEX MEDICAL REIMBURSEMENT-2020	34.44
						Total : 34.44
631758	7/21/2020	001280 CARRY HOWARD	REQUEST		FLEX MEDICAL REIMBURSEMENT-2020	236.99
						Total : 236.99
631767	7/28/2020	005827 ADAM HALL'S PLANT NURSERY	09222	P-0000016647	TREES FOR PICTON ST	237.05
						Total : 237.05
631768	7/28/2020	001984 ALLSTAR FIRE EQUIP. CO. INC.	224846	P-0000016589	FIRE HOSE	4,923.00
						Total : 4,923.00
631769	7/28/2020	006210 AMPHAIVANH BOUALAPHANH	993765887		ACCOUNT CLOSED, PREPAY REFUNDE	38.75
						Total : 38.75

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631770	7/28/2020	003867 AMTECH ELEVATOR SERVICE	151400032443	P-0000016783	LIBRARAY ELEVATOR MAINTENANCE	774.03
					Total :	774.03
631771	7/28/2020	006208 ARCELIA VICTORINO	993764726		ACCOUNT CLOSED PREPAY REFUNDE	97.48
					Total :	97.48
631772	7/28/2020	006075 AUTOMOTIVEWORKWEAR.COM	717836		WORK PANTS FOR RALPH MUNOZ	49.54
					Total :	49.54
631773	7/28/2020	000016 AWWA, CUSTOMER SERVICE	7001797122	P-0000016809	AWWA MEMBERSHIP FOR 2020-21	2,141.00
					Total :	2,141.00
631774	7/28/2020	006209 BABAC SHAHMOHAMADY	993765793		ACCOUNT CLOSED PREPAY REFUNDE	32.40
					Total :	32.40
631775	7/28/2020	005791 CENTURYLINK	130185538	P-0000016811	BANDWIDTH SERVICES AND VOIP	311.72
					Total :	311.72
631776	7/28/2020	004397 CHEMPAK	112793	P-0000016657	CLEANING SUPPLIES	1,508.04
					Total :	1,508.04
631777	7/28/2020	006206 CHRISTIAN JACKSON	993753614		ACCOUNT CLOSED REFUND OVERPAY	172.25
					Total :	172.25
631778	7/28/2020	005284 CITY EMPLOYEES ASSOCIATES	JUL 2020-PAEA JUL 2020-PW		DUES COLLECTED FOR JULY 2020 DUES COLLECTED FOR JULY 2020	152.00 483.00
					Total :	635.00
631779	7/28/2020	000236 COSTCO WHOLESALE	478101080 478970721	P-0000016665 P-0000016665	WAREHOUSE GROCERY WATER	168.28 51.53
					Total :	219.81
631780	7/28/2020	005709 COUNTY TREASURER, OFC OF AUDITOR/COI	1800000397	P-0000016812	LAFCO ANNUAL FEES	4,886.52
					Total :	4,886.52
631781	7/28/2020	005030 CS-AMSCO	16085	P-0000016829	SERVICE CALL OF 8MG RESERVOIR	675.00
					Total :	675.00

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Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631782	7/28/2020	002238 DAVID CARTER, DIB'S SAFE & LOCK SERVICE	0000196147	P-0000016668	SHACKLE COMM PADLOCK	143.34
Total :						143.34
631783	7/28/2020	001256 ELROD FENCE CO., INC.	15220	P-0000016830	FENCE INSTALL AT EDISON EASEMEN	985.00
Total :						985.00
631784	7/28/2020	006213 ELVIRA MOENO-ROA	206976		10/02/2020 CANCELLATION OF COMML	25.00
Total :						25.00
631785	7/28/2020	000325 EWING IRRIGATION PRODUCTS	12055091	P-0000016672	LANDSCAPER HATS	56.12
Total :						56.12
631786	7/28/2020	000331 FAIRVIEW FORD SALES, INC	710811 711018 711066	P-0000016674 P-0000016674 P-0000016674	VEHICLE PARTS & REPAIRS VEHICLE PARTS & REPAIRS VEHICLE PARTS & REPAIRS	51.31 46.14 46.14
Total :						143.59
631787	7/28/2020	003197 FIRE APPARATUS SOLUTIONS	17298 17299	P-0000016676 P-0000016676	LABOR LADDER TESTING AND APPARATUS SU	135.44 2,110.91
Total :						2,246.35
631788	7/28/2020	005256 FLYERS ENERGY, LLC	20-143454 20-150125	P-0000016678 P-0000016678	FUEL FUEL	1,002.93 1,149.41
Total :						2,152.34
631789	7/28/2020	002636 GOLDEN BELL PRODUCTS, INC	17195	P-0000016831	LIFT STATION DEGREASER	713.84
Total :						713.84
631790	7/28/2020	000389 GRAINGER, INC	9582052610	P-0000016682	INDUSTRIAL SUPPLIES	68.65
Total :						68.65
631791	7/28/2020	000402 HACH COMPANY	12005200	P-0000016813	SEWER FLOW METER MONITORING SI	1,000.00
Total :						1,000.00
631792	7/28/2020	002117 HILLTOP GEOTECHNICAL INC	17420	P-0000016801	ASPHALT CORING FOR PAVEMENT PR	1,894.00
Total :						1,894.00

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631793	7/28/2020	000453 ICEMA	20-104	P-0000016832	ICEMA ALS CERTIFICATION & ADMINIS	3,200.00
					Total :	3,200.00
631794	7/28/2020	005233 INDUSTRIAL TECHNICAL SERVICES	1113460F	P-0000016687	SERVICE AND REPAIRS TO WELL SITE	590.00
					Total :	590.00
631795	7/28/2020	002472 INTERNATIONAL CODE COUNCIL	3279964		MEMBERSHIP RENEWAL T INGALLS	145.00
					Total :	145.00
631796	7/28/2020	004820 IWORQ SYSTEM	192988	P-0000016764	IWORQ ANNUAL MGMT & SUPPORT SY	8,000.00
					Total :	8,000.00
631797	7/28/2020	005902 JOHN FEE	00025427		REIMBURSEMENT FOR STATE AND CO	270.00
					Total :	270.00
631798	7/28/2020	003207 KYLE CRECELIUS	00025753		REIMBURSEMENT FOR COUNTY AND C	270.00
					Total :	270.00
631799	7/28/2020	005453 LARRY AGRE, MATCO TOOLS	400643	P-0000016833	IMPACT GUN	772.92
					Total :	772.92
631800	7/28/2020	006141 LENNAR HOMES	993765878 993765879		ACCOUNT CLOSED PREPAY REFUNDE ACCOUNT CLOSED, PREPAY REFUNDE	24.70 1.28
					Total :	25.98
631801	7/28/2020	000557 LIFE ASSIST, INC.	1015552 1015929 1016581 1017398	P-0000016699 P-0000016699 P-0000016699 P-0000016699	EMERGENCY MEDICAL SUPPLIES AND MAGNESIUM SULFATE, LIFE SHIELD, E MAGNESIUM SULFATE, EPINEPHRINE MAGNESIUM SULFATE	752.41 274.76 33.20 86.00
					Total :	1,146.37
631802	7/28/2020	001831 LINKO TECHNOLOGY INC., DBA TOKAY SOFT	7207	P-0000016802	TOKAY SOFTWARE SUPPORT 2020-21	640.00
					Total :	640.00
631803	7/28/2020	000570 LOMA LINDA FIREFIGHTERS ASSN	JULY 2020		DUES & T-DONATION FOR JULY 2020	1,262.00
					Total :	1,262.00
631804	7/28/2020	001733 LOWE'S COMPANIES, INC.	25273	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	53.14

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631804	7/28/2020	001733 LOWE'S COMPANIES, INC.	(Continued)			
			25274	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	53.15
			25302	P-0000016703	WATER, MASKS, ROUND UP	81.52
			27017	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	26.58
			27023	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	61.35
			27029	P-0000016703	WATER, BATTERIES, COPPER BENDEF	93.74
			27132	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	13.30
			27245	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	42.96
			27259	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	15.80
			27339	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	47.03
			27393	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	45.21
			27796	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	74.58
			27900	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	40.90
			27914	P-0000016703	FAN	35.82
			27921	P-0000016703	IMPROVEMENT SUPPLIES AND MATER	115.59
					Total :	800.67
631805	7/28/2020	001566 MALLORY SAFETY & SUPPLY, LLC	4871600	P-0000016704	SAFETY GEARS AND EQUIPMENT	179.72
					Total :	179.72
631806	7/28/2020	006207 NELSON HORSLEY	993763227		ACCOUNT CLOSED PREPAY REFUNDE	14.81
					Total :	14.81
631807	7/28/2020	001613 OFFICE DEPOT, INC	103914889001	P-0000016707	MICR TONER	297.39
			104114233001	P-0000016707	OFFICE SUPPLIES	91.06
					Total :	388.45
631808	7/28/2020	006212 PAT COLLINS	37885		SIGNED UP IN ERROR. ALREADY HAS ,	40.00
					Total :	40.00
631809	7/28/2020	005772 QUINN COMPANY	PCA00190312	P-0000016715	VEHICLE EQUIPMENT PARTS/MATERIA	44.00
			PCA00190313	P-0000016715	ENGINE OIL FILTER AND ELEMENT FUI	121.22
					Total :	165.22
631810	7/28/2020	004461 RYDIN DECAL	370064	P-0000016836	2021 PARKING PERMITS	1,298.85
					Total :	1,298.85
631811	7/28/2020	002324 SAN BERNARDINO CO FIRE DEPT	LL121CC	P-0000016815	HOUSEHOLD HAZARDOUS WASTE CO	8,325.39

Voucher List
CITY OF LOMA LINDA

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631811	7/28/2020	002324	002324 SAN BERNARDINO CO FIRE DEPT	(Continued)		Total : 8,325.39
631812	7/28/2020	003888	SAN BERNARDINO VALLEY WATER, CONSERV	120	P-0000016816 GROUNDWATER SUSTAINABILITY COL	34,386.00
						Total : 34,386.00
631813	7/28/2020	006211	SARA WILSON	993765911	ACCOUNT CLOSED, PREPAY REFUNDED	60.94
						Total : 60.94
631814	7/28/2020	003881	SB CO PROFESSIONAL FIREFIGHTER	JUL 2020	DUES COLLECTED FOR JULY 2020	3,775.20
						Total : 3,775.20
631815	7/28/2020	003698	SCOTT ZEHM	JULY 2020	P-0000016803 CITY HALL FOUNTAIN MAINTENANCE	135.00
						Total : 135.00
631816	7/28/2020	000451	SITEONE LANDSCAPE SUPPLY, LLC	101314525-001 101340517-001 101354840-001	P-0000016724 LANDSCAPE SUPPLIES P-0000016724 LANDSCAPE MATERIALS AND SUPPLIES P-0000016724 LANDSCAPE SUPPLIES	199.14 265.59 19.18
						Total : 483.91
631817	7/28/2020	000865	SN BERNARDINO CO SHERIFF DEPT	19759	P-0000016824 CAL-ID ASSESSMENT FEE (POP. 24,335)	28,715.30
						Total : 28,715.30
631818	7/28/2020	001024	SNAP ON TOOLS CORP	07022049859	P-0000016837 BALL JOINT PRESS SET	705.76
						Total : 705.76
631819	7/28/2020	000829	SO CALIF ASSOC OF GOVERNMENTS	FY2020-21	P-0000016817 SCAG ASSESSMENT DUES FY 2020-21	2,104.80
						Total : 2,104.80
631820	7/28/2020	001356	STAPLES BUSINESS ADVANTAGE	3451183848 3451183849 3451183850	P-0000016726 OFFICE SUPPLIES P-0000016726 OFFICE SUPPLIES P-0000016726 PENCILS	56.27 91.74 13.40
						Total : 161.41
631821	7/28/2020	000304	TYLER TECHNOLOGIES, INC	045-309800	P-0000014040 SOFTWARE IMPL. COST-MUNIS QUOTE	637.50
						Total : 637.50
631822	7/28/2020	001885	VISTA PAINT CORPORATION	2020-508983-00	P-0000016738 PAINT AND SUPPLIES	24.73

