Agenda City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF
NOVEMBER 6, 2013
6:00 p.m.
CITY COUNCIL CHAMBERS

A. CALL TO ORDER - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CITY SURVEY TOUR – PLANNING COMMISSION TO VISIT THE FOLLOWING LOCATION:

1. **11116 New Jersey Street – Blossom Grove Memory Care Facility**

E. ITEMS TO BE DELETED OR ADDED

F. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER) - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

G. NEW BUSINESS

None.

H. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)

PUBLIC HEARINGS

1. **PUBLIC NUISANCE – A HEARING TO DETERMINE IF A PUBLIC NUISANCE EXISTS AT 26451 E. FIRST STREET (APN 0293-032-20), AND CONSIDERATION OF ADOPTION OF WRITTEN FINDINGS AND NOTICE TO ABATE.**

   Staff Recommendation: Declare the property a public nuisance and proceed with abatement proceedings under the provisions of Loma Linda Municipal Code Chapter 9.12 by issuing Findings and Notice to Abate.

2. **PUBLIC NUISANCE – A HEARING TO DETERMINE IF A PUBLIC NUISANCE EXISTS AT A VACANT PARCEL (APN 0283-245-12) LOCATED BETWEEN 25370 MEAD STREET AND 10741 JASMINE STREET , AND CONSIDERATION OF ADOPTION OF WRITTEN FINDINGS AND NOTICE TO ABATE**

   Staff Recommendation: Declare the property a public nuisance and proceed with abatement proceedings under the provisions of Loma Linda Municipal Code Chapter 9.12 by issuing Findings and Notice to Abate.

3. **PRECISE PLAN OF DESIGN NO. 13-066 – A REQUEST TO CONSTRUCT A FOUR-STORY, 52,937 SQUARE FOOT HOLIDAY INN EXPRESS HOTEL ON A VACANT SITE (APN 0281-162-37), LOCATED ON THE NORTH SIDE OF REDLANDS BOULEVARD. THE PROPOSED HOTEL INCLUDES 85 ROOMS AND ASSOCIATED ON-SITE IMPROVMENTS. THE PROJECT SITE IS LOCATED WITHIN THE EAST VALLEY CORRIDOR SPECIFIC PLAN/GENERAL COMMERCIAL (EVC/CG) ZONE. PUBLIC HEARING – LIMITED TO 30 MINUTES)**

   Staff Recommendation: Recommend approval to City Council.

I. APPROVAL OF MINUTES – (LIMITED TO 5 MINUTES)

1. August 7, 2013

J. REPORTS BY THE PLANNING COMMISSIONERS

K. COMMUNITY DEVELOPMENT DIRECTOR REPORT

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

City of Loma Linda
Official Planning Commission Report

From the Community Development Department

DATE: November 6, 2013

TO: Planning Commission

FROM: Konrad Bolowich, Assistant City Manager

SUBJECT: **PUBLIC NUISANCE – HEARING TO DETERMINE IF A PUBLIC NUISANCE EXISTS AT 26451 E. FIRST ST. (APN 0293-032-20)**

RECOMMENDATION

It is recommended that the Planning Commission declare that a public nuisance exists at 26451 E. First Street (APN 0293-032-20) to find that there is sufficient cause to abate the nuisance. Staff has prepared a draft FINDINGS OF NUISANCE AND NOTICE TO ABATE for consideration by the Commission that sets forth the specific conditions constituting the nuisance and the methods of abatement required to remediate the property.

BACKGROUND

The above referenced property was first observed on October 13, 2011. Staff contacted the property owner via certified USPS mail informing her of outstanding violations on her property. A total of three notices were sent, an in-person meeting at the owner's residence in Redlands, California, and several phone conversations with the owner's daughter have been made. Such efforts to work with the property owner have been ignored. Subsequent citations have been issued, and have also been ignored.

The property contains a dilapidated, vacant building, creating an unsafe situation. The structure is in extremely poor condition, threatening to fall onto the neighboring property. The structure poses a fire hazard, and is an attractive nuisance to vermin and transients.

The list of notices and citations are attached to this report as Exhibits D, E, & G.

ANALYSIS

Joint inspections performed by the City Fire, Code Enforcement, and Building Department on or about September 09, 2013 found the following violations requiring the specified remediation:

LLMC or other Code Section	Nuisance Violation:
9.12.030(b)(6)	Nuisance – Any vacant, unoccupied or abandoned building or structure which is not reasonably secured against entry by children and any of the members of the public or which constitutes a fire hazard or is otherwise dangerous to human life by reason of inadequate maintenance or dilapidation;

9.12.030(b)(7)	Nuisance – Broken windows, screens or doors constituting a hazardous or unhealthful condition, or inviting trespassers and malicious mischief;
9.12.030(b)(11)	Nuisance – Garbage, rubbish, refuse, or trash if not contained within an appropriate receptacle;
9.12.030(b)(12)	Nuisance – Walls, fences, lean-tos, sheds, barricades, or similar accessory structures, which are unsightly, structurally unsound, attractive nuisances, unsafe or in a state of disrepair;
9.12.030(b)(16)	Property maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same causes depreciation of the property values of surrounding properties or is materially detrimental to proximate properties and improvements;
15.04.100	Any building or structure erected or maintained, or any use of property, contrary to the provisions of this title shall be unlawful and a public nuisance, and the city attorney shall, upon order of the director of building and safety, immediately commence an action or actions, proceeding or proceedings, for the abatement, removal and enjoinment thereof in the manner provided by law and shall take such steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure, or use, and restrain and enjoin any person from erecting or maintaining such building or structure or using any property contrary to the provisions of this title. It shall be the right and duty of every citizen to participate and assist the city officials in the enforcement of the provisions of this title.

Health & Safety Code (Building Code) Violations:

17920.3(b)(1)	Inadequate footing;
17920.3(b)(2)	Defective or deteriorated flooring or floor support;
17920.3(b)(3)	Flooring or floor suports of insufficiant size to carry imposed loads;
17920.3(b)(4)	Members of walls, partitions, or other verticals supports that split, lean, list, or buckle due to defective material or deterioration;
17920.3(b)(5)	Members of walls, partitions, or other verticals supports that are insufficiant size to carry imposed loads with safety;
17920.3(b)(6)	Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;

17920.3(b)(7)	Members of ceiling, roofs, ceiling and roof supports or other horizontal members, structural members that are of insufficent size to carry imposed loads with safety, causing roof to sag;
17920.3(g)(1)	Faulty weather protection; deteriorated, crumbling plaster;
17920.3(g)(2)	Deteriorated or ineffective waterproffing of exterior walls, roof foundations, or floors, including broken windows or doors;
17920.3(g)(3)	Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack paint or other approved protective covering;
17920.3(g)(4)	Broken, rotted, split, or buckled exterior wall covering or roof coverings;
17920.3(k)	Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the lastest edition of the Uniform Building Code;
17920.3(o)	Inadequate structural resistance to horizontal forces.

REMEDIATION

Remediation of the existing violations would require:

- Removal of trash and debris to the extent to the satisfaction of the Fire Marshal and Code Enforcement Officer;
- Removal or repair of dilapidated structures, damage to structures, foundations, footings and structural members, inadequate or unpermitted roofing. Obtain all necessary engineering reports, permits and inspections.
- Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.

CONCLUSION

Since the August 19, 2013 meeting with property owner, the property owner has not formulated a remediation action plan and has failed in addressing the property violations. In light of the failed efforts to bring property up to code, Staff has no choice than to resume enforcement efforts.

EXHIBITS

A. External complaint received – June 23, 2011

B. Initial Inspection Observation – October 13, 2011(Photos)

C. Second inspection- (Photos)

D. Code Enforcement – Notice of Violation – February 28, 2012

E. Fire Department – Notice to Clean Property – April 16, 2012 (APN 0293-03-220)

F. Phone conversations with Lisa Wilson (relative of owner) and failed action plans.

1. 10/10/2012
2. 11/19/2012
3. 12/02/2012
4. 12/10/2012
5. 12/19/2012
6. 12/20/2012
7. 01/05/2013

G. Code Enforcement – Final Notice of Violation – February 13, 2013

H. Administrative Citation # 2013-0007 – March 12, 2013

I. Third Inspection 08-19-2013(Photos)

J. Administrative Citation # 2013-0053A – August 12, 2013

K. Administrative Citation # 2013-0053B – September 11, 2013

L. Notice of Hearing – September 18, 2013

M. Findings of Nuisance and Notice to Abate

John VanDoren

From: Bibiana Gonzalez
Sent: Thursday, May 26, 2011 3:37 PM
To: John VanDoren
Cc: Bibiana Gonzalez
Subject: Complaint

Hi Mr. John,

Date: 5/36/11 @ 3:30pm

[redacted]

Property Owner of: 26455 W. First Street, LL[redacted]

Complaint against: Abigail Haro who owns 26451 W. First Street[redacted]

Problem: 26451 W. First street house is in ruins and falling[redacted]

COMMENT: John Jerry was handling this situation over 2 years ago she says. Please follow up

Thank you

Bibiana Gonzalez
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354
909-799-2850
bgonzalez@lomalinda-ca.gov

EXHIBIT A

EXHIBIT B

10/13/2011

26451
10/13/2011

EXHIBIT C

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2850 🖷 (909) 799-2894

Public Safety Department

February 28, 2012

Abigail Haro
Pauline Quintero
P O Box 7294
Redlands, CA 92375

Notice of Violation

RE: 26451 E. 1st St.
Loma Linda, CA 92354

APN 0293-032-20

Deer Property Owner:

Current records show you or your organization is the owner of the above-referenced property.

The City strives to maintain the high quality of life for our residents and business owners. In that regard, we have received and investigated complaints about possible code violations at this property. Listed below are the Loma Linda Municipal Code sections in apparent violation. Please take the necessary steps to abate the violations within the time frame shown below.

LLMC or other Section	Violation
9.12.030	Public Nuisance--Vacant building--Fire hazard
15.04.100	Public Nuisance--maintaining building in violation of building code

Due Date	Corrective action required
03-14-12	Obtain demolition permit from the Building & Safety Division
04-15-12	Demolish substandard structure(s) on property.

If we can provide any assistance or accommodations, please do not hesitate to contact us.

Please call my office at (909) 799-2861for a compliance inspection so we can close our file with compliance noted, and without further enforcement actions.

Thank you for helping to keep our community a beautiful place to live and work.

Very truly yours,

John Van Doren
Code Enforcement Officer
909-799-2861

Loma Linda Fire Department

FIRE PREVENTION BUREAU

25541 Barton Rd, Loma Linda, California 92354 • (909) 799-2859 • Fax: (909) 799-2891

NOTICE TO CLEAN PROPERTY

4/16/2012

~~HARO, ABIGAL AND~~ PAULINE QUINTERO
P O BOX 7294
REDLANDS CA

Parcel Number: 029303220
Location: 26451 1ST ST

Under the provisions of the California Fire Code, 2010 edition, Section 304.1.2 adopted and amended by Loma Linda Municipal Code Chapter 15.28, an inspection of the property listed above has been performed by this Department. Based upon the inspection, a fire hazard, or potential fire hazard has been determined to exist on this property. Notice is hereby given that **any weeds, tumbleweeds, dead grasses, vines, dead shrubs, dead trees, trimmings, or other combustible materials or debris present on your lot, field or parcel of land** are a fire hazard or in all probability will become a fire hazard, and as such must be removed or abated. In addition, any weeds or combustible materials must be **cleared away from any road or street for a distance of 10 ft.**

NOTES: Old delapidated house is both dangerous and a fire hazard. Contact Loma Linda Building & Safety for permit to demolish structure

Any weeds or other fire hazards as listed above on this property must be removed or abated in an acceptable manner **manner by April 30, 2011.** Failure to remove or abate by this date will be cause for the City of Loma Linda or it's designated contractor to enter onto the property to accomplish the abatement. In addition to the costs for cleaning, you will also be assessed an administrative fee of 30% of the cost of the work or $100, whichever is greater. Failure to pay all charges will cause a tax assessment and lien to be placed against the property.

Due to uncontrolled regrowth, a second or third clean up of the property may be necessary during the year. Property owners are advised that it is their responsibility to maintain their property in good condition and that any re-growth during the year may be subject to removal without further notice if determined to be a fire hazard.

This Notice is given pursuant to the provision of the California Fire Code Section 109.2 authorizing action to remove any hazard deemed unsafe. The Fire Department maintains a consistent and impartial position in the application and enforcement of the California Fire Code. For further information, please call (909) 799-2859.

You as owner, occupant or person otherwise in charge of the property may appeal to the Fire Marshal of the City of Loma Linda any of the requirements of this Notice pursuant to Loma Linda Municipal Code Section 2.08.030. Such an appeal shall be in writing and shall be submitted only after all reasonable efforts to resolve the matter have been exhausted with the staff of this Department. Said appeal may include any arguments why the property should not be declared a fire hazard and abated by the City. Any appeal shall be submitted to this Department within ten (10) calendar days from the date of this Notice.

If you are no longer the owner of this property or are in the process of selling it, please inform the new owner of this Notice, and advise this Department in writing of the date the title change occurred. All address information used to mail Notices has been provided by the San Bernardino County Assessor's Office.

James Gray
Fire Marshal

James Shea

By: James Shea
Fire Prevention Inspector

EXHIBIT E

Code Enforcement Log

Address: 26541 First St., Loma Linda, CA 92354
Owner: Pauline Quintereo/Abigail Haro

Date:	Notes
	Phone Calls
10/10/2012	Spoke to Lisa (owners relative, who takes care of owner) and explained the situation to her, since the owner elderly and handicapped.
11/19/2012	Called Mrs. Wilson to get update- no answer
12/02/2012	Called for update- no answer.
12/10/2012	Called for update- no answer.
12/19/2012	Called for update- no answer.
12/20/2012	Called for update- no answer.
01/05/2013	Last phone call attemp- No answer.

EXHIBIT F

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2850 🖷 (909) 799-2894

Public Safety Department

02/13/2013

Abigail Haro/Pauline Quintero
Po Box 7294
Redlands, CA 92374

Final Notice of Violation

RE: 26451 First Street
Loma Linda, CA 92354

APN 0293-03-220

Dear Property Owner:

Current records show you or your organization is the owner of the above-referenced property.

The City strives to maintain the high quality of life for our residents and business owners. In that regard, we have received and investigated complaints about possible code violations at this property. Listed below are the Loma Linda Municipal Code sections in apparent violation. Please take the necessary steps to abate the violations within the time frame shown below.

LLMC or other Section	Violation
09.12.030 B	Public Nuisance-Vacant building/Fire hazard
15.04.100	Public Nuisance- Building maintained in violation of building code.

Due Date	Corrective action required
02/27/2013	Obtain demolition permit from the building and safety division.
02/27/2013	Demolish substandard structure(s) on property.

If we can provide any assistance or accommodations, please do not hesitate to contact us.

This is your final warning to be in compliance without further enforcement actions, which could include the issuance of Administrative Citations with fines of $100 for the 1st violation, $200 for the 2nd violation, and $500 for 3rd and subsequent violations.

Thank you for helping to keep our community a beautiful place to live and work.

Sincerely,

John C VanDoren

John VanDoren
Code Enforcement Officer
909-799-2861

EXHIBIT G

City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160
Code Enforcement (909) 799-2861 FAX (909) 799-2894

Administrative Citation # 2013 -0007

Date first observed: 2-28-12 **Last Inspection Date:** 03-6-13 **Issue date:** 03-12-13

Citation issued to: ☒**Property Owner** ☐**Tenant** ☐**Business Owner** ☐**Other:**

Last name: Haro **First Name:** Abigail and Pauline Quintero

Mailing Address: **City:** **State:** **Zip Code:**

Violation Location: ☐ **Same as mailing address or:**

26451 First St Loma Linda, CA 92354

Violations:	**Description**	**Violation #**	**$ Fine**
L.L.M.C. section 9.12.030	Public Nuisance--Vacant building, fire hazard	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section 15.04.100	Public Nuisance--Dilapidated structure	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section		☐1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$
L.L.M.C. section		☐1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$
L.L.M.C. section		☐1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$
L.L.M.C. section		☐1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$
L.L.M.C. section 9.24.100	**Administrative Collection Cost Recovery**		**$ 27.85**
Nuisance Abatement Cost Recovery per schedule attached:			$
Total fines and cost recovery:			$ 227.85

Action Date	**Required Corrective Action(s)**
03-28-13	Obtain demolition permit from Building & Safety Division, City of Loma Linda
04-04-13	Demolish substandard structure(s) on the property

Note: Every day the violation continues to exist constitutes another violation, subject to additional, incremental citation. Non-payment of fines will incur additional penalties per LLMC section 9.24.100(F).

John Van Doren

John C Van Doren

Name of Issuing Officer

Signature of Issuing Officer

Without admitting guilt, I acknowledge that I have received this citation:

_____ _____

Signature Date

EXHIBIT H

The law requires that you take steps to either: (1) COMPLY with this citation, or (2) CONTEST the violation. To COMPLY with this citation, correct the violation and pay the required fine. If you need further information about abating these violations, please contact the issuing officer.

TO CONTEST THIS CITATION, FOLLOW THE APPEAL PROCEDURES SET FORTH BELOW.

ADMINISTRATIVE CITATIONS

Loma Linda Municipal Code (LLMC) Section 9.24.030 provides for the issuance of administrative citations for Municipal or other Code violations. There are three levels of citations that can be issued progressively for a violation. The fines as indicated on the front of the citation are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same code(s) within one year. LLMC Section 9.24.100 also provides for the recovery of Late Payment Penalties and all Administrative Costs associated with bringing your property into compliance.

These fines are cumulative; citations may be issued each day the violation exists.

Rights of Appeal

Any recipient of an administrative citation may contest the citation by completing a request for hearing form and returning it to the address below within fifteen (15) days from the date of the administrative citation, together with an advance deposit of the fine or notice that a request for advance deposit hardship waiver has been filed pursuant to subsection (E) of this section. A request for hearing form may be obtained from the public safety department. Please write your citation number on your written appeal, and include a check or money order as a deposit for the total amount of the fine as shown on the front side of the citation. Any person who intends to request a hearing to contest that there was a violation of the code or that he or she is the responsible party, and who is financially unable to make the advance deposit of the fine as required, may file a request for an advance deposit hardship waiver. The request shall be filed within fifteen (15) days of the date of the administrative citation on an advance deposit hardship waiver application form available from the public safety department. Appeals received without the full deposit, or an approved advance deposit hardship waiver, cannot be accepted. If your appeal is successful, the full fine amount placed on deposit will be refunded to you. Mail the above items to:

Citation Processing Center / City of Loma Linda
P.O. Box 7275
Newport Beach, CA 92658-7275

How to pay fine

The total amount of the fine is indicated on the front of this Administrative Citation and is due immediately. Payment must be in the form of a money order or cashier's check payable to the City of Loma Linda. **Please write the citation number on your check or money order and mail it to the City of Loma Linda at the above address, or you may pay on-line by using a credit/debit card at www.CitationProcessingCenter.com or by calling (800) 969-6158.** If the citation is not paid or appealed within the statutory time, you will receive a reminder with penalties assessed. LLMC Section 9.24.100(F) provides for the issuance of assessed late fees for non-payment; at 50% of the original fine after 30 days late and another 50% of the original fine after 60 days. Payment of the fine shall not excuse failure to correct the violation nor shall it bar further enforcement action by the City of Loma Linda.

Consequences of Failure to pay the fine

The failure of any person to pay the fines assessed by an administrative citation within the time specified on the citation may result in the city referring the fine to a private collection agency, filing a claim with the small claims court, attaching the fine as a special assessment against the property on which the violation occurred, or any other legal means necessary to collect the fines.

Consequences of failure to correct violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: criminal citation, court-ordered abatement warrant and tax lien on property, or receivership. The enforcement officer may also record with the county recorder's office a notice against a property which is the subject of an administrative enforcement action pending with the City of Loma Linda.