Bank code : bofa

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
631822	7/28/2020	001885 001885 VISTA PAINT CORPORATION	(Continued)			Total : 24.73
1001596336	7/14/2020	000771 P.E.R.S.	1001596336		1959 SURVIVOR BENEFIT-FY 19/20 FIR	1,094.40
						Total : 1,094.40
1001596337	7/13/2020	000771 P.E.R.S.	1001596337		1959 SURVIVOR BENEFIT-FY 19/20 FIR	518.40
						Total : 518.40
79 Vouchers for bank code : bofa						Bank total : 1,374,034.25
79 Vouchers in this report						Total vouchers : 1,374,034.25

PAYROLL: \$328,774.50 7/23/2020

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.
67215, 628913, 631740 through 631758, 631767 through 631822, 1001596336 & 1001596337 for a total
disbursement of \$ 1,374,034.25 and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on
07-28-2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor



City of Loma Linda Official Report

Phillip Dupper, Mayor
Ronald Dailey, Mayor pro tempore
John Lenart, Councilman
Bhavin Jindal, Councilman
Rhodes Rigsby, Councilman

COUNCIL AGENDA: July 28, 2020

TO: City Council

FROM: T. Jarb Thaipejr, City Manager/Public Works Director *T.J.T.*

SUBJECT: Approve First Amendment to the Amended and Restated City-County Cooperation Agreement for the Housing and Urban Development Community Development and Planning Grants for Fiscal Years 2015-16 through 2017-18 and Subsequent Automatic Renewals, Contract No. 14-398.

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

It is recommended that the City Council approve amendment to the Amended and Restated City-County Cooperation Agreement for the Housing and Urban Development (HUD) Community Development and Planning Grants for Fiscal Years 2015-16, 2016-17, and 2017-18 and subsequent automatic renewals, contract No. 14-398 authorize the City Manager to sign the amendment.

BACKGROUND

The City Council at their April 8, 2014, regular meeting approved the City-County Cooperation Agreement for the Housing and Urban Development Community Development and Planning Grants for Fiscal Years 2015-16 to 2017-18, automatic renewals have been approved since. This amendment modifies Sections 2, 5 16, 17 and 18 of the agreement.

ANALYSIS

Please see attached for exact wording of the amendment. Generally, the changes are additions/clarifications' to the agreement required by HUD lawyers:

- City agrees to notify HUD and County in writing by a certain date as spelled out in current Notice of HUD if they wish to not to participate in the County's program.....
- City does not receive a direct allocation of ESG funds from HUD
- The COUNTY will prohibit urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively

further fair housing within its own jurisdiction or that impedes the COUNTY's actions to comply with the COUNTY's fair housing certification.

- The COUNTY and CITY have each caused this AGREEMENT to be authorized by its respective duly authorized officers, on its behalf.

The County added the following section so we do not have to go back to City Council/ Board of Supervisors in the future

- The COUNTY has authorized its Chief Executive Officer to execute all documents, including any necessary Amendments, to comply with, and implement, HUD CPD Notices and other requirements. The CITY has authorized its City Manager to execute all documents, including any necessary Amendments, to comply with, and implement, HUD CPD Notices and other requirements

Attachment



Contract Number

SAP Number

Community Development and Housing

Department Contract Representative	Bryan Anderson, Supervising Analyst
Telephone Number	(909) 387-4351
Consultant	City of Loma Linda
Consultant Representative	Jarb Thaipejr
Telephone Number	(909) 799-2810
Contract Term	2015-2018;2018-2021
Original Contract Amount	N/A
Amendment Amount	N/A
Total Contract Amount	N/A
Cost Center	N/A

FIRST AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT

This First Amendment to the Amended and Restated Cooperation Agreement is made and entered into by and between the County of San Bernardino, of the State of California, hereinafter to as "COUNTY," and the City of Loma Linda, a city within the COUNTY, hereinafter referred to as "CITY."

WHEREAS, the COUNTY and the CITY entered into that Amended and Restated Cooperation Agreement for Housing and Urban Development Community Development and Planning Grants for Fiscal Years 2015-16, 2016-17, 2017-18 and Subsequent Automatic Renewals, Unless Terminated, Contract No. 14-398 , hereinafter referred to as "Agreement."

WHEREAS, pursuant to Section 2 of the Agreement, the CITY and COUNTY can adopt amendments necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice.

WHEREAS, the United States Department of Housing and Urban Development has notified the COUNTY that the Agreement must be amended to include provisions in Notice CPD-20-03.

WHEREAS, to implement and effectuate the provisions in Notice CPD-20-03, the COUNTY and CITY desire to enter into this First Amendment to the Amended and Restated Cooperation Agreement, hereinafter referred to as "First Amendment."

NOW, THEREFORE, the COUNTY and CITY hereby agree that the Agreement is amended as follows effective July 1, 2021:

Section 2 of the Agreement is hereby amended to include the following:

By the date specified in HUD's Urban County Qualification Notice for the next qualification period, the COUNTY will notify the CITY in writing of its right not to participate and that such notice will be sent to the HUD Field Office by the date specified in the Urban County Qualification Notice schedule. If the CITY elects not to participate in a new qualification period, it must provide written notice to the COUNTY and send a copy of that notice to the HUD Field Office.

Section 5 of the Agreement is hereby amended to include the following:

The COUNTY and the CITY obligate themselves to take all actions necessary to assure compliance with the COUNTY's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act and will affirmatively further fair housing. See 24 CFR 91.225(a) and 5.105(a). The COUNTY and the CITY obligate themselves to comply with section 109 of Title I of the Housing and Community Development Act of 1973, of Title II of the Americans with Disabilities Act, the Age Discrimination Act of 1975, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws. The COUNTY will prohibit urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the COUNTY's actions to comply with the COUNTY's fair housing certification.

Section 16 of the Agreement is hereby added to the Agreement as follows:

16. The CITY understands that it may receive a formula allocation under the ESG Program only through the urban county.

Section 17 of the Agreement is hereby added to the Agreement as follows:

17. The COUNTY has authorized its Chief Executive Officer to execute all documents, including any necessary Amendments, to comply with, and implement, HUD CPD Notices and other requirements. The CITY has authorized its City Manager to execute all documents, including any necessary Amendments, to comply with, and implement, HUD CPD Notices and other requirements.

Section 18 of the Agreement is hereby added to the Agreement as follows:

18. The COUNTY and CITY have each caused this AGREEMENT to be authorized by its respective duly authorized officers, on its behalf.

Except as expressly modified by this Amendment, all other provisions of the Agreement remain unmodified and continue in full force and effect. In the event of any conflict between this Amendment and the Agreement, the

provisions of this Amendment shall prevail. This Amendment may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

IN WITNESS WHEREOF, the COUNTY and CITY have each caused this Amendment to be authorized by its respective duly authorized officers, on its behalf.

COUNTY OF SAN BERNARDINO

CITY OF LOMA LINDA

►

Curt Hagman, Chairman, Board of Supervisors

By ► _____

Dated: _____
SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIRMAN OF THE BOARD

Name _____

Title _____

Lynna Monell
Clerk of the Board of Supervisors
of the County of San Bernardino

By _____
Deputy

Dated: _____

Address _____

FOR COUNTY USE ONLY

Approved as to Legal Form	Reviewed for Contract Compliance	Reviewed/Approved by Department
► Deputy County Counsel	►	►
Date _____	Date _____	Date _____



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

CITY COUNCIL AGENDA: July 28, 2020
TO: City Council
FROM: Diana De Anda, Finance Director/City Treasurer
VIA: T. Jarb Thaipejr, City Manager
SUBJECT: Re-Appropriation \$10,000 of Unspent General Funds related to COVID-19 Response and Mitigation.

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

Recommend re-appropriation of unspent general fund expenditures from fiscal year 2019-2020 of ten thousand dollars (\$10,000) for Material and Other Services associated with the response and mitigation related to COVID-19 into fiscal year 2020-2021.

BACKGROUND

In order to comply with California Department of Public Health (CDPH) and State of California Department of Industrial Relations (CAL OSHA) COVID-19 Industry Guidance for Office Workspaces for the response and mitigation necessary to prevent the spread of COVID-19; and provide a safe office space for employees and the public at City Hall, purchases for cleaning supplies, personal protection and social distancing barrier were placed prior to June 30, 2020. Due to high demand and delays in supply chains certain items were not received or delivered for installations until after the start of the new fiscal year. As a result of these delays the expenditures associated with these items will have to be recorded in fiscal year 2020-2021. Staff is requesting the funding identified in prior year (2019-2020) be re-appropriated into the current year to offset these urgent and necessary expenditures.

ENVIRONMENTAL

None

FINANCIAL IMPACT

Re-appropriate \$10,000 for expenditure funding into account 01-1400-1870 – Materials and Other Services.



City of Loma Linda Official Report

Phillip Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Bhavin Jindal, Councilman
John Lenart, Councilman
Rhodes Rigsby, Councilman

CITY COUNCIL MEETING OF JULY 28, 2020

TO: City Council
VIA: T. Jarb Thaipejr, City Manager
FROM: Konrad Bolowich, Assistant City Manager

Approved / Continued / Denied By City Council Date: _____

SUBJECT: Request for approval of an Agreement for Professional Services between the City of Loma Linda and Ganddini Group, Inc to prepare a Transportation/Traffic Impact Analysis for the O'Reilly Auto Parts project at 25630 Redlands Blvd, within the East Valley Corridor Specific Plan's General Commercial Zone and Commercial Land Use Designation.

RECOMMENDATION

Staff recommends the City Council take the following actions:

1. Approve the Agreement for Ganddini Group, Inc to prepare a Transportation/Traffic Impact Analysis for the O'Reilly Auto Parts project at 25630 Redlands Blvd, and;
2. Approve the use of funds to be deposited in the amount of \$10,505 as a pass through fee, which includes the required 10% contingency fee, to be paid for by the applicant to cover the costs of contract planning services.

SUMMARY AND BACKGROUND

On June 30, 2020 planning staff sent out a Request for Proposal to provide contract planning services to prepare a Transportation/Traffic Impact Analysis for the following application in association with O'Reilly Auto Parts: Precise Plan of Design (PPD) Application No. P20-095.

As required by Measure V, Principle Six states that "traffic levels of services throughout the City of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development." The traffic consultant will use the Level of Service (LOS) qualitative measure as well as the Vehicle Miles Traveled (VMT) method to measure traffic for the project. As of July 1, 2020, all California Environmental Quality Act (CEQA) lead agencies must analyze a project's transportation impacts using VMT, which measures the per capita number of car trips generated by a project and distance cars will travel to and from a project, rather than congestion levels at intersections.

Staff sent out proposals to numerous consultants and Ganddini Group, Inc was selected. The firm meets all the minimum qualifications and has experience working on similar projects throughout the City of Loma Linda.

FINANCIAL IMPACT

The Agreement will not result in any financial impacts to the City. The associated costs will be borne by the project applicant, as indicated by the request to use funds deposited by the applicant as a pass through fee.

ATTACHMENTS

- A. Agreement for Consultant Services (with enclosed exhibits)

CITY OF LOMA LINDA

AGREEMENT FOR CONSULTANT SERVICES

THIS AGREEMENT is made and effective as of July 28, 2020 between the City of Loma Linda, a municipal corporation ("City") and Ganddini Group, Inc., a California corporation ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. TERM

This Agreement shall commence on July 28, 2020 and shall remain and continue in effect for a period of 12 months until tasks described herein are completed, but in no event later than July 28, 2021, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. Consultant shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A.