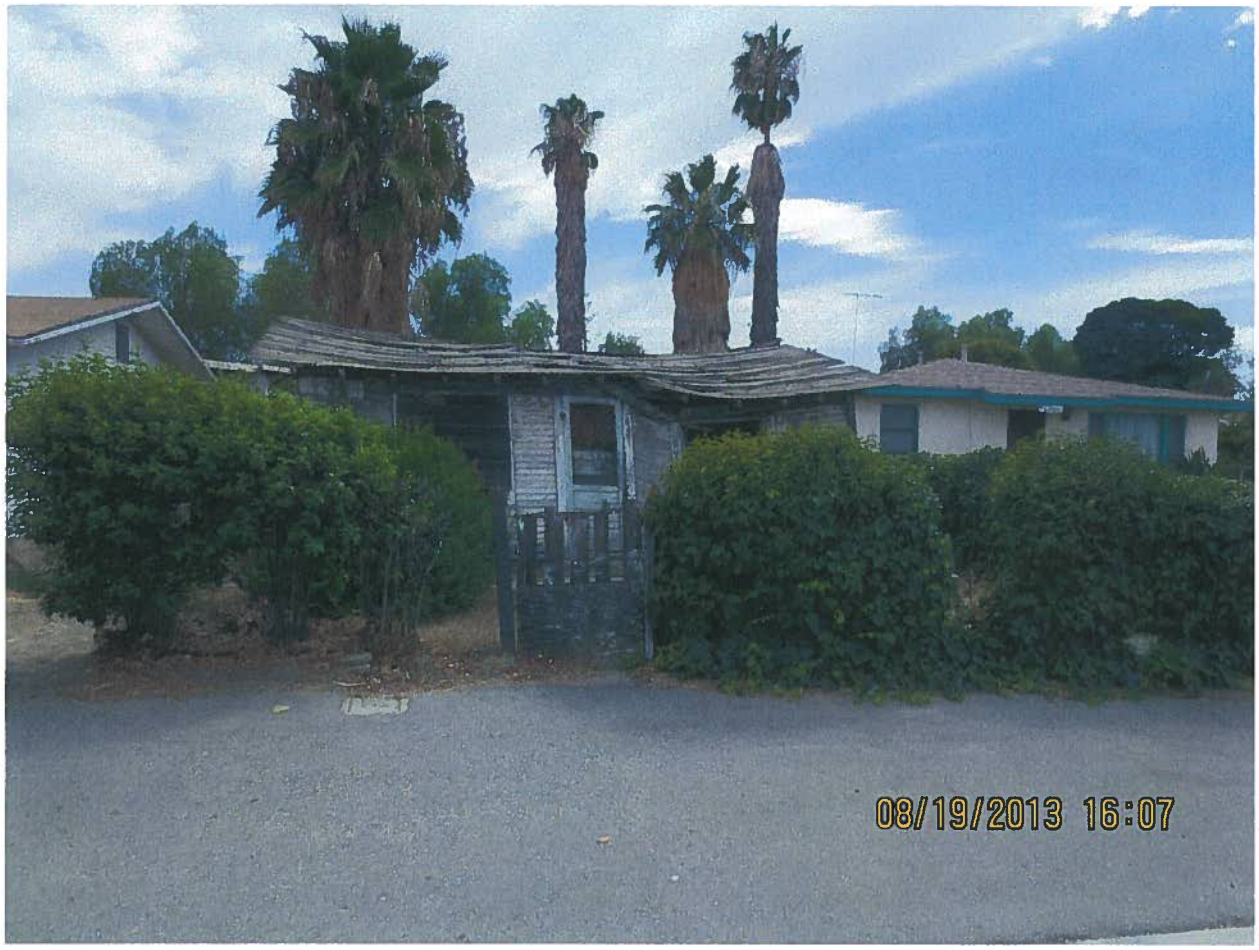

EXHIBIT I

City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160 • (909) 799-2861 • FAX (909) 799-2894

Code Enforcement

Administrative Citation No. CE2013-00--53A

Date First Observed: 02/28/2012 Last Inspection Date: 08/07/2013 Issue Date: 08/12/2013

Citation issued to:

Resp Party-Prop. Owner
HARO, ABIGAL AND PAULINE QUINTERO
1500 LASSEN
REDLANDS, CA 92374

Violation Location:

26451 1ST
LOMA LINDA, CA 92354

Violations

09.12.030(B)(16) - (Nuisance-Maintaining unsightly property), 09.12.030(B)(17) - (Nuisance-Maintaining structures in violation of state or local law)

Required Corrective Action(s)

1. Bring property up to community standards
2. make all necessary improvements to remove violation

Date Issued	Fee	Amount	Amount Paid	Due Date
08/12/2013	Citation #2	$200.00	$0.00	08/12/2013
08/12/2013	Citation #2	$200.00	$0.00	08/12/2013

TOTAL DUE: $400.00

Note: Every day the violation continues to exist constitutes another violation, subject to additional, incremental citation. Non-payment of fines will incur additional penalties per LLMC section 9.24.100(F).

Gil Garza
Name of Issuing Officer

Signature of Issuing Officer

Without admitting guilt, I acknowledge that I have received this citation:

Signature

Date

EXHIBIT J

The law requires that you take steps to either: (1) COMPLY with this citation, or (2) CONTEST the violation. To COMPLY with this citation, correct the violation and pay the required fine. If you need further information about abating these violations, please contact the issuing officer.

TO CONTEST THIS CITATION, FOLLOW THE APPEAL PROCEDURES SET FORTH BELOW.

ADMINISTRATIVE CITATIONS

Loma Linda Municipal Code (LLMC) Section 9.24.030 provides for the issuance of administrative citations for Municipal or other Code violations. There are three levels of citations that can be issued progressively for a violation. The fines as indicated on the front of the citation are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same code(s) within one year. LLMC Section 9.24.100 also provides for the recovery of Late Payment Penalties and all Administrative Costs associated with bringing your property into compliance.

These fines are cumulative; citations may be issued each day the violation exists.

Rights of Appeal

Any recipient of an administrative citation may contest the citation by completing a request for hearing form and returning it to the address below within fifteen (15) days from the date of the administrative citation, together with an advance deposit of the fine or notice that a request for advance deposit hardship waiver has been filed pursuant to subsection (E) of this section. A request for hearing form may be obtained from the public safety department. Please write your citation number on your written appeal, and include a check or money order as a deposit for the total amount of the fine as shown on the front side of the citation. Any person who intends to request a hearing to contest that there was a violation of the code or that he or she is the responsible party, and who is financially unable to make the advance deposit of the fine as required, may file a request for an advance deposit hardship waiver. The request shall be filed within fifteen (15) days of the date of the administrative citation on an advance deposit hardship waiver application form available from the public safety department. Appeals received without the full deposit, or an approved advance deposit hardship waiver, cannot be accepted. If your appeal is successful, the full fine amount placed on deposit will be refunded to you. Mail the above items to:

Citation Processing Center / City of Loma Linda
P.O. Box 7275
Newport Beach, CA 92658-7275

How to Pay Fine

The total amount of the fine is indicated on the front of this Administrative Citation and is due immediately. Payment must be in the form of a money order or cashier's check payable to the City of Loma Linda. **Please write the citation number on your check or money order and mail it to the City of Loma Linda at the above address, or you may pay on-line by using a credit/debit card at www.CitationProcessingCenter.com or by calling (800) 969-6158.** If the citation is not paid or appealed within the statutory time, you will receive a reminder with penalties assessed. LLMC Section 9.24.100(F) provides for the issuance of assessed late fees for non-payment; at 50% of the original fine after 30 days late and another 50% of the original fine after 60 days. Payment of the fine shall not excuse failure to correct the violation nor shall it bar further enforcement action by the City of Loma Linda.

Consequences of Failure to Pay the Fine

The failure of any person to pay the fines assessed by an administrative citation within the time specified on the citation may result in the city referring the fine to a private collection agency, filing a claim with the small claims court, attaching the fine as a special assessment against the property on which the violation occurred, or any other legal means necessary to collect the fines.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: criminal citation, court-ordered abatement warrant and tax lien on property, or receivership. The enforcement officer may also record with the county recorder's office a notice against a property which is the subject of an administrative enforcement action pending with the City of Loma Linda.

City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160 • (909) 799-2861 • FAX (909) 799-2894

Code Enforcement

Administrative Citation No. CE2013-00--53B

Date First Observed: 02/28/2012 **Last Inspection Date:** 09/09/2013 **Issue Date:** 09/11/2013

Citation issued to:

HARO, ABIGAL AND PAULINE QUINTERO
1500 LASSEN
REDLANDS, CA 92374

Violation Location:

26451 1ST
LOMA LINDA, CA 92354

Violations	Required Corrective Action(s)
09.12.030(B)(16) - (Nuisance-Maintaining unsightly property), 09.12.030(B)(17) - (Nuisance-Maintaining structures in violation of state or local law)	1. Bring property up to community standards 2. make all necessary improvements to remove violation

Date Issued	Fee	Amount	Amount Paid	Due Date
09/11/2013	Citation Processing Fee	$22.00	$0.00	09/11/2013
09/11/2013	Certified Mail Fee	$6.11	$0.00	09/11/2013
09/11/2013	Citation #3	$500.00	$0.00	09/11/2013
09/11/2013	Citation #3	$500.00	$0.00	09/11/2013

TOTAL DUE: $1,028.11

Note: Every day the violation continues to exist constitutes another violation, subject to additional, incremental citation. Non-payment of fines will incur additional penalties per LLMC section 9.24.100(F).

Gil Garza
Name of Issuing Officer

Signature of Issuing Officer

Without admitting guilt, I acknowledge that I have received this citation:

Signature

Date

EXHIBIT K

The law requires that you take steps to either: (1) COMPLY with this citation, or (2) CONTEST the violation. To COMPLY with this citation, correct the violation and pay the required fine. If you need further information about abating these violations, please contact the issuing officer.

TO CONTEST THIS CITATION, FOLLOW THE APPEAL PROCEDURES SET FORTH BELOW.

ADMINISTRATIVE CITATIONS

Loma Linda Municipal Code (LLMC) Section 9.24.030 provides for the issuance of administrative citations for Municipal or other Code violations. There are three levels of citations that can be issued progressively for a violation. The fines as indicated on the front of the citation are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same code(s) within one year. LLMC Section 9.24.100 also provides for the recovery of Late Payment Penalties and all Administrative Costs associated with bringing your property into compliance.

These fines are cumulative; citations may be issued each day the violation exists.

Rights of Appeal

Any recipient of an administrative citation may contest the citation by completing a request for hearing form and returning it to the address below within fifteen (15) days from the date of the administrative citation, together with an advance deposit of the fine or notice that a request for advance deposit hardship waiver has been filed pursuant to subsection (E) of this section. A request for hearing form may be obtained from the public safety department. Please write your citation number on your written appeal, and include a check or money order as a deposit for the total amount of the fine as shown on the front side of the citation. Any person who intends to request a hearing to contest that there was a violation of the code or that he or she is the responsible party, and who is financially unable to make the advance deposit of the fine as required, may file a request for an advance deposit hardship waiver. The request shall be filed within fifteen (15) days of the date of the administrative citation on an advance deposit hardship waiver application form available from the public safety department. Appeals received without the full deposit, or an approved advance deposit hardship waiver, cannot be accepted. If your appeal is successful, the full fine amount placed on deposit will be refunded to you. Mail the above items to:

Citation Processing Center / City of Loma Linda
P.O. Box 7275
Newport Beach, CA 92658-7275

How to Pay Fine

The total amount of the fine is indicated on the front of this Administrative Citation and is due immediately. Payment must be in the form of a money order or cashier's check payable to the City of Loma Linda. **Please write the citation number on your check or money order and mail it to the City of Loma Linda at the above address, or you may pay on-line by using a credit/debit card at www.CitationProcessingCenter.com or by calling (800) 969-6158.** If the citation is not paid or appealed within the statutory time, you will receive a reminder with penalties assessed. LLMC Section 9.24.100(F) provides for the issuance of assessed late fees for non-payment; at 50% of the original fine after 30 days late and another 50% of the original fine after 60 days. Payment of the fine shall not excuse failure to correct the violation nor shall it bar further enforcement action by the City of Loma Linda.

Consequences of Failure to Pay the Fine

The failure of any person to pay the fines assessed by an administrative citation within the time specified on the citation may result in the city referring the fine to a private collection agency, filing a claim with the small claims court, attaching the fine as a special assessment against the property on which the violation occurred, or any other legal means necessary to collect the fines.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: criminal citation, court-ordered abatement warrant and tax lien on property, or receivership. The enforcement officer may also record with the county recorder's office a notice against a property which is the subject of an administrative enforcement action pending with the City of Loma Linda.

CITY OF LOMA LINDA
Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; FAX (909) 799-2894

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Loma Linda **Planning Commission** will hold a public hearing on **Wednesday, October 2, 2013, at 7:00 p.m.**, in the Council Chambers at 25541 Barton Road, Loma Linda, California, on the item described below.

DECLARATION OF PUBLIC NUISANCE AND ABATEMENT ORDER – A request for determination of and declaration of the existence of a public nuisance on property located at 26451 E. First Street (APN 0293-032-20) and Abatement Order under the provisions of Loma Linda Municipal Code Chapters 9.12.

A copy of all relevant materials regarding the Public Nuisance Declaration and Abatement Order are on file in the Community Development Department at Loma Linda City Hall, 25541 Barton Road, Loma Linda, CA 92354.

The Planning Commission welcomes your participation in evaluating the above-mentioned action and the public is welcome to speak at the public hearing. If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

BY ORDER OF THE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LOMA LINDA

Dated: September 23, 2013

EXHIBIT L

City of Loma Linda

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

FINDINGS OF NUISANCE AND NOTICE TO ABATE

In Re: Hearing to determine if a public nuisance exists at 26451 E. First Street (APN 0293-032-020). The Planning Commission, acting as Hearing Board, finds as follows:

WHEREAS, the property located at 26451 E. First Street APN# 0293-032-20) is located within the City of Loma Linda, and is subject to Loma Linda Municipal Code.

WHEREAS, the staff of the City of Loma Linda has confirmed the existence of multiple Municipal Code violations as set forth herein; and

WHEREAS, the property owner was served with multiple notices of violations and citations describing the conditions constituting the violations and ordering abatement; and

WHEREAS, the property owner has had significant and reasonable time to correct all violations but has refused and/or failed to meet the deadlines prescribed by these notices; and

WHEREAS, the property owner received proper notice of this meeting pursuant to Loma Linda Municipal Code 9.12.050; and

WHEREAS, the property owner has the legal responsibility for maintenance of the property, including abatement of all violations and compliance with all orders of the City; and

WHEREAS, the violations set forth herein still exist on the property and the property remains in violation of the Loma Linda Municipal Code; and

WHEREAS, the existence of conditions on the property are inconsistent with the Loma Linda Municipal Code, and detrimental to the health, safety, comfort, and general welfare of the public and persons residing in the City; and

WHEREAS, this board has considered the evidence concerning public nuisances on the property, including relevant documents, writings, codes, ordinances, as well as oral testimony on this hearing; and

WHEREAS, this board finds that a public nuisance does exist on the subject property and that there is sufficient cause to abate the nuisance,

EXHIBIT M

NOW, THEREFORE, IT IS HEREBY:

Ordered:

That the property owner and/or other persons having charge or control of the premises abate all violations of Loma Linda Municipal Code as described herein by removal, rehabilitation, repair, demolition or such other abatement as is reasonable and appropriate in the manner and by the means specifically set forth herein. The property owner shall remediate the following conditions:

LLMC or other Code Section	**Nuisance Violations:**	**Method of Remediation**
9.12.030(b)(6)	Nuisance – Any vacant, unoccupied or abandoned building or structure which is not reasonably secured against entry by children and any of the members of the public or which constitutes a fire hazard or is otherwise dangerous to human life by reason of inadequate maintenance or dilapidation	Removal or repair of dilapidated structures, damage to structures, foundations, footings and structural members, inadequate or unpermitted roofing. Obtain all necessary engineering reports, permits and inspections.
9.12.030(b)(7)	Nuisance – Broken windows, screens or doors constituting a hazardous or unhealthful condition, or inviting trespassers and malicious mischief	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.
9.12.030(b)(11)	Nuisance – Garbage, rubbish, refuse, or trash if not contained within an appropriate receptacle;	Removal of trash and debris.
9.12.030(b)(12)	Nuisance – Walls, fences, lean-tos, sheds, barricades, or similar accessory structures, which are unsightly, structurally unsound, attractive nuisances, unsafe or in a state of disrepair	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.
9.12.030(b)(16)	Nuisance – Property maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits

	disrepair that the same causes depreciation of the property values of surrounding properties or is materially detrimental to proximate properties and improvements	and inspections.
15.04.100	Any building or structure erected or maintained, or any use of property, contrary to the provisions of this title shall be unlawful and a public nuisance, and the city attorney shall, upon order of the director of building and safety, immediately commence an action or actions, proceeding or proceedings, for the abatement, removal and enjoinment thereof in the manner provided by law and shall take such steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure, or use, and restrain and enjoin any person from erecting or maintaining such building or structure or using any property contrary to the provisions of this title. It shall be the right and duty of every citizen to participate and assist the city officials in the enforcement of the provisions of this title	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.

LLMC or other Code Section	**Health & Safety Code (Building Code) Violations:**	**Method of Remediation**
17920.3(b)(1)	Inadequate footing	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(b)(2)	Defective or deteriorated flooring or floor support	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate

		structural members. Obtain all necessary permits and inspections.
17920.3(b)(3)	Flooring or floor supports of insufficient size to carry imposed loads	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(b)(4)	Members of walls, partitions, or other verticals supports that split, lean, list, or buckle due to defective material or deterioration	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(b)(5)	Members of walls, partitions, or other verticals supports that are insufficient size to carry imposed loads with safety	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(b)(6)	Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(b)(7)	Members of ceiling, roofs, ceiling and roof supports or other horizontal members, structural members that are of insufficient size to carry imposed loads with safety, causing roof to sag	Repair and bring into California Building Code compliance all ceilings, roofs, ceiling and roof supports or other horizontal structural members where required. Obtain all necessary permits and inspections.
17920.3(g)(1)	Faulty weather protection; deteriorated, crumbling plaster	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(g)(2)	Deteriorated or ineffective waterproofing of exterior walls, roof foundations, or floors, including broken windows or doors	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.

17920.3(g)(3)	Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack paint or other approved protective covering	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(g)(4)	Broken, rotted, split, or buckled exterior wall covering or roof coverings	Repair or replace and bring into California Building Code compliance all missing or damaged or inadequate structural members. Obtain all necessary permits and inspections.
17920.3(k)	Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.
17920.3(o)	Inadequate structural resistance to horizontal forces.	Repair or replace and bring into compliance with the California Building Code, all missing, damaged or inadequate structural members. Obtain all necessary engineering reports, permits and inspections.

That the removal of garbage, rubbish, refuses, or trash if not contained within an appropriate receptacle shall be completed by December 6, 2013.

That if the property owner chooses to repair the dilapidated structure that all necessary permits are obtained as part of the remediation effort by November 14, 2013.

That if the property owner chooses to demolish the dilapidated and damaged structure, that a demolition permit is obtained by November 14, 2013, and that all violations be remediated and completed by December 6, 2013.

That City Staff is directed to take all necessary steps to assure the abatement is completed as ordered and if the property owner fails to comply with this order that City Staff approach City Council for authorization for a transfer of funds to abate such nuisance and that the costs of abatement shall become a lien on the subject property.

Dated:_____ _____

Chairman, Loma Linda Planning Commission

EXHIBIT M

City of Loma Linda
Official Planning Commission Report

From the Community Development Department

DATE: November 6, 2013

TO: Planning Commission

FROM: Konrad Bolowich, Assistant City Manager

SUBJECT: **PUBLIC NUISANCE – HEARING TO DETERMINE IF A PUBLIC NUISANCE EXISTS AT A VACANT PARCEL (APN 0283-245-12) LOCATED BETWEEN 25370 MEAD STREET AND 10741 JASMINE STREET.**

RECOMMENDATION

It is recommended that the Planning Commission declare that a public nuisance exists at a vacant parcel (APN 0283-245-12) located between 25370 Mead Street and 10741 Jasmine Street, to find that there is sufficient cause to abate the nuisance. Staff has prepared a draft FINDINGS OF NUISANCE AND NOTICE TO ABATE for consideration by the Commission that sets forth the specific conditions constituting the nuisance and the methods of abatement required to remediate the property.

BACKGROUND

The above referenced property was first observed on July 23, 2012. Staff contacted the property owner via certified USPS mail informing him of outstanding violations on his property. A total of three notices were sent. Efforts to work with the property owner have been ignored. Subsequent citations have been issued, and have also been ignored.

The property consists of a vacant parcel in the Single Residence (R-1) zone measuring 2,428 square feet. A storage container (CONEX box) located on the vacant parcel is not listed as a permitted use in the R-1 zone, per Loma Linda Municipal Code (LLMC) Section 17.34.020). The parcel also contains abandoned household equipment, machinery, trash and debris. The structure and debris have become an attractive nuisance to the neighboring residences and may lead to depreciated property values of neighboring parcels (LLMC Sections 09.12.030 (b) (2) (a,c), (b)(3) and (b)(16).