3. PERFORMANCE

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. CITY MANAGEMENT

City's City Manager shall represent City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but not including the authority to enlarge the Tasks to be performed or change the compensation due to Consultant. City's City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Tasks to be Performed or change Consultant's compensation, subject to Section 6 hereof.

5. PAYMENT

(a) The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed **\$9,550** for the total term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services. The City Manager may approve additional work not to exceed ten percent (10%) of the amount of the Agreement, but in no event shall total compensation exceed **\$10,505**. Any additional work in excess of this amount shall be approved by the City Council.

(c) Consultant will submit invoices monthly for actual services performed. Said invoices shall detail all costs, rates and hours for individual tasks. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of the Consultant's fees, it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

(d) Consultant agrees that, in no event shall City be required to pay to Consultant any sum in excess of ninety-five percent (95%) of the maximum payable hereunder prior to receipt by City of all final documents, together with all supplemental technical documents, as described herein acceptable in form and content to City. Final payments shall be made no later than sixty (60) days after presentation of final documents and acceptance thereof by City.

6. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement, such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant on a pro-rata basis the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City pursuant to Section 6(c).

7. DEFAULT OF CONSULTANT

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the City Manager or his/her delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

8. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to billed time, sales, costs, expenses, receipts and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, claims, applications, computer files, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City upon payment of fees and expenses due and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

9. INDEMNIFICATION

(a) Indemnification for Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement, except to the extent liabilities caused by the city's negligence or willful conduct.

(b) Indemnification for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials, and agents ("Indemnified Parties") from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant. Said indemnification shall include any claim that Consultant, or Consultant's employees or agents, are considered to be employees of the City or are entitled to any employee benefits from City, including but not limited to those available under Public Employees Retirement Law. Said obligation to indemnify, defend and hold harmless the Indemnified Parties shall apply to all liability as defined above even if the Indemnified Parties are actively negligent, except that it shall not apply to claims arising from the sole negligence or willful misconduct of the Indemnified Parties. The Consultant's obligation to defend the Indemnified Parties is not contingent upon there being an acknowledgement or determination of the merit of any claims, liability, demands, causes of action, suits, losses, expenses, errors, omissions and/or costs.

(c) General Indemnification Provisions. Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subconsultant or other person or entity involved by, for, with, or on behalf of Consultant in the performance of this Agreement. In the event Consultant fails to obtain such indemnity obligations from others as required here, Consultant agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth here is binding on the successors, assigns or heirs of Consultant and shall survive the termination of this Agreement or this section. These indemnification provisions are independent of and shall not in any way be limited by the insurance requirements of this Agreement. City approval of the insurance required by this Agreement does not in any way relieve the Consultant from liability under this section.

10. INSURANCE

The City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

(a) **Types of Required Coverages**

Without limiting the indemnity provisions of the Contract, the Contractor shall procure and maintain in full force and effect during the term of the Contract, the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Contractor agrees to amend, supplement or endorse the policies to do so.

- (1) **Commercial General Liability:** Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than \$3,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

- (2) **Automobile Liability Insurance:** Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1), including owned, non-owned and hired autos, or the exact equivalent, with minimum limits of \$1,000,000 for bodily injury and property damage, each accident. If Contractor owns no vehicles, auto liability coverage may be provided by means of a non-owned and hired auto endorsement to the general liability policy. Automobile liability insurance and endorsements shall be kept in force at all times during the performance of this Agreement.
- (3) **Workers' Compensation:** Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than \$1,000,000 each accident for bodily injury and \$1,000,000 each employee for bodily injury by disease.
- (4) **Professional Liability:** Professional Liability insurance with limit of not less than \$2,000,000 each claim. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusion that may potentially affect the work to be performed.

(b) Endorsements

Insurance policies shall not be in compliance if they include any limiting provision or endorsement. The insurance policies shall contain, or be endorsed to contain, the following provisions:

(1) Commercial General Liability

Additional Insured: The City, its elected officials, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage for the additional insureds shall apply to the fullest extent permitted by law.

Additional Insured Endorsements shall not:

1. Be limited to "Ongoing Operations"
2. Exclude "Contractual Liability"
3. Restrict coverage to the "Sole" liability of contractor
4. Exclude "Third-Party-Over Actions"
5. Contain any other exclusion contrary to the Agreement

Additional Insured Endorsements shall be at least as broad as ISO Forms CG 20 10 11 85; or CG 20 and 10 and CG 2037.

Primary Insurance: This insurance shall be primary and any other insurance whether primary, excess, umbrella or contingent insurance, including deductible, or self-insurance available to the insureds added by endorsement shall be in excess of and shall not contribute with this insurance. Coverage shall be at least as broad as ISO CG 20 01 04 13.

(2) Auto Liability

Additional Insured: The City, its elected official, officers, employees, volunteers, boards, agents and representatives shall be additional insureds with regard to liability and defense of suits or claims arising out of the work or operations performed by or on behalf of the Contractor.

Primary Insurance: This insurance shall be primary and any other insurance whether primary, excess, umbrella or contingent insurance, including deductible, or self-insurance available to the insureds added by endorsement shall be in excess of and shall not contribute with this insurance.

(3) Workers' Compensation

Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

(c) Notice of Cancellation

Required insurance policies shall not be cancelled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(d) Waiver of Subrogation

Required insurance coverages shall not prohibit Contractor from waiving the right of subrogation prior to a loss. Contractor shall waive all rights of subrogation against the indemnified parties and policies shall contain or be endorsed to contain such a provision. This provision applies regardless of whether the City has received a waiver of subrogation endorsement from the insurer.

(e) Evidence of Insurance

All policies, endorsements, certificates, and/or binders shall be subject to approval by the City as to form and content. These requirements are subject to amendment or waiver only if so approved in writing by the City. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

(f) Deductible or Self-Insured Retention

Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention. The City may require the Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the Contractor or the City.

(g) Contractual Liability/Insurance Obligations

The coverage provided shall apply to the obligations assumed by the Contractor under the indemnity provisions of this Agreement. The insurance obligations under this Agreement shall be: (1) all the insurance coverage and/or limits carried by or available to the Contractor; or (2) the minimum insurance coverage requirements and/or limits shown in this Agreement; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the City. No representation is made that the

minimum insurance requirements of this Agreement are sufficient to cover the obligations of the Contractor under this Agreement.

(h) Failure to Maintain Coverage

Contractor agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. The City shall have the right to withhold any payment due Contractor until Contractor has fully complied with the insurance provisions of this Contract. In addition, the City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may take out the necessary insurance and pay, at Contractor's expense, the premium thereon.

In the event that the Contractor's operations are suspended for failure to maintain required insurance coverage, the Contractor shall not be entitled to an extension of time for completion of the Work because of production lost during suspension.

(i) Acceptability of Insurers

Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law. Any other rating must be approved in writing in accordance with the City.

(j) Claims Made Policies

If coverage is written on a claims-made basis, the retroactive date on such insurance and all subsequent insurance shall coincide or precede the effective date of the initial Contractor's Agreement with the City and continuous coverage shall be maintained or an extended reporting period shall be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

(k) Insurance for Subcontractors

Contractor shall be responsible for causing Subcontractors to purchase the same types and limits of insurance in compliance with the terms of this Agreement, including adding the City as an Additional Insured, providing Primary and Non-Contributory coverage and Waiver of Subrogation to the Subcontractors' policies. The Commercial General Liability Additional Insured Endorsement shall be on a form at least as board as CG 20 38 04 13.

11. INDEPENDENT CONTRACTOR

(a) Consultant is and shall at all times remain as to the City a wholly independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control and shall not be construed to be employees of City for any purpose, including eligibility under Public Employees Retirement Law. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

12. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its services pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

13. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Loma Linda in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Loma Linda will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

14. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the project performed under this Agreement.

15. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, responses to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, requests for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

(c) Consultant covenants that neither he/she nor any office or principal of their firm have any interest in, or shall acquire any interest, directly or indirectly, which will conflict in any manner or degree with the performance of their services hereunder. Consultant further covenants that in the performance of this Agreement, no person having such interest shall be employed by them as an officer, employee, agent or subconsultant. Consultant further covenants that Consultant has not contracted with nor is performing any services, directly or indirectly, with any developer(s) and/or property owner(s) and/or firm(s) and/or partnership(s) owning property in the City or the study area and further covenants and agrees that Consultant and/or its subconsultants shall provide no service or enter into any agreement or agreements with a/any developer(s) and/or property owner(s) and/or firm(s) and/or partnership(s) owning property in the City or the study area prior to the completion of the work under this Agreement.

16. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service,

such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To City: Attn: Lorena Matarrita, Association Planner
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

To Consultant: **Attn: Giancarlo Ganddini, Principal
Ganddini Group, Inc.
550 Parkcenter Drive, STE 202
Santa Ana, CA 92705**

17. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the services to be rendered pursuant to this Agreement, only **Giancarlo Ganddini/Principal and/or designated Gandinni Group, Inc staff** (responsible employees) shall perform the services described in this Agreement.

Consultant's responsible employee may use assistants, under his direct supervision, to perform some of the services under this Agreement. Consultant shall provide City fourteen (14) days' notice prior to the departure of the responsible employee from Consultant's employ. Should he leave Consultant's employ, the City shall have the option to immediately terminate this Agreement, within three (3) days of the close of said notice period. Upon termination of this Agreement, Consultant's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City Council and the Consultant.

18. LICENSES

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement, including a City of Loma Linda business license.

19. GOVERNING LAW

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Loma Linda.

20. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

21. CONTENTS OF REQUEST FOR PROPOSALS

Consultant is bound by the contents of City's Request for Proposal, Exhibit "B" hereto and incorporated herein by this reference, and the contents of the proposal submitted by the Consultant, Exhibit "A" hereto. In the event of conflict, the requirements of City's Request for Proposals and this Agreement shall take precedence over those contained in the Consultant's proposals.

22. CONFIDENTIALITY

Information and materials obtained by the Consultant from City during the performance of this Agreement shall be treated as strictly confidential and shall not be used by the Consultant for any purpose other than the performance of this Agreement.

23. DISCRIMINATION

The Consultant agrees that no person shall be excluded from employment in the performance of this Agreement on grounds of race, creed, color, sex, age, marital status, or place of national origin. In this connection, the Consultant agrees to comply with all County, State and Federal laws relating to equal employment opportunity rights.

24. EFFECT OF PARTIAL INVALIDITY

If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement and any application of the terms shall remain valid and enforceable under this Agreement or California law.

25. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF LOMA LINDA

CONSULTANT(S)

By: _____
City Manager or Designee

By: _____
(Title)

Attest:

By: _____
City Clerk

By: _____
(Title)

EXHIBIT A

CONSULTANT'S PROPOSAL



July 14, 2020

Ms. Lorena Matarrita, Associate Planner
CITY OF LOMA LINDA
25541 Barton Road
Loma Linda, CA 92354

RE: Consulting Services Proposal for the O'Reilly's Auto Parts Store

Proposal No. 19292

Dear Ms. Matarrita:

INTRODUCTION

Ganddini Group, Inc. is pleased to submit this proposal to provide transportation consulting services for the O'Reilly's Auto Parts Store in the City of Loma Linda. This proposal contains a scope of services and budget based on the information provided by CITY OF LOMA LINDA (Client) and our understanding of the requirements for the project.

PROJECT UNDERSTANDING

The 37,787 square foot project site is located at 25630 Redlands Boulevard in the City of Loma Linda, California (APN 0281-242-31). The proposed project involves construction of a 7,381 square foot retail building for a proposed auto parts store. Vehicular access for the project site will be maintained at Redlands Boulevard.