The list of notices and citations are attached to this report as Exhibits B-E, I and J.

ANALYSIS

Joint inspections performed by the Code Enforcement Officer, and Building Department on or about September 09, 2013 found the following violations requiring the specified remediation:

LLMC or other Code Section	Nuisance Violation:
17.34.020	Storage container (CONEX box) on vacant lot is not listed as a permitted use in the Single Residence (R-1) zone.
9.12.030(b)(2)(a,c)	Nuisance – Abandoned, discarded, unused or broken equipment or objects, Neglected machinery, broken or discarded furniture, unused

	household equipment, accessible and unused refrigerators, freezers, cans, packing boxes, and similar objects;
9.12.030(b)(3)	Nuisance – Existence, storage, or accumulation of broken, discarded or inoperable household furnishings, appliances, tools or machinery, play equipment or other similar items;
9.12.030(b)(16)	Property maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same causes depreciation of the property values of surrounding properties or is materially detrimental to proximate properties and improvements;

REMEDIATION

Remediation of the existing violations require:

- Removal of storage container (CONEX Box);
- Removal of trash and debris;
- Bring property up to Community standards.

CONCLUSION

Since March 11, 2013 owner has contacted the Community Development Department twice by mail but no resolution has been made in abating the nuisance. In light of the failed efforts to bring property in to compliance with the Municipal Code, Staff has no other option than to resume enforcement efforts. Failure to address the code violations by November 2, 2013 may result in the City removing the storage container and debris from the property at the owner's expense and a lien placed on the property.

EXHIBITS

A. External complaint received – July 18, 2012
B. Notice of Violation- September 19, 2012
C. Notice of Violation- September 24, 2012
D. Final Notice of Violation – November 12, 2012
E. Cite 2013-0004- February 21, 2013
F. Relative of owner response letter regarding Administrative Citation No. 2013-0004-March 6, 2013
G. Inspection photos- March 11, 2013
H. Code Enforcement Officer's (CEO) letter to relative in responding to letter dated March 6, 2013.
I. Relative's letter to CEO requesting status of communication- May 1, 2013
J. Administrative Citation # 2013-0019 – July 17, 2013
K. Administrative Citation # 2013-0042A – August 07, 2013
L. Notice of Hearing – September 18, 2013
M. Findings of Nuisance and Notice to Abate

CITY OF LOMA LINDA

CODE ENFORCEMENT COMPLAINT REPORT

Complainant / Reporting Party: [redacted] Date: 7/18/2012
Address: [redacted] Phone [redacted]

All information must be completely filled out. Anonymous complaints will not be processed.

Pursuant to state law and department policy, Complainant's identity is not subject to the California Public Records Act or the Federal Freedom of Information Act and is therefore not revealed. However, a Court order may lead to the divulging of the Complainant's name.

Location of Complaint APN# 0283244512 Vacant Lot
(one address per complaint form)

Nature of Complaint

1. refuse Londainer
2. Land unkept
3. Wild animals
4. Storage Unit

[redacted]
(Signature of Reporting Party)

City of Loma Linda, Community Development Dept. – Code Enforcement Division
25541 Barton Road, Loma Linda, CA 92354

EXHIBIT A

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2850 🖷 (909) 799-2894

Public Safety Department

September 19, 2012

Rodolfo & Leolita Llaguno
11534 Milford Haven Dr
Loma Linda, CA 92354

Notice of Violation

RE: Vacant lot on Jasmine St APN 0283-245-12
Loma Linda, CA 92354

Dear Property Owner:

Current records show you or your organization is the owner of the above-referenced property.

The City strives to maintain the high quality of life for our residents and business owners. In that regard, we have received and investigated complaints about possible code violations at this property. Listed below are the Loma Linda Municipal Code sections in apparent violation. Please take the necessary steps to abate the violations within the time frame shown below.

LLMC or other Section	Violation
17.34.020	Permitted Uses do not include outside storage or accessory structures
09.12.030(B)(2)(a,c)	Abandoned, discarded, unused or broken equipment or objects; Neglected machinery, broken or discarded furniture, unused household equipment, accessible and unused refrigerators, freezers, cans, packing boxes, and similar objects;
09.12.030(B)3)	Abandoned, discarded, unused or broken equipment or objects
09.12.030(B)(4)	Existence, storage, or accumulation of rubbish, debris, trash, waste matter of any type
09.12.030(B)(16)	Existence, storage, or accumulation of rubbish, debris, trash, waste matter of any type

Due Date	Corrective action required
09-29-12	Remove/abate all above nuisances and call for compliance inspection.

If we can provide any assistance or accommodations, please do not hesitate to contact us.

Please call my office at (909) 799-2861 for a compliance inspection so we can close our file with compliance noted, and without further enforcement actions.

Thank you for helping to keep our community a beautiful place to live and work.

Very truly yours,

John Van Doren
Code Enforcement Officer
909-799-2861

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 (909) 799-2850 (909) 799-2894

Public Safety Department

September 24, 2012

Rodolfo & Leolita Llaguno
11534 Milford Haven Dr
Loma Linda, CA 92354

Notice of Violation

RE: Vacant lot on Jasmine St APN 0283-245-12
Loma Linda, CA 92354

Deer Property Owner:

Current records show you or your organization is the owner of the above-referenced property.

The City strives to maintain the high quality of life for our residents and business owners. In that regard, we have received and investigated complaints about possible code violations at this property. Listed below are the Loma Linda Municipal Code sections in apparent violation. Please take the necessary steps to abate the violations within the time frame shown below.

LLMC or other Section	Violation
17.34.020	Permitted Uses do not include outside storage or accessory structures
09.12.030(B)(2)(a,c)	Abandoned, discarded, unused or broken equipment or objects; Neglected machinery, broken or discarded furniture, unused household equipment, accessible and unused refrigerators, freezers, cans, packing boxes, and similar objects;
09.12.030(B)3)	Abandoned, discarded, unused or broken equipment or objects
09.12.030(B)(4)	Existence, storage, or accumulation of rubbish, debris, trash, waste matter of any type
09.12.030(B)(16)	Existence, storage, or accumulation of rubbish, debris, trash, waste matter of any type

Due Date	Corrective action required
09-29-12	Remove/abate all above nuisances and call for compliance inspection.

If we can provide any assistance or accommodations, please do not hesitate to contact us.

Please call my office at (909) 799-2861 for a compliance inspection so we can close our file with compliance noted, and without further enforcement actions.

Thank you for helping to keep our community a beautiful place to live and work.

Very truly yours,

John Van Doren
Code Enforcement Officer
909-799-2861

City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2850 🖷 (909) 799-2894

Public Safety Department

November 12, 2012

Rodolfo & Leolita Llaguno
11534 Milford Haven Dr
Loma Linda, CA 92354

Final Notice of Violation

RE: Vacant lot on Jasmine St
Loma Linda, CA 92354

APN 0283-245-12

Dear Property Owner:

Current records show you or your organization is the owner of the above-referenced property.

The City strives to maintain the high quality of life for our residents and business owners. In that regard, we have received and investigated complaints about possible code violations at this property. Listed below are the Loma Linda Municipal Code sections in apparent violation. Please take the necessary steps to abate the violations within the time frame shown below.

LLMC or other Section	Violation
17.34.020	Permitted Uses do not include outside storage or accessory structures.
09.12.030(B)(2)(a,c)	Abandoned, discarded, unused or broken equipment or objects. Neglected macvhinery, broken or discarded furniture, unused household equipments, accesible and unused refrigerators, freezers,cans, packing boxes and similar objects.
09.12.030 (B)(3)	Abandoned, discarded, unused or broken equipment objects.
09.12.030 (B)(4)	Existance, storage, or accumulation of rubbish, debris, trash, waste matter of any type.
09.12.030	Maintaining property in disrepair- affecting property values.

Due Date	Corrective action required
11/26/2012	Remove/abate all above nuisances and call for compliance inspection.

If we can provide any assistance or accommodations, please do not hesitate to contact us.

This is your final warning to be in compliance without further enforcement actions, which could include the issuance of Administrative Citations with fines of $100 for the 1st violation, $200 for the 2nd violation, and $500 for 3rd and subsequent violations.

Thank you for helping to keep our community a beautiful place to live and work.

Sincerely,

Gil Garza
Code Enforcement Officer
909-799-2861

FILE COPY

City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160
Code Enforcement (909) 799-2861 FAX (909) 799-2894

Administrative Citation # 2013-0004

Date first observed: 7-18-12 **Last Inspection Date:** 02-21-13 **Issue date:** 02-21-13
Citation issued to: ☒**Property Owner** ☐**Tenant** ☐**Business Owner** ☐**Other:**
Last name: Llaguno **First Name:** Rodolfo and Leolita **Middle name or initial:**
Mailing Address: 11534 Milford Haven Dr **City:** Loma Linda**State:** CA **Zip Code:** 92354
Violation Location: ☐ **Same as mailing address or:**
APN 0283-245-12 Loma Linda, CA 92354

Violations:	Description	Violation #	$ Fine
L.L.M.C. section 17.34.020	Nuisance--unpermitted land use	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section 09.12.030(B)(2)(a,c)	Nuisance--Abandoned, discarded, neglected machinery, furniture	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section 09.12.030(B)(3)	Nuisance--Abandoned, discarded, unused equipment	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section 09.12.030(B)(4)	Nuisance--storage, accumulation of trash & debris	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section 09.12.030(B)(16)	Nuisance--property condition so unsightly as to diminsh neighboring property values	☒1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$100
L.L.M.C. section		☐1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$
L.L.M.C. section 9.24.100	Administrative Collection Cost Recovery		$ 27.85
Nuisance Abatement Cost Recovery per schedule attached:			$
Total fines and cost recovery:			$ 527.85

Action Date	Required Corrective Action(s)
02-28-13	Abate all above nuisances and call for a compliance inspection.

Note: Every day the violation continues to exist constitutes another violation, subject to additional, incremental citation. Non-payment of fines will incur additional penalties per LLMC section 9.24.100(F).

John Van Doren
Name of Issuing Officer

Signature of Issuing Officer

Without admitting guilt, I acknowledge that I have received this citation:

Signature

Date

EXHIBIT E

The law requires that you take steps to either: (1) COMPLY with this citation, or (2) CONTEST the violation. To COMPLY with this citation, correct the violation and pay the required fine. If you need further information about abating these violations, please contact the issuing officer.

TO CONTEST THIS CITATION, FOLLOW THE APPEAL PROCEDURES SET FORTH BELOW.

ADMINISTRATIVE CITATIONS

Loma Linda Municipal Code (LLMC) Section 9.24.030 provides for the issuance of administrative citations for Municipal or other Code violations. There are three levels of citations that can be issued progressively for a violation. The fines as indicated on the front of the citation are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same code(s) within one year. LLMC Section 9.24.100 also provides for the recovery of Late Payment Penalties and all Administrative Costs associated with bringing your property into compliance.

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Rights of Appeal

Any recipient of an administrative citation may contest the citation by completing a request for hearing form and returning it to the address below within fifteen (15) days from the date of the administrative citation, together with an advance deposit of the fine or notice that a request for advance deposit hardship waiver has been filed pursuant to subsection (E) of this section. A request for hearing form may be obtained from the public safety department. Please write your citation number on your written appeal, and include a check or money order as a deposit for the total amount of the fine as shown on the front side of the citation. Any person who intends to request a hearing to contest that there was a violation of the code or that he or she is the responsible party, and who is financially unable to make the advance deposit of the fine as required, may file a request for an advance deposit hardship waiver. The request shall be filed within fifteen (15) days of the date of the administrative citation on an advance deposit hardship waiver application form available from the public safety department. Appeals received without the full deposit, or an approved advance deposit hardship waiver, cannot be accepted. If your appeal is successful, the full fine amount placed on deposit will be refunded to you. Mail the above items to:

Citation Processing Center / City of Loma Linda
P.O. Box 7275
Newport Beach, CA 92658-7275

How to pay fine

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Consequences of failure to correct violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: criminal citation, court-ordered abatement warrant and tax lien on property, or receivership. The enforcement officer may also record with the county recorder's office a notice against a property which is the subject of an administrative enforcement action pending with the City of Loma Linda.

Lowe Llaguno
11534 Milford Haven Drive
Loma Linda, CA 92354

City of Loma Linda
Attn: John Van Doren
25541 Barton Road
Loma Linda, CA 92354-3160

RECEIVED
MAR 11 2013
City of Loma Linda
Comm. Dev. Dept.

March 6, 2013

Dear Mr. Van Doren:

Which location is being referred to in the Administrative Citation?

I am writing on behalf of Mr. Rodolfo Llaguno who is 83 years old.

Rodolfo Llaguno was diagnosed with cancer and Parkinson's Disease at the beginning of 2011. He has been receiving treatment for both diseases since that time. Because of his health issues and age, he is dependent on care-giving assistance and supervision for daily activities.

Leolita Llaguno was also diagnosed with cancer in the middle of 2011. She died in August 2012.

The costs associated with medical treatment and home care for both Rodolfo and Leolita Llaguno (from 2011 to 2012) used up their combined savings. Rodolfo Llaguno's ongoing medical treatment and home care costs exhausts his retirement income each month.

Sincerely,

Lowe Llaguno

EXHIBIT F

March 11, 2013- APN 0283-245-12(A)

March 11, 2013- APN 0283-245-12(B)

EXHIBIT G

Mailed 3/18/13

City of Loma Linda

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

March 18, 2013

Rodolfo Llaguno
Attn: Lowe Llaguno
11534 Milford Haven Drive
Loma Linda, CA 92354

Dear Mr. Lowe Llaguno,

I am very sorry for your loss and for the hard time you are going through with Mr. Llaguno.

The location referred to on the administrative citation is parcel number 0283-245-12 adjacent to property address 10741 Jasmine St., Loma Linda, CA 92354 which has an unpermitted storage bin. Issues on the property include abandoned machinery, equipment, furniture and accumulation of trash and debris affecting the neighboring property values. An extension may be granted upon evidence of compliance efforts. Contact me with a daytime phone number and me we can set up a meeting and go over more details as to what must be done to bring the property to compliance.

Please call me should you have any questions.

Thank you,

John C Van Doren

John Van Doren
Code Enforement Officer

EXHIBIT H

RECEIVED

Max ~~Apr~~ 01 2013

City of Loma Linda
Comm. Dev. Dept.

Lowe Llaguno
c/o Rodolfo Llaguno
11534 Milford Haven Drive
Loma Linda, CA 92354

City of Loma Linda
Attn: John Van Doren
25541 Barton Road
Loma Linda, CA 92354-3160

April 26, 2013

Dear Mr. Van Doren:

I am writing to see if you received my previous mail. I have enclosed a copy of that correspondence for your convenience.

Sincerely,

Lowe Llaguno

EXHIBIT I

FILE COPY

City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160 • (909) 799-2861 • FAX (909) 799-2894

Code Enforcement

Administrative Citation No. CE2013-00--42

Date First Observed: 07/08/2012 *Last Inspection Date: 08/07/2013* *Issue Date: 08/07/2013*

Citation issued to:
Rodolfo Llaguno
11534 Milford Haven Drive
Loma Linda, CA 92354

Violation Location:APN No. 0283-245-12/ Adjacent to property 10741 Jasmine St., Loma Linda, CA 92354

Violations

17.34.020 - (Unpermitted land use), 09.12.030 (B)(3) - (Nuisance-Accumulation of abandoned equipment), 09.12.030 (B)(4) - (Nuisance-Existance of trash and debris), 09.12.030(B)(16) - (Nuisance-Maintaining unsightly property), 09.12.030 (B)(2)(c) - (Attractive nuisance-Storage of neglected household,equipment and appliances)

Required Corrective Action(s)

1 Cease unpermitted land use
2. Remove any abandoned or equipment
3. Remove any trash and debris
4. Bring property up to community standards
5. remove neglected machinery, broken discarded furniture, household equipments, unused appliances and unused equipmentand similr objects

Date Issued	Fee	Amount	Amount Paid	Due Date
08/07/2013	Citation Processing Fee	$22.00	$0.00	08/07/2013
08/07/2013	Certified Mail Fee	$6.11	$0.00	08/07/2013
08/07/2013	Citation #3	$500.00	$0.00	08/07/2013
08/07/2013	Citation #3	$500.00	$0.00	08/07/2013
08/07/2013	Citation #3	$500.00	$0.00	08/07/2013
08/07/2013	Citation #3	$500.00	$0.00	08/07/2013
08/07/2013	Citation #3	$500.00	$0.00	08/07/2013

TOTAL DUE: $2,528.11

Note: Every day the violation continues to exist constitutes another violation, subject to additional, incremental citation. Non-payment of fines will incur additional penalties per LLMC section 9.24.100(F).

Gil Garza
Name of Issuing Officer

Signature of Issuing Officer

Without admitting guilt, I acknowledge that I have received this citation:

Signature

Date

EXHIBIT K

The law requires that you take steps to either: (1) COMPLY with this citation, or (2) CONTEST the violation. To COMPLY with this citation, correct the violation and pay the required fine. If you need further information about abating these violations, please contact the issuing officer.

TO CONTEST THIS CITATION, FOLLOW THE APPEAL PROCEDURES SET FORTH BELOW.

ADMINISTRATIVE CITATIONS

Loma Linda Municipal Code (LLMC) Section 9.24.030 provides for the issuance of administrative citations for Municipal or other Code violations. There are three levels of citations that can be issued progressively for a violation. The fines as indicated on the front of the citation are $100.00 for the first citation, $200.00 for the second citation, and $500.00 for the third and subsequent citations for violations of the same code(s) within one year. LLMC Section 9.24.100 also provides for the recovery of Late Payment Penalties and all Administrative Costs associated with bringing your property into compliance.

These fines are cumulative; citations may be issued each day the violation exists.

Rights of Appeal

Any recipient of an administrative citation may contest the citation by completing a request for hearing form and returning it to the address below within fifteen (15) days from the date of the administrative citation, together with an advance deposit of the fine or notice that a request for advance deposit hardship waiver has been filed pursuant to subsection (E) of this section. A request for hearing form may be obtained from the public safety department. Please write your citation number on your written appeal, and include a check or money order as a deposit for the total amount of the fine as shown on the front side of the citation. Any person who intends to request a hearing to contest that there was a violation of the code or that he or she is the responsible party, and who is financially unable to make the advance deposit of the fine as required, may file a request for an advance deposit hardship waiver. The request shall be filed within fifteen (15) days of the date of the administrative citation on an advance deposit hardship waiver application form available from the public safety department. Appeals received without the full deposit, or an approved advance deposit hardship waiver, cannot be accepted. If your appeal is successful, the full fine amount placed on deposit will be refunded to you. Mail the above items to:

Citation Processing Center / City of Loma Linda
P.O. Box 7275
Newport Beach, CA 92658-7275

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There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: criminal citation, court-ordered abatement warrant and tax lien on property, or receivership. The enforcement officer may also record with the county recorder's office a notice against a property which is the subject of an administrative enforcement action pending with the City of Loma Linda.

EXHIBIT K

FILE COPY

City of Loma Linda

25541 Barton Road, Loma Linda, California 92354-3160
Code Enforcement (909) 799-2861 FAX (909) 799-2894

Administrative Citation # 2013 -0019

Date first observed: 07/18/12 **Last Inspection Date:** 07/15/13 **Issue date:** 07/17/13

Citation issued to: ☒**Property Owner** ☐**Tenant** ☐**Business Owner** ☐**Other:**

Last name: Llaguno **First Name:** Rodolfo **Middle name or initial:**

Mailing Address: 11534 Milford Haven Dr **City:** Loma Linda**State:** CA **Zip Code:** 92354

Violation Location: ☐ **Same as mailing address or:**

APN 0283-245-12 Loma Linda, CA 92354

Violations:	**Description**	**Violation #**	**$ Fine**
L.L.M.C. section 17.34.020	Nuisance -- Unpermitted land use Large storage container not permitted.	☐1 ☒2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$200
L.L.M.C. section 09.12.030 (B)(2)(a,c)	Nuisance -- Abandoned, discarded, neglected machinery, furniture.	☐1 ☒2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$200
L.L.M.C. section 09.12.030 (B)(3)	Nuisance -- Abandoned, discarded, unused equipment.	☐1 ☒2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$200
L.L.M.C. section 09.12.030 (B)(4)	Nuisance -- Storage, accumulation of trash and debris.	☐1 ☒2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$200
L.L.M.C. section 09.12.030 (B)(16)	Nuisance -- Property condition so unsightly as to dimish neighbouring property values.	☐1 ☒2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$200
L.L.M.C. section		☐1 ☐2 ☐3 ☐4 ☐5 ☐6 ☐Continuing	$
L.L.M.C. section 9.24.100	**Administrative Collection Cost Recovery**		**$ 28.11**
Nuisance Abatement Cost Recovery per schedule attached:			**$**
Total fines and cost recovery:			$ 1,028.11

Action Date	**Required Corrective Action(s)**
07/31/2013	Abate all above nuisances and call for a compliance inspection.