SCOPE OF SERVICES

TASK 1 TRANSPORTATION IMPACT ANALYSIS

Although recently updated CEQA guidelines require Vehicle Miles Travelled (VMT) as the primary metric for transportation impact analysis by July 1, 2020, Level of Service analysis will continue to be required for evaluation of local operations and compliance with City of Loma Linda Measure V. Therefore, this scope of work contains tasks for both VMT and Level of Service analysis. Ganddini Group shall prepare a Transportation Impact Analysis for the project consisting of the following tasks:

1.1 Scoping Agreement

- Calculate the proposed project trip generation based on trip generation rates from the Institute of Transportation Engineers (ITE) [Trip Generation Manual](#) (10th Edition, 2017), including applicable pass-by trip reductions as prescribed in the ITE [Trip Generation Handbook](#) (3rd Edition, 2017).
- Develop preliminary trip distribution patterns for the existing and proposed land uses based on review of available traffic volume data, roadway facilities, and surrounding land uses.

- Identify the proposed study intersection locations based on the draft trip generation and trip distribution patterns. Based on preliminary trip generation estimates, this scope of work assumes the study will require analysis of the following study intersections:

1. Poplar Street at Redlands Boulevard
2. Project Access at Redlands Boulevard
3. Mountain View Avenue at Project Access
4. Mountain View Avenue at Redlands Boulevard
5. California Street at Redlands Boulevard

Should additional study locations be identified during the scoping process, a work amendment may be requested.

- Prepare a scoping agreement for review/approval by City of Loma Linda staff. The scoping agreement shall outline the fundamental assumptions of the analysis, such as the proposed study area, trip generation/distribution, analytical and growth forecasting methodologies, and any specific requirements for the project.

1.2 Existing Conditions & Data Collection

- Conduct a field review of vehicular facilities serving the study area, including study intersection traffic control devices, study intersection lane configurations, and study roadway segment through travel lanes.
- Document existing non-vehicular transportation facilities serving the project site, including pedestrian, bicycle, and transit routes.
- Due to the effect of the COVID-19 pandemic on traffic volumes, existing baseline volumes shall be developed from new and historical traffic counts with appropriate adjustments to estimate current year pre-pandemic conditions. Ganddini Group shall obtain new intersection turning movement counts on a typical weekday (Tuesday, Wednesday, or Thursday) during the AM and PM peak commute periods (7:00 - 9:00 AM and 4:00 - 6:00 PM) and derive an appropriate adjustment factor from the observed change at locations where historical data is available. This approach is anticipated to provide a conservative analysis since similar volume levels are unlikely to occur in the near future as a result of long-term effects the pandemic is anticipated to have on the economy and travel behavior.

1.3 Traffic Volume Forecasts

- Research information for other pending/approved development projects from the City of Loma Linda (and neighboring jurisdictions, if necessary) and assign other development trips to the study area. If the other development list substantially exceeds 25 projects, a work amendment may be requested.
- Develop weekday AM/PM peak hour traffic volume forecasts for the following analysis scenarios:
 - Existing Conditions
 - Existing Plus Project
 - Opening Year Without Project
 - Opening Year With Project

- Year 2040 Without Project
- Year 2040 With Project
- Opening Year traffic volume forecasts will be developed based on the buildup methodology by adding ambient growth, other development trips, and project trips to existing traffic volumes.
- Year 2040 traffic volume forecasts will be obtained from the current San Bernardino Transportation Analysis Model (SBTAM). Ganddini Group shall perform post-processing procedures to calculate the growth increment between the base year model volumes and the Year 2040 forecast model volumes to be added to current year traffic volumes. Weekday AM and PM peak hour link volumes shall be converted to turning movement volumes using the "b-turns" program. Year 2040 With Project conditions will be determined by manually adding project trips to the baseline Year 2040 forecast.

1.4 Level of Service Analysis

- Analyze study intersection Levels of Service for the above-specified analysis scenarios based on the Highway Capacity Manual (6th Edition) intersection delay methodology in accordance with parameters and guidelines established by the City of Loma Linda. Analysis calculations shall be performed using the Vistro software.
- Assess project impacts and identify improvements or measures necessary to maintain the performance standards established by the City of Loma Linda Measure V. If necessary, measures shall be identified that maintain Level of Service C or better, or ensure that Level of Service does not worsen if already operating at worse than Level of Service C, and calculate the project's share of new traffic.

1.5 Site Access and Circulation

- Identify improvements and recommendations necessary to provide adequate project site access, including intersection traffic controls, lane configurations, and inbound/outbound stacking lengths, as necessary.

1.6 Vehicle Miles Travelled (VMT) Screening Analysis

- Coordinate with City of Loma Linda to determine the status of updated VMT guidelines and thresholds for the City of Loma Linda. If necessary, the VMT analysis shall be based on guidance contained in the [Technical Advisory on Evaluating Transportation Impacts in CEQA](#) (State of California, 2018) ["Technical Advisory"] and our general understanding of the methods that have been implemented by early adopters.
- Prepare a background narrative of Senate Bill 743 and guidance for assessing Vehicle Miles Travelled (VMT) impacts from the [Technical Advisory](#).
- Prepare a VMT screening analysis based on State recommended screening criteria or those adopted by City of Loma Linda at the time of preparation. Based on preliminary review, the proposed project is anticipated to satisfy the screening criteria for local-serving retail (less than 50,000 square feet); therefore, a detailed VMT analysis is not anticipated to be required.

1.7 Technical Report

- Prepare a draft Transportation Impact Analysis report that incorporates the methodology, findings, and all supporting calculations and assumptions. The report shall be formatted in a manner chosen by Ganddini Group that is consistent with generally accepted professional methods.
- Review one compiled set of City of Loma Linda comments, whether verbal or written, and make minor revisions, if necessary. Revisions based on comments that are contrary to any pre-approved parameters, or that require a substantial change in methodology or scope of work, may require a work amendment. The final report will be signed and stamped by a Registered Traffic Engineer in the State of California.

Exclusions

The scope of work excludes the following elements, which are currently not anticipated to be required:

- Freeway mainline, merge/diverge, or ramp-metering analysis
- Travel demand model runs
- Project phasing analysis
- Detailed VMT analysis

DELIVERABLES

The Transportation Impact Analysis report will be delivered to the Client in electronic format (PDF).

SCHEDULE

It is estimated that the draft Transportation Impact Analysis will be submitted to the Client approximately **four (4) weeks** from the date of authorization and timely receipt of data essential for the study, including a detailed project description, final site plan, scoping agreement approval, and traffic count data.

Ganddini Group is not liable for any delays resulting from circumstances beyond our control, including but not limited to project redesign, changes in public policy, delays in scoping approval, illness, equipment malfunction, inclement weather, employee departure, which shall extend the time schedule. If such a delay occurs, the Client shall be informed of the revised project schedule.

PROFESSIONAL FEE

The scope of services outlined herein shall be performed for a not-to-exceed fee of **\$9,550.00**. Additional tasks, if necessary, can be performed upon written approval on a time-and-materials basis in accordance with the compensation schedule in Attachment A.

ADDITIONAL SERVICES

Additional work items outside the Scope of Work outlined above may or may not be required in support of the project review process. If necessary, a work amendment outlining the additional scope, fee, and revised schedule will be submitted to the Client for authorization prior to commencement of additional work. Additional services that may require a work amendment include, but are not limited to:

- Responses to comments from the general public and/or other agencies.
- Participation in on-going conference calls, in-person meetings, or public hearings.
- Preparation of conceptual roadway improvement plans.
- Revisions based on changes to the project design, land use, quantity, or site plan layout.
- Reconciling fair share calculations, development impact fees, conditions of approval, or similar requirements.

LIABILITY

Ganddini Group, Inc. carries both general and professional liability and worker's compensation insurance. By accepting this proposal, the Client agrees to limit Ganddini Group's liability to the Client and to all contractors and subcontractors on the project due to Ganddini Group's negligent acts, errors, or omissions, such that the total aggregate liability of Ganddini Group to all those named shall not exceed \$50,000 or the total fee for services rendered on this project, whichever is greater.

FIRM BACKGROUND

Ganddini Group, Inc. is a transportation and environmental consulting firm dedicated to helping our clients succeed through a context-sensitive and cost-effective approach to every project. Our team consists of licensed engineers and highly qualified environmental specialists offering services relating to transportation planning, traffic engineering, parking, noise and vibration, air quality, greenhouse gas, and energy, with a strong emphasis in technical studies for CEQA compliance.

The firm was founded in 2018 by Giancarlo Ganddini after developing his technical expertise and project management skills at notable local and international engineering services firms. Drawing from the advantages observed at each company, Ganddini Group aims to combine the professionalism and quality to be expected of a corporate firm with the swiftness and competitive pricing of a small business.

Ganddini Group has serviced over 200 projects since its founding – a testament to the strong working relationships our staff have developed over previous years with a range of clients, including planners, engineers, architects, developers, landowners, property managers, and public institutions and agencies. Proudly serving California with offices in Orange County and Palo Alto, we strive to continue building on trusted working relationships by applying our professional expertise with integrity and with every effort to make a positive contribution to the projects and communities in which we are involved.

KEY STAFF

Giancarlo Ganddini, PE, PTP, is the Principal-in-Charge who directs, reviews, and oversees the assignment and timely delivery of all services provided by the firm. Giancarlo is a Registered Professional Engineer (Traffic) in the State of California and a nationally certified Professional Transportation Planner (PTP). He currently serves on the Executive Board of Directors for the Institute of Transportation Engineers Western District and is a Past President of the Southern California Section. Prior to founding Ganddini Group, Giancarlo developed his technical expertise and project management skills at notable local and international engineering services firms where he performed and directed work on numerous projects involving transportation analysis for both public and private sector developments throughout California. He obtained a Bachelor of Science degree in civil engineering, with specialization in transportation systems engineering, from the University of California Irvine. His resume is provided in Attachment B.

Ms. Lorena Matarrita, Associate Planner
CITY OF LOMA LINDA
July 14, 2020

Perrie Ilercil, PE (AZ), is the Senior Associate/Transportation Engineer who will prepare the Transportation Impact Analysis. Perrie Ilercil has been involved in the transportation engineering field for over 27 years, with the last seven years focused on traffic engineering and transportation planning in California and has experience preparing traffic impact studies in the City of Loma Linda. She is a Registered Professional Engineer (Civil) in the State of Arizona. Her experience in the planning and analysis fields includes preparation of numerous traffic impact studies, traffic control assessments, trip generation studies, traffic forecasting and operations analysis, sight distance evaluation, site access and circulation review, collision history analysis, traffic calming, and parking demand studies. Perrie obtained a Bachelor of Science degree in civil engineering from Arizona State University where she was a member of the National Civil Engineering Honor Society. Her resume is provided in Attachment B.

AUTHORIZATION

This letter can serve as a memorandum of agreement between CITY OF LOMA LINDA (Client) and GANDDINI GROUP, INC. (Consultant). If you wish to proceed, please sign in the authorization area below and return a copy to us for our records. By signing below, the Client agrees to the terms and conditions provided in Attachment A. This proposal is valid for 60 days from the date of this letter. Alternatively, this scope of work may be attached to a consulting agreement.

We look forward to serving you on this project. Should you have any questions, please contact me at (714) 795-3100 ext. 101.

Respectfully submitted,
GANDDINI GROUP, INC.



Giancarlo Ganddini, PE, PTP
Principal
California Registration TR 2663

CLIENT AUTHORIZATION

Accepted as outlined above for a not-to-exceed fee of \$9,550.00, including terms and conditions in Attachment A.

Signature: _____

Printed Name: _____

Title: _____

Firm: CITY OF LOMA LINDA

Date: _____



COMPENSATION SCHEDULE

(Effective January 1, 2020)

CLASSIFICATION	HOURLY RATE
Principal.....	\$ 165
Senior Associate.....	\$ 130
Associate.....	\$ 100
Junior Associate.....	\$ 75
Senior Technician.....	\$ 55
Technician.....	\$ 40
Administrative Assistant.....	\$ 40

TERMS & CONDITIONS

- Hourly rates apply to work time as well as travel time and waiting time, which occur at meetings and public hearings. Meeting attendance after normal business hours (i.e., outside of Monday through Friday from 8:00 AM to 5:00 PM) may be billed at 125% of the standard hourly rate. Litigation support and Court appearances will be quoted separately.
- Invoices are payable upon receipt and will be submitted monthly for work in progress based on percentage complete and/or upon completion of work. Any invoice unpaid after 30 days shall be subject to a service charge of the maximum interest rate allowed by law or two percent per month, whichever is less.
- Client agrees that the balance in a billing statement is correct and binding unless the Client notifies Ganddini Group, Inc. in writing within fifteen days of the date of billing of the alleged incorrect item.
- All documents and electronic files prepared by Ganddini Group, Inc. are Instruments of Service for use solely with respect to this project. Ganddini Group, Inc. shall be deemed author and owner of the Instruments of Service and shall retain all common law, statutory, and other reserved rights. Any unauthorized use of the Instruments of Service shall be at the Client's sole risk and without liability to Ganddini Group, Inc.
- Ganddini Group, Inc. will provide services in an objective, professional manner, and may not arrive at the findings desired by the Client. Ganddini Group, Inc. will provide its services using the level of care and skill ordinarily exercised by reputable members of its profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made or intended.
- The services rendered under this proposal may be terminated, with or without cause, by either party at any time by written notice. Upon termination, Ganddini Group will stop all work associated with this agreement and prepare an invoice for any partially completed work not already invoiced and submitted to the Client.
- Any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitration may be entered in any court having jurisdiction thereof.
- Where Ganddini Group, Inc. initiates arbitration proceedings relating to this agreement, any resultant fees to process arbitration, such as filing fees and attorney fees, shall be borne by the Client.
- If any term, condition, or provision of this agreement is declared void, unenforceable, or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable.

EXHIBIT B

CITY OF LOMA LINDA'S REQUEST FOR PROPOSAL

From: Lorena A. Matarrita <LMatarrita@lomalinda-ca.gov>

Sent: Tuesday, June 30, 2020 12:23 PM

Cc: Konrad Bolowich <KBolowich@lomalinda-ca.gov>; Jeff Peterson <JPeterson@lomalinda-ca.gov>

Subject: Traffic Study Quote for City of Loma Linda

Good afternoon Traffic Consultants,

The City of Loma Linda is processing a site design application for an O'Reilly's Auto Parts store (7,381 sqft) to be located at 25630 Redlands Blvd., Loma Linda, 92354. Site Plan is attached. Although we have determined this project to be categorically exempt pursuant to CEQA, our voter-based city initiative (Measure V) requires new development to obtain a traffic study for new projects. The study needs to include both Traffic Levels of Service and VMT required data. (See attached Measure V document, page 14). Principle Six states "traffic levels of service throughout the city of Loma Linda shall be maintained at current levels and new development shall be required to fully mitigate any impact on traffic resulting from that development."

If you are interested, please email a quote from your company (letter format will suffice) with your suggested scope of work and cost to provide the study. The city will request a deposit from the applicant to cover 100% of the traffic study costs.

Deadline: Tuesday July 14, 2020. City staff will evaluate the proposals and will exercise its discretion in selecting a firm. The City reserves the right to award a contract to the firm that has the qualifications and capabilities considered to best serve the interest of the City, including the consideration of the estimated cost of the work. If successful, the Consultant will enter into a contract to be awarded by the City of Loma Linda and is expected to start the task once the applicant makes the deposit. The City is sending this request to approximately 3 to 5 firms we have done business with in the recent past.

If you have any questions, I can be reached via email at lmatarrita@lomalinda-ca.gov or call 909-799-2839. Thank you.

Respectfully,



Lorena A. Matarrita, Associate Planner
City of Loma Linda, Community Development Dept.
25541 Barton Road, Loma Linda, CA 92354
lmatarrita@lomalinda-ca.gov | 909-799-2830

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, MODIFYING WAGES, HOURS, AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR THE MEMBERS OF THE PROFESSIONAL AND ADMINISTRATIVE EMPLOYEES' ASSOCIATION, THE LOMA LINDA PUBLIC WORKS EMPLOYEES' ASSOCIATION, FIRE MANAGEMENT, AND THE UNREPRESENTED EMPLOYEES

WHEREAS, the City of Loma Linda and the Professional and Administrative Employees' Association, the Loma Linda Public Works Employees' Association, the Loma Linda Professional Firefighters Local 935 and the unrepresented employees have met and conferred in good faith;

WHEREAS, having concluded negotiations the parties have reached agreements, effective July1, 2020 until June 30, 2021;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda that:

1. Professional and Administrative Employees' Association Letter of Agreement, attached hereto as Exhibit A, is hereby ratified.
2. Loma Linda Public Works Employees' Association Letter of Agreement, attached hereto as Exhibit B, is hereby ratified.
4. Unrepresented Safety (Fire) Management/Confidential Employees Agreement, attached hereto as Exhibit D, is hereby ratified.
5. Unrepresented Miscellaneous Management/Confidential employees as follows:
 - a) Compensation:
No changes to base compensation:
 - b) Benefits:
No changes to the City's contribution toward the Employee Insurance and Deferred Compensation Program for the purchase of health (CalPERS plans), dental (Delta Dental) and vision (VSP) insurances.
 - c) The CITY agrees not to furlough or layoff any Unrepresented Miscellaneous Management/Confidential employees for the term of the agreement.

PASSED, APPROVED AND ADOPTED this 28th day of July 2018 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Phill Dupper, Mayor

ATTEST:

Barbara Nicholson, City Clerk

EXHIBIT A

Letter of Agreement
Between the City of Loma Linda and
Loma Linda Professional and Administrative Employees Association

WHEREAS, the City of Loma Linda ("CITY") and Loma Linda Professional and Administrative Employees Association ("LLPAEA") were parties to a Memorandum of Understanding ("MOU") that was in effect from July 1, 2017 to June 30, 2020; and

WHEREAS, the CITY and LLPAEA have met and conferred regarding a successor MOU;

THEREFORE, IT IS AGREED AS FOLLOWS:

1. The CITY and LLPAEA agree to extend the term of the MOU for one (1) year to June 30, 2021 and that all terms and conditions of the MOU shall remain in full force and effect to June 30, 2020, express as otherwise set forth in this Letter of Agreement.
2. The CITY agrees not to furlough or layoff any LLPAEA bargaining unit members for the term of the MOU. This provision shall automatically sunset upon expiration of the MOU and will no longer continue absent an express agreement by the parties.
3. Bereavement Leave - Aunts and uncles will be added to the list of family members that qualify an employee for Bereavement Leave.

WE AGREE TO THE ABOVE:

CITY OF LOMA LINDA

Jarb Thaipejr
City Manager

Date

LOMA LINDA PROFESSIONAL AND
ADMINISTRATIVE EMPLOYEES ASSOCIATION



Raul Colunga Jose Minchez
LLPAEA President

7/21/20
Date

EXHIBIT B

Letter of Agreement
Between the City of Loma Linda and
Loma Linda Public Works Employees' Association

WHEREAS, the City of Loma Linda ("CITY") and Loma Linda Public Works Employees' Association ("LLPWEA") were parties to a Memorandum of Understanding ("MOU") that was in effect from July 1, 2017 to June 30, 2020; and

WHEREAS, the CITY and LLPWEA have met and conferred regarding a successor MOU;

THEREFORE, IT IS AGREED AS FOLLOWS:

1. The CITY and LLPWEA agree to extend the term of the MOU for one (1) year to June 30, 2021 and that all terms and conditions of the MOU shall remain in full force and effect to June 30, 2020, express as otherwise set forth in this Letter of Agreement.
2. The CITY agrees not to furlough or layoff any LLPWEA bargaining unit members for the term of the MOU. This provision shall automatically sunset upon expiration of the MOU and will no longer continue absent an express agreement by the parties.
3. Uniform allowance (Article 8 (O)): The CITY shall permit employees with additional ability to purchase boot dressings, socks, shoelaces, insoles, boot guards, and undergarments.

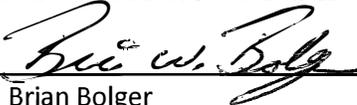
WE AGREE TO THE ABOVE:

CITY OF LOMA LINDA

Jarb Thaipejr
City Manager

Date

LOMA LINDA PUBLIC WORKS EMPLOYEES' ASSOCIATION



Brian Bolger
LLPWEA President

July 21, 2020

Date

AGREEMENT BETWEEN
THE CITY OF LOMA LINDA
AND
LOMA LINDA FIRE MANAGEMENT

ARTICLE 1. PREAMBLE

This Memorandum of Understanding (“MOU”) is made and entered into by and between the Loma Linda Fire Management Employees, hereinafter referred to as "Fire Management", and the City of Loma Linda hereinafter referred to as "City," pursuant to California Government Code sections 3500 et seq. The parties recognize that the City’s Personnel Rules and Regulations are applicable to Fire Management. The parties also recognize that the City maintains a City of Loma Linda Fire Department Operation Manual which applies to Fire Department personnel. The reference to certain portions of the Personnel Rules and Regulations, the Fire Department Operation Manual, and other existing policies and procedures is for convenience only. Other existing terms and conditions of employment not referenced herein are applicable.

ARTICLE 2. FIREFIGHTER PROCEDURAL BILL OF RIGHTS ACT

A. Procedure for Minor Discipline

1. Notice of Discipline. Minor discipline shall be implemented in the form of a Notice of Discipline, such as a written reprimand or notice of suspension, and shall set forth the acts or omissions that provide the basis for the discipline. It shall also specify the City/Department rules, regulations, policies, and procedures that the firefighter violated.
2. Written Response. A firefighter may prepare a written response to the Notice of Discipline, which will accompany the Notice of Discipline in the employee’s personnel file. A firefighter shall have thirty (30) calendar days within which to submit the written response to the Office of the Fire Chief.
3. Informal Administrative Appeal. In addition to the right to submit a written response to a Notice of Discipline, a firefighter is entitled to an informal administrative appeal.
4. Minor Discipline Appeal Procedures. A firefighter who receives a Notice of Discipline under this section may appeal to the Fire Chief. Any such request to appeal must be in writing and received in the Office of the Fire Chief within ten (10) calendar days from the date the Notice of Discipline is served on the firefighter. Thereafter, an informal hearing shall be scheduled before the Fire Chief. In the informal hearing, the Fire Chief shall regulate the course of the proceeding, and shall permit the parties and may permit others to offer written or oral comments on the issues. The Fire Chief may limit the formality of the proceeding or formal use of witnesses, testimony, and evidence.
5. The decision of the Fire Chief shall be in writing and shall be final.

B. Procedure for Major Discipline

1. Notice of Intent to Discipline. Major discipline shall be initiated in the form of a Notice of Intent to Discipline (such as a Notice of Intent to Terminate). The Notice of Intent to Discipline shall include the following:
 - a. The proposed disciplinary action to be taken.
 - b. The proposed effective date of such action.