Note: Every day the violation continues to exist constitutes another violation, subject to additional, incremental citation. Non-payment of fines will incur additional penalties per LLMC section 9.24.100(F).

Gil Garza
Name of Issuing Officer

Signature of Issuing Officer

Without admitting guilt, I acknowledge that I have received this citation:

Signature

Date

Exhibit J

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CITY OF LOMA LINDA
Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; FAX (909) 799-2894

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Loma Linda **Planning Commission** will hold a public hearing on **Wednesday, October 2, 2013, at 7:00 p.m.**, in the Council Chambers at 25541 Barton Road, Loma Linda, California, on the item described below.

DECLARATION OF PUBLIC NUISANCE AND ABATEMENT ORDER – A request for determination of and declaration of the existence of a public nuisance on property located at 26451 E. First Street (APN 0293-032-20) and Abatement Order under the provisions of Loma Linda Municipal Code Chapters 9.12.

A copy of all relevant materials regarding the Public Nuisance Declaration and Abatement Order are on file in the Community Development Department at Loma Linda City Hall, 25541 Barton Road, Loma Linda, CA 92354.

The Planning Commission welcomes your participation in evaluating the above-mentioned action and the public is welcome to speak at the public hearing. If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

BY ORDER OF THE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LOMA LINDA

Dated: September 23, 2013

EXHIBIT L

CITY OF LOMA LINDA
Community Development Department
25541 Barton Road, Loma Linda, CA 92354
(909) 799-2830; FAX (909) 799-2894

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Loma Linda **Planning Commission** will hold a public hearing on **Wednesday, October 2, 2013, at 7:00 p.m.**, in the Council Chambers at 25541 Barton Road, Loma Linda, California, on the item described below. Obtain

DECLARATION OF PUBLIC NUISANCE AND ABATEMENT ORDER – A request for determination of and declaration of the existence of a public nuisance on property located on a vacant lot (APN 0283-245-12), located between 25370 Mead Street and 10741 Jasmine Street and Abatement Order under the provisions of Loma Linda Municipal Code Chapters 9.12.

A copy of all relevant materials regarding the Public Nuisance Declaration and Abatement Order are on file in the Community Development Department at Loma Linda City Hall, 25541 Barton Road, Loma Linda, CA 92354.

The Planning Commission welcomes your participation in evaluating the above-mentioned action and the public is welcome to speak at the public hearing. If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

BY ORDER OF THE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LOMA LINDA

Dated: September 23, 2013

EXHIBIT L

City of Loma Linda

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

FINDINGS OF NUISANCE AND NOTICE TO ABATE

In Re: Hearing to determine if a public nuisance exists on a vacant lot (APN 0283-245-12), located between 25370 Mead Street and 10741 Jasmine Street. The Planning Commission, acting as Hearing Board, finds as follows:

WHEREAS, the property located at APN 0283-245-12, is located within the City of Loma Linda and is subject to Loma Linda Municipal Code.

WHEREAS, the City of Loma Linda Staff has confirmed the existence of multiple Municipal Code violations as set forth herein; and

WHEREAS, the property owner was served with multiple Notices of Violation and Citations describing the conditions constituting the violations and ordering abatement; and

WHEREAS, the property owner has had significant and reasonable time to correct all violations but has refused and/or failed to meet the deadlines prescribed by these notices; and

WHEREAS, the property owner received proper notice of this meeting pursuant to Loma Linda Municipal Code 9.12.050; and

WHEREAS, the property owner has the legal responsibility for maintenance of the property, including abatement of all violations and compliance with all orders of the City; and

WHEREAS, the violations set forth herein still exist on the property and the property remains in violation of the Loma Linda Municipal Code; and

WHEREAS, the existence of conditions on the property are inconsistent with the Loma Linda Municipal Code, and detrimental to the health, safety, comfort and general welfare of the public and persons residing in the City; and

WHEREAS, this board has considered the evidence concerning public nuisances on the property including relevant documents, writings, codes, ordinances, as well as oral testimony on this hearing; and

WHEREAS, this board finds that a public nuisance does exist on the subject property and there is sufficient cause to abate the nuisance,

NOW, THEREFORE, IT IS HEREBY:

Ordered:

That the property owner and/or other persons having charge or control of the premises abate all violations of Loma Linda Municipal Code as described herein by removal, rehabilitation, repair, demolition or such other abatement as is reasonable and appropriate in the manner and by the means specifically set forth herein. The property owner shall remediate the following conditions:

LLMC or other Code Section	**Nuisance Violations:**	**Method of Remediation**
17.34.020	Nuisance - Unpermitted land use. Storage container (CONEX box) on vacant lot is not listed as a permitted use in the Single Residence (R-1) zone.	Removal of storage container (CONEX Box).
9.12.030(b)(2)(a,c)	Nuisance – Nuisance – Abandoned, discarded, unused or broken equipment or objects, Neglected machinery, broken or discarded furniture, unused household equipment, accessible and unused refrigerators, freezers, cans, packing boxes, and similar objects;	Removal of broken or unused equipment.
9.12.030(b)(3)	Nuisance – Existence, storage, or accumulation of broken, discarded or inoperable household furnishings, appliances, tools or machinery, play equipment or other similar items;	Removal of abandoned household equipment.

That the removal of storage container, broken household equipment, abandoned unused equipment, and trash and debris shall be completed by **December 6, 2013**.

That City Staff is directed to take all necessary steps to assure the abatement is completed as ordered and if the property owner fails to comply with this order that City Staff approach City Council for authorization for a transfer of funds to abate such nuisance and that the costs of abatement shall become a lien on the subject property.

Dated: _____ _____

Chairman, Loma Linda Planning Commission

EXHIBIT M

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF NOVEMBER 6, 2013

TO: PLANNING COMMISSION

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

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 13-066

SUMMARY

The applicant requests approval to construct a four-story, 52,937 square-foot Holiday Inn Express hotel on a vacant site (APN 0281-162-37), located on the north side of Redlands Boulevard. The proposed hotel includes 85 rooms and associated on-site improvements. The project site is located within the East Valley Corridor Specific Plan/General Commercial (EVC/CG) Zone.

RECOMMENDATION

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

1. Adopt the Mitigated Negative Declaration (Exhibit B); and,
2. Approve PPD No. 13-066 based on the Findings, and subject to the Conditions of Approval (Attachment C).

PERTINENT DATA

Property Owner/Applicant:	Hiral Patel
General Plan/Zoning:	Commercial/East Valley Corridor Specific Plan, General Commercial (EV/CG)
Site:	Vacant 5.27 acres (gross), 2.48 (net), irregular shaped lot
Topography:	Generally flat
Vegetation:	Weeds
Special Features:	None

BACKGROUND AND EXISTING SETTING

Existing Setting

The 5.27 acre site, of which 2.48 acres will be developed as a result of this development is vacant and devoid of any structures. The site is bounded by the Interstate 10 Freeway to the north, Redlands Boulevard to the south, Quaid Harley Davidson and a vacant lot to the west, and commercially developed and vacant lots to the east. The site is in close proximity to the commercial centers, located at the Redlands Boulevard/Anderson Street intersection, that accommodate a variety of retail and service oriented businesses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Lilburn and Associates prepared the required environmental initial study. The Initial Study evaluated the potential impacts of the project and identified appropriate mitigation measures. All of the potential impacts that were identified in the Initial Study can be mitigated to below a level of significance. The mitigation measures are included as project Conditions of Approval. Therefore, the project can be approved with a Mitigated Negative Declaration in accordance with the requirements of CEQA.

A Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration was prepared and issued on October 17, 2013. The CEQA mandatory 20-day public review period began on October 17, 2013 and ended on Wednesday, November 6, 2013. No comments were received as of the preparation of this report.

Public Comments

Public hearing/environmental review notices for this project were posted and mailed to property owners and occupants within 300 feet of the project site on October 17, 2013. As of this report, the City has received no written or oral comments on the proposal.

ANALYSIS

Project Description

The Applicant, Sagemont Hotels, is proposing an 85-room, four-story Holiday Inn Express and Suites. The hotel will also include, guest rooms, a meeting room, a small exercise room. The Proposed Project includes the construction and operation of an approximate 52,937 square-foot, four-story hotel that would include: on-site guest parking, guest pool, exercise room, an approximate 1,800 square-foot meeting room, and 12,000 square-foot lobby and breakfast room (Figure 3, Site Plan). The hotel would provide a mix of guest room types including handicapped accessible rooms. The Project would be developed on a 2.48-acre portion of a 5.27-acre site. The remaining portions of the 5.27-acre parcel will remain vacant. Development of the Proposed Project would include an on-site 8,200 cubic-foot water treatment retention basin for capturing and treating stormwater runoff generated on-site. Access to the site is provided from Redlands Boulevard, with secondary emergency access from the

westerly adjoining property, via a reciprocal access agreement. In accordance with the City's Municipal Code, a total of 93 parking spaces (1.1 spaces per room), will be provided on-site.