- c. A statement of charges against the firefighter, which set forth the acts or omissions that provide the basis for the intended discipline. It shall also specify the City/Department rules, regulations, policies, and procedures that the firefighter is alleged to have violated.
 - d. The materials upon which the intended action is based in accordance with the requirements set forth in *Skelly v. State Personnel Board*.
 - e. Notice that he or she has the right to respond to the proposed action in writing or verbally at a specified place and time in an informal meeting (i.e., a “Skelly” meeting), which shall be within 10 calendar days of the date that the Notice of Intent to Discipline is served on the firefighter.
2. Right to Respond. Upon receipt of a Notice of Intent to Discipline, the firefighter shall have the right to respond to the Fire Chief or designee in writing or verbally in an informal meeting (i.e., a “Skelly” meeting) prior to the imposition of discipline.
3. Notice of Disciplinary Action. After the receipt of a firefighter’s written or verbal response to the Notice of Intent to Discipline, or after the time to respond has passed, the Fire Chief or designee shall notify the firefighter in writing of the final decision regarding the intended discipline. If the Fire Chief or designee determines to proceed with a form of major discipline, a Notice of Disciplinary Action (such as a Notice of Termination) shall be provided to the firefighter as follows:
 - a. The Notice of Disciplinary Action shall be issued within 30 days of the final decision. The discipline that is imposed shall not be effective sooner than 48 hours after the Notice of Disciplinary Action is provided.
 - b. The Notice of Disciplinary Action shall contain:
 - i. The effective date of such action.
 - ii. A statement of charges against the firefighter, which set forth the acts or omissions that provide the basis for the discipline. It shall also specify the City/Department rules, regulations, policies, and procedures that the firefighter violated.
 - iii. The materials upon which the action is based.
 - iv. Notice that he or she has the right to request an appeal by filing with the Office of the City Manager a Notice of Defense pursuant to Government Code section 11506 within fifteen (15) calendar days of service of the Notice of Disciplinary Action and that failure to do so will constitute a waiver of the firefighter’s right to an appeal. The Notice of Disciplinary Action issued shall serve as the Accusation as described in Government Code §11503.
 - v. A statement substantially in the following form:

“Unless a written request for a hearing signed by you or on your behalf is delivered or mailed to the Office of the City Manager within fifteen (15) days after the Notice of Disciplinary Action was personally served on you or mailed to you, the Department may proceed with the action without a hearing. The request for a hearing may be made by delivering or mailing the enclosed form entitled Notice of Defense, or delivering or mailing a notice of defense as provided by Government Code section

11506, to the Office of the City Manager. You may, but need not, be represented by counsel at any or all stages of these proceedings.

If you desire the names and addresses of witnesses or an opportunity to inspect and copy the items mentioned in Government Code section 11507.6 in the possession, custody, or control of the Department, you may contact the Fire Chief.

If you request a hearing, the hearing may be postponed for good cause. If you have good cause, you are obliged to notify the Department or, if an administrative law judge has been assigned to the hearing, the Office of Administrative Hearings, within ten (10) business days after you discover the good cause. Failure to give notice within ten (10) business days will deprive you of a postponement.”

4. Major Discipline Appeal Procedures. The appeal of major discipline shall be in accordance with the procedures set forth herein and Government Code section 11500 et seq. (the “Administrative Procedure Act”). (Government Code § 3254.5.) Any request to appeal (i.e., a Notice of Defense) must be received in the Office of the City Manager within fifteen (15) calendar days of the date that the Notice of Disciplinary Action is served on the firefighter.
5. Pursuant to Government Code section 11512, the hearing shall be presided over by an Administrative Law Judge (“ALJ”) from the Office of Administrative Hearings. The City Manager shall determine whether the ALJ shall hear the case alone or whether the City Manager or his/her designee is to hear the case with the ALJ. (Government Code §§ 11512, 11517.) The parties may stipulate to the use of a hearing officer rather than an ALJ from the Office of Administrative Hearings.
6. The City shall provide a Notice of Hearing to the firefighter at least ten (10) calendar days prior to the hearing, and in accordance with Government Code section 11509.
7. Within thirty (30) days after the case is submitted, the Administrative Law Judge shall prepare a proposed advisory written decision to the City Manager for consideration. (Government Code § 11517(c) (1).) Within 100 days of receipt by the City Manager of the Administrative Law Judge’s proposed decision, the City Manager may take any of the following actions pursuant to Government Code section 11517(c)(2):
 - a. Adopt the proposed decision in its entirety.
 - b. Reduce or otherwise mitigate the proposed penalty and adopt the balance of the proposed decision.
 - c. Make technical or other minor changes in the proposed decision and adopt it as the decision. Action by the City Manager under this paragraph is limited to a clarifying change or a change of a similar nature that does not affect the factual or legal basis of the proposed decision.
 - d. Reject the proposed decision and refer the case to the same Administrative Law Judge if reasonably available, otherwise to another Administrative Law Judge, to take additional evidence. If the case is referred to an Administrative Law Judge pursuant to this subparagraph, he or she shall prepare a revised proposed decision, based upon the additional evidence and the transcript and other papers that are part of the record of the prior hearing. A copy of the revised proposed

decision shall be furnished to each party and his or her attorney as prescribed in this subdivision.

- e. Reject the proposed decision, and decide the case upon the record, including the transcript, or upon an agreed statement of the parties, with or without taking additional evidence. By stipulation of the parties, the agency may decide the case upon the record without including the transcript.
8. The City Manager's decision will be reduced to writing, served on the parties, and shall be final and binding. The decision is subject to judicial review pursuant to Code of Civil Procedure section 1094.5.

Prior to any interview of an employee involving disciplinary proceedings, or at any point during an interview where disciplinary action becomes a probability, the City shall advise the employee of his/her right to representation.

ARTICLE 3. COMPENSATION

The City **and bargaining group** agree to provide bargaining unit members with the following ~~increases to base compensation effective~~ **to maintain current base compensation for FY2020/21**

- ~~3% July 1, 2017~~
- ~~2% July 1, 2018~~
- ~~2% July 1, 2019~~

ARTICLE 4. SUPPLEMENTAL PAY

A. Special Certification Pay

Each bargaining unit member shall receive the following monthly amounts if he/she possesses the requisite certificates:

CHIEF OFFICERS		FIRE MARSHAL	
Firefighter II	2.0%		
Company Fire Officer	2.5%	CSFM - Fire Investigator	2.5%
Chief Officer	3.0%	CSFM - Fire Inspector	3.0%
Executive Fire Officer	3.5%	CSFM - Plan Examiner	3.5%
Advanced Leadership	4.0%	CSFM - Fire Marshal	4.0%

- The above certification pay is non-cumulative.
- **An employee must achieve lower certification prior to receiving compensation for a higher certification.**

- **Approved Advanced Leadership Certification:**
 - Harvard University Senior Executive
 - International Public Safety Leadership and Ethics Institute (California Public Safety Leadership and Ethics Program)
 - LAFD / LAPD Leadership Academy
 - National Fire Academy / FEMA / USFA: Executive Fire Officer
 - Additional leadership programs will be considered if equivalent

B. Paramedic Incentive

The City will provide a paramedic incentive of \$150 per month for Fire Management who possess a current and valid paramedic certification. Effective July 1, 2015 the paramedic incentive shall increase to \$250 per month.

Amount to be annualized and equally divided amongst twenty six (26) pay periods.

C. Overtime – Fire Management assigned to the 56 hour work schedule:

~~7K Exemption – The City utilizes the statutory “7K” exemption for shift personnel pursuant to those personnel who qualify for this exemption under 29 U.S.C Sec. 207(k) of the Fair Labor Standards Act (FLSA). The work period for such employees shall be 24 days in length.~~

~~FLSA overtime is calculated at 0.625 hours per 24 hour regularly scheduled work period. Employees classified as FLSA exempt under Sec. 13(1)(1) of the FLSA shall not receive FLSA overtime.~~

~~Qualifying hours worked in excess of the employee's regularly scheduled hours in a work shift shall be overtime. Exempt employees shall be paid at straight time at their base hourly rate~~

~~Overtime shall be credited in fifteen (15) minute increments with no credit given for time worked which is less than fifteen (15) minutes.~~

~~Overtime worked by non exempt employees in full time positions shall be paid at time and one half the employee's regular rate of pay. Exempt employees in full time positions shall be paid at straight time at their base hourly rate~~

~~For purposes of FLSA overtime computations authorized paid leave, sick leave, compensatory time, and holiday time taken shall be counted as hours worked, except that Safety shift employees whose regularly scheduled work shift falls on a holiday shall not have the hours counted as hours worked~~

~~Overtime must be authorized in advance by the Fire Chief or his/her designee.~~

For the purpose of filling overtime, the Department's Overtime policy will be in effect.

~~Force Hiring—To maintain minimum staffing levels, on occasion a person may be force hired.~~

D. **Compensatory Time**

Safety management employees assigned to a non-exempt position may elect to accrue compensatory time at a premium rate, i.e.; time and one-half the employee's regular rate of pay with the following parameters. ~~Exempt employees may elect to accrue compensatory time at straight-time at their base hourly rate~~

1. Maximum accumulation of 72 hours permitted in employee's account.
2. Use of compensatory time limited to a time when no back-fill of the position is required.

E. **Administrative Leave**

Fire Management shall accrue Administrative Leave as follows:

Fire Marshal II	70 hrs/fiscal year
Fire Division Chief	70 hrs/fiscal year
Fire Chief	80 hrs/fiscal year

~~Exempt employees assigned to a 56-hour work schedule shall receive Administrative Leave in lieu of pay for attending meeting while off duty.~~

F. Emergency On-Call/Call Back

Safety management employees working on a shift (56 hour) or forty (40) hour week basis, may be required to be on emergency on-call during off-duty hours. On-call duty requires that employees so assigned shall: (1) leave a telephone number where they can be reached or wear a communicating device; and (2) be able to respond to duty within an hour. While assigned to on-call duty, an employee shall be free to use the time for his or her own purposes.

Assignment of on-call duty and approval of compensation shall be made by the Fire Chief based upon the needs of the department. On-call duty shall be compensated at the rate of one hundred eighty-five dollars (\$185.00) per week. Said compensation is exclusive of any other compensation and shall not count as hours worked.

G. Extra Duty Pay

Safety management employees working a forty (40) hour work schedule exempt position shall receive straight time pay for duties required outside of their normally assigned duties – i.e. strike

team assignment or other assignments where the time is typically reimbursed to the City.

H. Staff Premium

To compensate non-exempt safety management employees assigned to the 40-hour work schedule vs. the 56-hour work schedule, such employee shall receive a staff premium equal to 7.5% of base hourly rate. (This is to compensate for the loss of PERS reportable holiday pay (5%) and FLSA overtime pay (2.5%)). The Staff Premium is PERS reportable under the classification of Special Assignment Pay.

ARTICLE 5. HOURS OF WORK

- A. ~~“48/96” Work Schedule – Fire Management assigned to the 56-hour work schedule work a 48/96 schedule. Each regular rotation will consist of 48 consecutive hours (comprised of two 24-hour shifts) starting at 0800 and ending at 0759 the following day, which will be followed by 96 hours off-duty, unless recalled to work~~ shall work a schedule as agreed upon by the Fire Chief and City Manager

For purposes of paid leave, other time off or shift coverage, each 48-hour on-duty period will be considered two consecutive 24-hour shifts, which may be taken off or covered individually.

- B. 48/96 Christmas Holiday Schedule Language – in the event that the 48/96 schedule requires a shift (affected shift) to work on both December 24 and December 25, the affected shift will switch scheduled workdays with the preceding shift (relief shift) as follows:

The entire affected shift will work on December 22 and 25; the entire relief shift will work December 23 and 24.

These changes will be considered regular work days for the shifts.

Example:

22	23	24	25	26	27
A	A	B	B	C	C

Changes to:

22	23	24	25	26	27
B	A	A	B	C	C

- C. **Shift Trades** – Shift trades shall be in accordance with the Department shift trade policy. ~~During the first 6 months of employment with the City of Loma Linda, a newly hired Firefighter, or Firefighter Paramedic shall not engage in shift trades.~~

- D. 4/10 work schedule – Fire Management assigned to the 40-hour work schedule work four (4) ten (10) hour days, typically Monday – Thursday, 7 a.m. – 5:30 p.m.

ARTICLE 6. UNIFORM ALLOWANCE

- A. Newly Hired **or Promoted** Employees

At time of appointment, the City shall provide employees with the following uniform items:

- 3 – Nomex Uniform Shirt and Pants Set – black
- 2 – 5-11 Polo Shirts – black
- 1 – 5-11 Jacket - black
- 5 – T-shirts – black
- 1 – Long Sleeve T-shirt – black
- 1 – ~~Flexfit~~ Baseball Style Hat – black
- 1 – Workout Shorts – black
- 1 – Pullover Work Shirt – black
- 1 – Uniform Belt and Buckle
- 1 – Safety Boots
- 1 – Name Plate

***The Fire Marshal uniform shall continue to be blue with silver accessories. The Fire Marshal uniform color may change to black if agreed upon by the Fire Chief and City Manager**

- B. Yearly Amount

Fire Management shall receive a total of \$1,000 per year as a uniform allowance. Said allowance shall be in one lump sum prior to the month of August each fiscal year. The uniform allowance will be reported to CalPERS in accordance with CalPERS procedures. Pursuant to IRS regulations, the uniform allowance will be reported as a taxable fringe benefit and subject to standard taxation.

- C. Supply and Maintenance of Uniforms

Fire Management agree to supply and maintain all of their own uniforms and uniform accessories with the exception of their badges, which will continue to be supplied by and remain property of the City. The Fire Management agree to purchase and maintain uniforms in accordance with Fire Department Operational Manual Section 100: Uniform Policy to maintain professional appearance and uniformity. The Association shall maintain an on-hand supply and purchasing system of frequently needed uniform items as listed below:

1. T-shirts with approved Fire Department logo (both short and long sleeved)
2. Workout shorts with approved FD logo
3. Baseball style hat with approved FD logo
4. Sweatpants with approved FD logo

Other incidental items may be ordered by the Association for members Fire Management to purchase on an as-needed basis, but will not be kept in stock, such as:

- a. Approved job shirt with approved FD logo
- b. FD approved belt buckles
- c. ~~Approved work jacket~~

D. Uniform Replacement

1. The uniform allowance set forth above is intended to compensate employees for the maintenance and replacement of uniforms.
2. The City agrees to purchasing new uniforms for bargaining group members when a change to the approved uniform occurs or an article of clothing is damaged in the course of work.

E. Duty Boot Allowance

The City provides one pair of station work safety boots for all employees at time of hire or promotion. The City also contributes \$150 toward the purchase of approved wildland firefighting boots. Replacement of approved work safety boots and subsequent contributions toward replacement of approved wildland firefighting boots may be granted at the sole discretion of the Fire Chief or his/her designee.

ARTICLE 7. FRINGE BENEFITS

A. Employee Insurance and Deferred Compensation Plan:

The City's contribution toward the Employee Insurance and Deferred Compensation Program for the purchase of health (CalPERS plans), dental (Delta Dental) and vision (VSP) insurances shall be:

- \$1,300 per month commencing on July 1, 2017
- \$1,500 per month commencing on July 1, 2018
- \$1,700 per month commencing on July 1, 2019

Any unused portion of the above-referenced contribution may be deposited into an ICMA Retirement Corporation 457 Deferred Compensation Plan account or taken as taxable income. Amounts taken as taxable income shall be subject to applicable federal and state wage withholdings. Insurance contributions and amounts taken as taxable income are not reported to CalPERS as they do not qualify as compensation earnable. The total cash out amount is divided between the first two paychecks each month.

B. Retirement

The City contracts with CalPERS to provide for the “3% @ 55” Full and Modified retirement formula.

- Effective July 1, 1991 the CalPERS contract is amended to include Section 20024.2, One-Year Final Compensation.
- Effective July 26, 2004 the CalPERS contract is amended to include the Survivors Continuance Clause, 1959 Level 4 Survivors Benefit (Section 21574 of the California Government Code).
- Each Fire Management pays the full 9% member contribution toward CalPERS, on a pretax basis.

C. Educational Incentive Benefits

All Fire Management who have completed their one-year probationary period with the City will be eligible to participate in the Education Incentive Program. Monthly remuneration (flat rate) is as follows:

	Intermediate Fire Certificate	Advanced Fire Certificated
Chief Officers	\$243	\$325
Associates	Bachelors	Masters
3%	5%	7%
2%	4%	6%

Such compensation shall be annualized and equally divided amongst twenty-six (26) pay periods. ~~The intent of the parties is to provide Educational Incentive Benefits in the same manner as provided to members of the City of Colton Firefighters Association applicable on the date this MOU is approved, including the process and procedures referenced in the City of Colton Fire Department Operations Manual, Book 1, Chapter 5, Subject 22, “Education Incentive”.~~

D. Health Club Membership

The City provides LLU Drayson Center memberships so that on-duty personnel may utilize the Center.

E. Tuition Reimbursement Program

~~Commencing on July 1, 2017, the City Tuition Reimbursement Program will be set at \$2,000 per fiscal year maximum, for class work leading to a baccalaureate degree, pursuant to the City’s Tuition Reimbursement Program Policy.~~

The City agrees to reimburse members up to two thousand dollars (\$2,000) per fiscal year for

employee education, training and development. This reimbursement is for coursework, classes or workshops that are job related or in pursuit of a college degree. The City agrees to pay an additional one thousand five hundred dollars (\$1,500) for coursework directly related to the pursuit of a bachelor's or master's degree. The employee must receive prior approval from the Fire Chief, City Manager or designee.

ARTICLE 8. HOLIDAYS

A. Holiday Pay

Full time safety employees working twenty-four (24) hour shifts shall receive twelve (12) hours of pay at their 56-hour hourly pay rate for each scheduled holiday and such pay shall be six (6) hours of their 56-hour hourly pay rate for one-half day holidays. The amount of compensation associated with the nine (9) 12-hour and two (2) 6-hour holidays (one hundred twenty [120] 6 hours) shall be equally divided amongst twenty-six (26) pay periods. The other two (2) holidays shall be available for employee use as Floating Holidays.

B. Annual Holidays

The annual holidays shall be:

- January 1 – New Year’s Day
- 3rd Monday in January – MLK Day
- 3rd Monday in February – President’s Day
- Last Monday in May – Memorial Day
- July 4 – Independence Day
- 1st Monday in September – Labor Day
- November 11 – Veterans Day
- 4th Thursday in November – Thanksgiving Day
- December 24 – Christmas Eve (1/2 day or 6 hours)
- December 25 – Christmas Day
- December 31 – New Year’s Eve (1/2 day or 6 hours)
- Two (2) Floating Holidays – selected by the employee with the approval of the Fire Chief or his/her designee

ARTICLE 9. LEAVES

A. Paid Leave

Paid Leave is time off with pay for vacation, personal business, short term illness or disability due to non-work related injuries, pregnancy or other reasons requiring the employee's absence from work. Paid leave is posted biweekly and is available for use after ninety (90) days of full-time employment. **Employees who take paid leave are responsible for securing coverage for the employees' assigned shift(s). This requirement will no longer apply once an automated staffing system is put in place by the City.**

1. Accrual - Fire Management assigned to the 56-hour work schedule

Full-time safety employees working twenty-four (24) hour shifts shall accrue paid leave in accordance with the following:

Years of Continuous Service	Hours Accrued per Month	Maximum Hours Permitted in
-----------------------------	-------------------------	----------------------------

		Employee's Account
1 month – 5 years	16	312
6 – 10	21	432
11	22	456
12	23	480
13	24	504
14	25	528
15 +	26	552

2. Accrual – Fire Management assigned to the 40-hour work schedule

Years of Continuous Service	Hours Accrued per Month	Maximum Hours Permitted in Employee's Account
1 month – 5 years	10.67	208
6 – 10	14	288
11	14.66	304
12	15.33	320
13	16	336
14	16.66	352
15 +	17.33	368

Fire Management continue to accrue hours in excess of the “Maximum Hours Permitted in Employee’s Account” for three (3) month periods at the end of which they will be paid at their base hourly rates (56-hour hourly rate for those assigned to the 56-hour work schedule and 40- hour hourly rate for those assigned to the 40-hour work schedule) for any hours in excess of the Maximum.

3. Paid Leave Usage

- a. Employees may not take paid leave during their first three (3) months of service.
- b. Paid leave shall be taken at a time determined by the Fire Chief or his/her designee with due regard for the wishes of the employee and particular regard for needs of the service.
- c. Unless otherwise approved by the employee’s supervisor, an employee shall submit a request to take paid leave, for other than their personal illness or injury or illness or injury of the employee’s child, parent, spouse, or domestic partner, to their supervisor at least two (2) calendar days prior to the intended start of the leave.
- d. With the exception of employees serving an original probationary period, employees working on a shift basis must take a minimum seventy-two (72) hours in each anniversary period.
- e. An employee's paid leave account will not be affected by municipal holidays that occur while the employee is absent on paid leave.

4. Pay for Unused Paid Leave

- a. Upon termination an employee will be paid at his/her base hourly rate for all unused hours in his/her paid leave bank. Such payment shall not be construed as extending the employee's period of employment.

5. Credit for Prior Service

- a. If a person was employed with another government agency immediately prior to his/her appointment to a City position, full or partial credit may be allowed by the City Manager for that service time in establishing the employee's accrual rate.

B. Sick Leave

1. Accrual - Fire Management assigned to the 56-hour work schedule

Full time safety employees working twenty-four (24) hour shifts shall accrue sick leave in accordance with the following:

Hours Accrued per Month	Maximum Hours Permitted in Employee's Account
10	516

2. Accrual - Fire Management assigned to the 40-hour work schedule

Hours Accrued per Month	Maximum Hours Permitted in Employee's Account
7	344

3. Sick Leave Usage

Sick leave may be used by an employee under the following guidelines:

- a. Medical verification may be required for an employee absence beyond 48 hours of sick leave for those assigned to the 56-hour work schedule and beyond 30 hours of sick leave for those assigned to the 40-hour work schedule.
 - b. In any given calendar year, an employee may use up to the amount of sick leave accrued in a six-month period to attend to an illness of a child, parent, spouse, or domestic partner of the employee.
4. If leave abuse is suspected, then the City reserves the right to request medical verification for any absence. Pay for Unused Sick Leave
- a. Annually
 - i. For those assigned to the 56-hour work schedule - an employee who has in excess of 516 hours of unused sick leave may be paid at his/her base hourly rate for a maximum of 120 hours of unused sick leave in excess of the 516 hours.
 - ii. For those assigned to the 40-hour work schedule – an employee who has in excess of 344 hours of unused sick leave may be paid at his/her base hourly rate for a maximum of 84 hours of unused sick leave in excess of the 344 hours.(b)

Upon termination, safety employees working a twenty four (24) shift will be paid for one-third (1/3) of unused sick leave up to 516 hours and for no more than 120 hours of any excess over 516 hours. Those working a 40-hour work schedule will be paid for one-third (1/3) of unused sick leave up to 344 hours and for no more than 84 hours of excess over 344 hours. A payment for unused sick leave shall not be construed as extending the employee's period of employment.

- b. Upon termination, safety employees working a twenty four (24) shift will be paid for one-third (1/3) of unused sick leave up to 516 hours and for no more than 120 hours of any excess over 516 hours. Those working a 40-hour work schedule will be paid for one-third (1/3) of unused sick leave up to 344 hours and for no more than 84 hours of excess over 344 hours. A payment for unused sick leave shall not be construed as extending the employee's period of employment.

5. Sick Leave Transfer

Sick Leave Transfers shall be allowed upon City Manager or his/her designee approval to donate paid leave on a dollar for dollar basis to employees who have been forced to be absent from work due to a qualifying medical condition under FMLA beyond the coverage of their accumulated sick days.

COMPENSATION PLAN
FIRE MANAGEMENT EMPLOYEES
JULY 1, 2020

<u>POSITION TITLE</u>	<u>PAY GRADE</u>	<u>Annual Minimum</u>	<u>Annual Maximum</u>
FIRE MARSHAL I	FIRE 8	\$86,868.75	\$113,708.35
FIRE BATTALION CHIEF	FIRE 12	\$105,589.51	\$138,213.21
FIRE MARSHAL II	FIRE 12	\$105,589.51	\$138,213.21
FIRE DIVISION CHIEF	FIRE 14	\$116,412.44	\$152,380.08
FIRE CHIEF	33	\$152,532.59	\$204,529.94



City of Loma Linda Official Report

Phill Dupper, Mayor
Ron Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

COUNCIL AGENDA: July 28, 2020

TO: City Council

VIA: Jarb Thaipejr, City Manager

FROM: Dan Harker, Fire Chief

SUBJECT: Declare revenue and re-appropriate expenditure, in the amount of \$107,100, for the updating of the City's Local Hazard Mitigation Plan (LHMP) and General Plan Safety Element

Approved/Continued/Denied
By City Council
Date _____

RECOMMENDATION

It is recommended that the City Council declare grant revenue and re-appropriate the expenditure, in the amount of \$107,100, for the updating of the City's LHMP and General Plan Safety Element.

BACKGROUND

The City Council approved \$107,100 in the Fiscal Year 2019-2020 budget for the updating of the City's LHMP and General Plan Safety Element. These funds were procured via a FEMA Mitigation Grant (HMGP #4344-123-90P) in the amount of \$59,600 and a SoCalGas Climate Adaptation & Resiliency Planning Grant in the amount of \$50,000 (received in December 2019). The updating of the LHMP and Safety Element carried over into the FY 2020-2021. City finance policies require that the unused balance of \$107,100 be re-appropriated in the new fiscal year in order to complete project.

FINANCIAL IMPACT

Declare grant revenue \$47,500 into 01-9365 (Misc. Grants), \$59,600 into 01-9334 (Federal Grants and re-appropriate the expenditure of \$107,100 into account number 01-2110-1830 (Contractual Services), respectively. The \$107,100 is the amount of the grants received less the \$2500 expensed to the Contractor for work on the LHMP and Safety Element completed in FY 2019-2020 and that has not been spent from the Fiscal Year 2019-2020 appropriations.

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF JULY 28, 2020

7:00 p.m. or as soon thereafter as possible

CORONAVIRUS DISEASE (COVID-19) ADVISORY

The City Council Chambers will be open to the public, physical distancing and masks required; seating may be limited.

THIS MEETING WILL ALSO BE AVAILABLE TO THE PUBLIC VIA WEBINAR/TELECONFERENCE FOR THE PURPOSE OF PUBLIC COMMENTS.

Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting will allow for remote participation via the ZOOM virtual meeting platform and for viewing via YouTube. Please see the City Council Agenda for connection instructions.

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

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

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

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

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

Agenda item requests for the August 11, 2020 meeting must be submitted in writing to the City Clerk no later than Noon, Tuesday, July 28, 2020.

A. Call To Order

B. Roll Call

C. Closed Session

D. Items To Be Added Or Deleted

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

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

G. Scheduled Items

H. Consent Calendar

1. Demands Registers
2. Minutes of July 14, 2020

I. New Business

J. Chair and Member Reports

K. Reports of Officers

L. Adjournment



Loma Linda Housing Authority Official Report

Phill Dupper, Chairman
Ronald Dailey, Vice Chairman
Rhodes Rigsby, Member
John Lenart, Member
Bhavin Jindal, Member

HOUSING AUTHORITY AGENDA: July 28, 2020
TO: Housing Authority Board
SUBJECT: Demands Registers

Approved/Continued/Denied By Housing Authority Board Date _____

RECOMMENDATION

It is recommended that the Housing Authority Board approve the attached list of demands for payment.

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
2291	7/15/2020	003628 U.S. BANK CORPORATE PYMT SYS	4246-0470-0025-8803		CAL-CARD PURCHASES	24.50	
Total :						24.50	
1 Vouchers for bank code :		bofaha				Bank total :	24.50
1 Vouchers in this report					Total vouchers :	24.50	

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos.
2291 through 2291 for a total
disbursement of \$ 24.50, and to the best of
my knowledge, based on the information provided, they are
correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on
07/28/2020 and the City Treasurer is hereby directed
to pay except as noted.

Phillip Dupper, Mayor

vchlist
07/22/2020 6:24:39PM

Voucher List
CITY OF LOMA LINDA
07-28-2020 HA

Page: 8

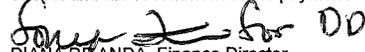
FY: 2020/2021

Bank code : bofaha

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2290	7/15/2020	005395 USBANK EQUIPMENT FINANCE	417879137 HA	P-0000016818	PRINTERS LEASE AGREEMENT	27.01
					Total :	27.01
2292	7/28/2020	005791 CENTURYLINK	27247 HA	P-0000016811	BANDWIDTH SERVICES AND VOIP	2.63
					Total :	2.63
2 Vouchers for bank code : bofaha					Bank total :	29.64
2 Vouchers in this report					Total vouchers:	29.64

CLAIMS VOUCHER APPROVAL

I have reviewed the above listing of payments on check nos. 2290 and 2292 for a total disbursement of \$ 29.64, and to the best of my knowledge, based on the information provided, they are correct and are recommended for payment.


DIANA DE ANDA, Finance Director

Recommend that City Council approve for payment.

T. Jarb Thaipejr, City Manager

Approved by the City Council at their meeting held on 07-28-2020 and the City Treasurer is hereby directed to pay except as noted.

Phillip Dupper, Mayor

Page: 8



Loma Linda Housing Authority Official Report

Phill Dupper, Chairman
Ronald Dailey, Vice Chairman
Rhodes Rigsby, Member
John Lenart, Member
Bhavin Jindal, Member

HOUSING AUTHORITY AGENDA: July 28, 2020
TO: Housing Authority Board
SUBJECT: Minutes of July 14, 2020

Approved/Continued/Denied By Housing Authority Board Date _____

RECOMMENDATION

It is recommended that the Housing Authority Board approve the minutes of July 14, 2020.

Loma Linda Housing Authority

Minutes

A Regular Meeting of July 14, 2020

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Dupper at 9:23 p.m., Tuesday, July 14, 2020.

This meeting was conducted via webinar/teleconference. Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there was no in-person meeting location at which the public may appear.

Board Members Present: Chairman Phill Dupper, present in Council Chambers
Vice Chairman Ron Dailey, present in Council Chambers
Rhodes Rigsby, present in Council Chambers
John Lenart, present in Council Chambers
Bhavin Jindal, present in Council Chambers

Board Members Absent: None

Others Present: Executive Director T Jarb Thaipejr, present in Council Chambers
General Counsel Richard Holdaway, present in Council Chambers

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

Scheduled Items

HA-2020-13 – Consent Calendar

Motion by Lenart, seconded by Rigsby to approve the Consent Calendar; the City Clerk called the role and the motion passed unanimously.

The Demands Register dated

- June 23, 2020 with commercial demands totaling \$5,851.21;
- July 14, 2020 for the 2019-2020 FY with commercial demands totaling \$116.38;
- July 14, 2020 for the 2020-2021 FY with commercial demands totaling \$237.23.

The minutes of June 9, 2020 as presented.

The meeting adjourned at 9:24 p.m.

Approved at the meeting of

Secretary

CITY OF LOMA LINDA
CITY COUNCIL AS SUCCESSOR AGENCY
TO THE LOMA LINDA REDEVELOPMENT AGENCY
AGENDA
REGULAR MEETING OF JULY 28, 2020
7:00 p.m. or as soon thereafter as possible

CORONAVIRUS DISEASE (COVID-19) ADVISORY

The City Council Chambers will not be open to the public.

**THIS MEETING WILL ALSO BE AVAILABLE TO THE PUBLIC VIA
WEBINAR/TELECONFERENCE FOR THE PURPOSE OF PUBLIC COMMENTS.**

Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting will allow for remote participation via the ZOOM virtual meeting platform and for viewing via YouTube. Please see the City Council Agenda for connection instructions.

In acting in the limited capacity of Successor Agency as provided in California Health and Safety Code §§ 34173 and 34176, the City Council expressly determines, recognizes, reaffirms, and ratifies the statutory limitation on the City and the City Council's liability with regards to the responsibilities of the former Loma Linda Redevelopment Agency under AB 1X26. Nothing herein shall be construed as an action, commitment, obligation, or debt of the City itself, or a commitment of any resources, funds, or assets of the City to fund the City's limited capacity as the Successor Agency to the Loma Linda Redevelopment Agency. Obligations of the Successor Agency shall be funded solely by those funds or resources provided for that purpose pursuant to AB 1X26 and related statutes.

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

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

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

Agenda item requests for the August 11 meeting must be submitted in writing to the City Clerk no later than Noon, Tuesday, July 28, 2020.

A. Call To Order

B. Roll Call

C. Items To Be Added Or Deleted

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

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

F. Consent Calendar

1. Minutes of June 9, 2020

G. Adjournment



City of Loma Linda Official Report

Phill Dupper, Mayor
Ronald Dailey, Mayor pro tempore
Rhodes Rigsby, Councilman
John Lenart, Councilman
Bhavin Jindal, Councilman

SUCCESSOR AGENCY AGENDA: July 28, 2020
TO: City Council
SUBJECT: Minutes of July 14, 2020

Approved/Continued/Denied By Successor Agency Date _____
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RECOMMENDATION

It is recommended that the City Council approve the minutes of July 13, 2020.

City of Loma Linda
City Council as Successor Agency
To the Loma Linda Redevelopment Agency
Minutes
Regular Meeting of July 14, 2020

A regular meeting of the City Council as Successor Agency to the Loma Linda Redevelopment Agency was called to order by Mayor Dupper at 9:24 p.m., Tuesday, July 14, 2020.

This meeting was conducted via webinar/teleconference. Pursuant to Sec. 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, this meeting was conducted remotely via the ZOOM virtual meeting platform. In compliance with the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there was no in-person meeting location at which the public may appear.

Councilmen Present: Mayor Phill Dupper, present in Council Chambers
Mayor pro tempore Ron Dailey, present in Council Chambers
Rhodes Rigsby, present in Council Chambers
John Lenart, present in Council Chambers
Bhavin Jindal, present in Council Chambers

Councilmen Absent: None

Others Present: City Manager T. Jarb Thaipejr, present in Council Chambers
City Attorney Richard Holdaway, present in Council Chambers

No public comments were offered upon invitation of Mayor Dupper.

SA-2020-08- Consent Calendar

Motion by Rigsby, seconded by Dailey to approve the Consent Calendar; the City Clerk called the role and the motion passed unanimously.

The Demands Registers dated:

- June 23, 2020 with commercial demands totaling \$9,522.71;
- July 14, 2020 with commercial demands totaling \$49.88.

The Minutes of June 9, 2020 as corrected.

Approved a contract with CST Organic Recycling of Redlands, CA for a cost not to exceed \$145,000 for grinding of orange trees on Successor Agency property known as Area D.

The meeting adjourned at 9:25 p.m.

Approved at the meeting of

City Clerk