Site Analysis

Project Description

General Plan, Zoning and Existing Land Use

	General Plan	**Zoning**	**Existing Use**
North	Commercial	EVC – General Commercial	Interstate 10 Fwy
South	Commercial	EVC – General Commercial	Retail Center/Motel
East	Commercial	EVC – General Commercial	Vacant/Truck Service Center
West	Commercial	EVC – General Commercial	Motorcycle Sales

Development Standards

General Commercial Zone Development Standards

	Required/Maximum Allowed	Proposed	Complies
Front	25-feet – Building 15-feet – Parking	356-feet – Building 256.5-feet – Parking	Yes
Side	None	35' 57'	Yes
Rear	None	350'	Yes
Maximum Floor Area Ratio	57,390 sq.ft. (25%)	52,937 sq.ft. (23%)	Yes
Maximum Building Height	No maximum	50'	Yes
Parking	93 1.1 per bedroom	93	Yes
Open Area Landscaping	20% of site 21,628 sq. ft. 8% of parking area 2,745.6 sq.ft.	20.6% of site 22,318 sq.ft. 8% of parking area 2,746 sq.ft.	Yes
Trash Enclosure	Required	Proposed	Yes

The proposed hotel will be centrally located on the irregular shaped lot. While the property has frontage along Richardson Street, it will not be used, or developed for the purposes of this development. Access to the site will be by way of Redlands Boulevard, and with a secondary service emergency vehicle access from the adjacent property to

the west. Ideally, staff would recommend bringing the building forward towards Redlands Boulevard, however, this is impossible due to the unique lot configuration. The building must therefore be centrally located on the lot.

The 4-story, 85-unit hotel will include a combination of single-bedroom units and suites. The hotel will include two meeting rooms, an exercise room, and a great room. The development will also include a pool and lounge area. Parking will be located around the hotel, with a required Fire Lane around the hotel. A detention basin will also be located at the northern portion of the parking area.

Access and Parking

The project will take access off Redlands Boulevard via an 80-foot wide "finger", however only 51-feet will be used to access the site. This "finger" will include a 26-foot wide driveway, and will comply with Fire Department standards for access. In addition, the "finger" will include landscaping along both sides of the driveway. There will also be a "right turn only" sign directing exiting traffic westbound onto Redlands Boulevard.

The site will also include a secondary "emergency vehicle" access off the adjacent west parcel, just south of the motorcycle dealership. The secondary entrance will include a knox-box for emergency vehicles only. While the property has street frontage off Richardson Street, this portion of the lot will not be used for the project, and may be involved in future development off of Richardson Street.

The hotel includes a large porte-cochere at the front entrance of the hotel, where people can temporarily park their vehicles, check in, and drop off luggage if necessary. The area beneath the porte-cochere will include delineated colored concrete. The colored concrete treatment is also found at the entrance to the site along Redlands Boulevard, and at a walkway that crosses the front driveway.

The site includes 93 parking spaces, of which four are handicapped accessible and located toward the front of the hotel. All parking spaces comply with the minimum parking stall dimensions of 16.5 feet by 9 feet, with a two-foot overhang. The project includes 6-foot wide walkways to accommodate the overhang and still comply with the ADA minimum of 48-inches in width.

Architecture

The building is designed in a modern and contemporary architectural style, incorporating the Holiday Inn Express corporate design. The building includes two primary finishes; a cream colored stucco finish on the primary building walls, with a gray colored, stucco finish on the projecting walls, which also include horizontal scoring. The building is topped with two types of cornices, a more traditional cornice along the cream colored portion of the building, and with flared out cornices along the projecting portions of the building, for added dimension and articulation. The building also includes projecting window surrounds and flush mounted windows. The applicant has also added "eyebrows" over a few third floor windows for added visual interest.

The building measures 50-feet in height. The General Commercial zone does not have a height maximum. However, at 50-feet in height, the building would not look at out of scale relative to the surround land uses, in particular, the adjacent freeway.

Furthermore, the building includes building projections on all facades that help break up the massing of the building.

The porte-cochere projects approximately 60-feet from the face of the building and will include a rounded, metal roof, supported by gray colored columns that match the building.

A trash enclosure is proposed along the north east portion of the lot. Design details were not submitted, but staff has added a condition of approval that requires the trash enclosure to match the hotel in color and finish.

Landscaping

The project complies with the East Valley Corridor-General Commercial zone requirements. The EVC-GC requires that 20% (21,628 square feet) of the site, and 8% (2,745 square feet) of the parking area be landscaped. The applicant is proposing to comply with both requirements by providing 22,318 square feet of landscaping for the site, and 2,745 square feet for the parking area.

The project site will include a variety of trees, shrubs, flowering plants and turf. In addition, the rear portion of the lot will include a detention basin that will include a mixture of the landscape listed above. The perimeter of the site will include a 6'-7" wide landscape strip that will include rosemary shrubs, and 24-inch brisbane box trees. The detention basin will also include six, 24-inch box Columbia plane trees. Additional trees, such as California Fan Palms, Chamaerops Palm, Dwarf Strawberry Tree, and African Sumac, will be dispersed throughout the site, include the parking lot landscape finger, the front portion of the hotel and the pool area. The bio-retention area at the rear of the site will also include a number of trees, shrubs, boulders turf.

Images of the proposed trees and shrubs are included in Exhibit E of this report.

Measure V Compliance

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

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

> ***Section I (F)(2) –*** *To assure the adequacy of various public services and to prevent degradation of the quality of life experienced by the residents of Loma Linda, all new development projects shall assure by implementation of appropriate mitigation measures that, at a minimum, traffic levels of service (LOS) are maintained at a minimum of LOS C throughout the City, except where the current level of service is lower than LOS C. In any location where the level of service is below LOS C at the time an application for a development project is submitted, mitigation measures shall be imposed on that development project to assure, at a minimum, that the level of traffic service is maintained at levels of service that are no worse than those existing at the time an application for development is*

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

In September 2013, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the Holiday Inn Express and Suites. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed Holiday Inn Express project and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system.

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

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

No analysis is required further than five miles from the Project Site. Additionally, the Project does not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway. The project does not contribute traffic greater than the arterial link threshold volume of 50 two-way trips in the peak hours on facilities serving intersections outside of the City of Loma Linda. Existing intersections traffic conditions were established through morning and evening peak hour traffic counts obtained by Kunzman Associates, Inc. from August 2013. Project traffic volumes for all future projections were estimated using the manual approach. Trip generation has been based upon rates obtained from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

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

The Proposed Project is projected to generate a total of approximately 694 daily vehicle trips, 45 of which would occur during the morning peak hour and 51 of which would occur during the evening peak hour. The potential maximum combined meeting room/board room space is approximately 1,800 square-feet. This includes approximately 300 square-feet for the board room. Based upon discussions with the applicant, these rooms are not the primary business for the hotel, rather only amenities

to be used approximately 30 percent of the time for the meeting room and 5-10 percent of the time for the board room and are not expected to generate additional trips per day.

For Opening Year (2015) With Project traffic conditions, the study area intersection of Anderson Street and Redlands Boulevard is projected to operate at Level of Service D during the evening peak hour. For Year 2035 with and without Project, the study area intersections of Anderson Street at Redlands Boulevard, and Mountain View Avenue at Redlands Boulevard are projected to operate at Level of Service D during the evening peak hour, without improvements. The following mitigation measures are necessary to ensure acceptable Levels of Service consistent with Measure V:

Mitigation Measure 9:

The Project Proponent shall construct Redlands Boulevard from the west project boundary to the east project boundary at its ultimate half-section width including the Redlands Boulevard/Poplar Street traffic signal improvements, landscaping and parkway improvements in conjunction with development.

Mitigation Measure 10:

Sight distance at each project access shall 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.

Mitigation Measure 11:

The necessary off-site improvement recommendations are included in Table 5 within this Initial Study. The Project proponent shall contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis. The Project's fair share of identified intersection costs is $3,173.

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

> "If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The project is consistent with the General Plan Land Use designation (Commercial) and in compliance with the East Valley Corridor Specific Plan/General Commercial Zone, which permits hotels. The proposed hotel use is compatible with the existing and future land uses in the surrounding area.

The project will provide improvements in the form of a four-story, 52,937 square foot hotel with on-site improvements including parking and drive aisles, pedestrian

walkways, and landscaping that includes a variety of trees, shrubs and groundcover. Staff recommends approval of the project to facilitate the development of a commercial business. The project will not adversely affect the public peace, health, safety or general welfare of the community.

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, 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 use is a permitted use within the East Valley Corridor Specific Plan/General Commercial Zone (EVCSP/CG). The proposed 52,937 square-foot four-story hotel structure is compatible in use with the permitted and existing commercial uses near the site. The proposed project has been designed in accordance with the standards and requirements of the EVCSP/CG zone and it is consistent with all provisions contained in the General Plan.

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 is consistent with General Plan (July 25, 2008) Guiding Policy 4.6.3, which encourages the protection of the fiscal and financial health of the City. As with any new development, the developer will be required to pay for its fair share of new infrastructure and facilities in order to ensure that no increase will occur to the cost of public services provided to existing development. In addition, the proposed hotel will provide the City with revenue through transient occupancy taxes.

   As indicated in the discussion of Measure V Compliance, the project is also consistent with the General Plan as amended by Measure V.

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 subject parcel is adequate in size and shape to accommodate the proposed use. The lot coverage of the new facility is approximately 49 percent of the overall project site. The project meets the development criteria prescribed for the EV/CG zone including setbacks, yards and landscaping. Therefore, the project site can accommodate the proposed use which will be compatible with the existing and future land uses along the Redlands Boulevard corridor.

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 projected to generate a total of approximately 694 daily vehicle trips, 45 of which would occur during the morning peak hour and 51 of which would occur during the evening peak hour.

For Opening Year (2015) With Project traffic conditions, the study area intersection of Anderson Street and Redlands Boulevard is projected to operate at Level of Service D during the evening peak hour. For Year 2035 with and without Project, the study area intersections of Anderson Street at Redlands Boulevard, and Mountain View Avenue at Redlands Boulevard are projected to operate at Level of Service D during the evening peak hour, without improvements. Therefore, as stated previously in this report, mitigation measures have been incorporated in to the Conditions of Approval to ensure acceptable Levels of Service (no less than LOS C) consistent with Measure V.

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 Conditions of Approval for this Precise Plan of Design, which include mitigation measures. Conditions include, but are not limited to requiring sufficient lighting, traffic mitigation measures, and hours of construction.

CONCLUSION

Staff recommends approval of the project because it is consistent with the General Plan (as amended by Measure V) and in compliance with the LLMC Code and East Valley Corridor Specific Plan, General Commercial (EV/CG) requirements. The hotel use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval. Finally, the findings have been made to support approval of the Precise Plan of Design request.

Report prepared by:

Guillermo Arreola
Associate Planner

EXHIBITS

A. Vicinity Map
B. Mitigated Negative Declaration (NOI/Initial Study)
C. Conditions of Approval
D. Project Plans and Renderings
E. Landscape Photographs

VICINITY MAP

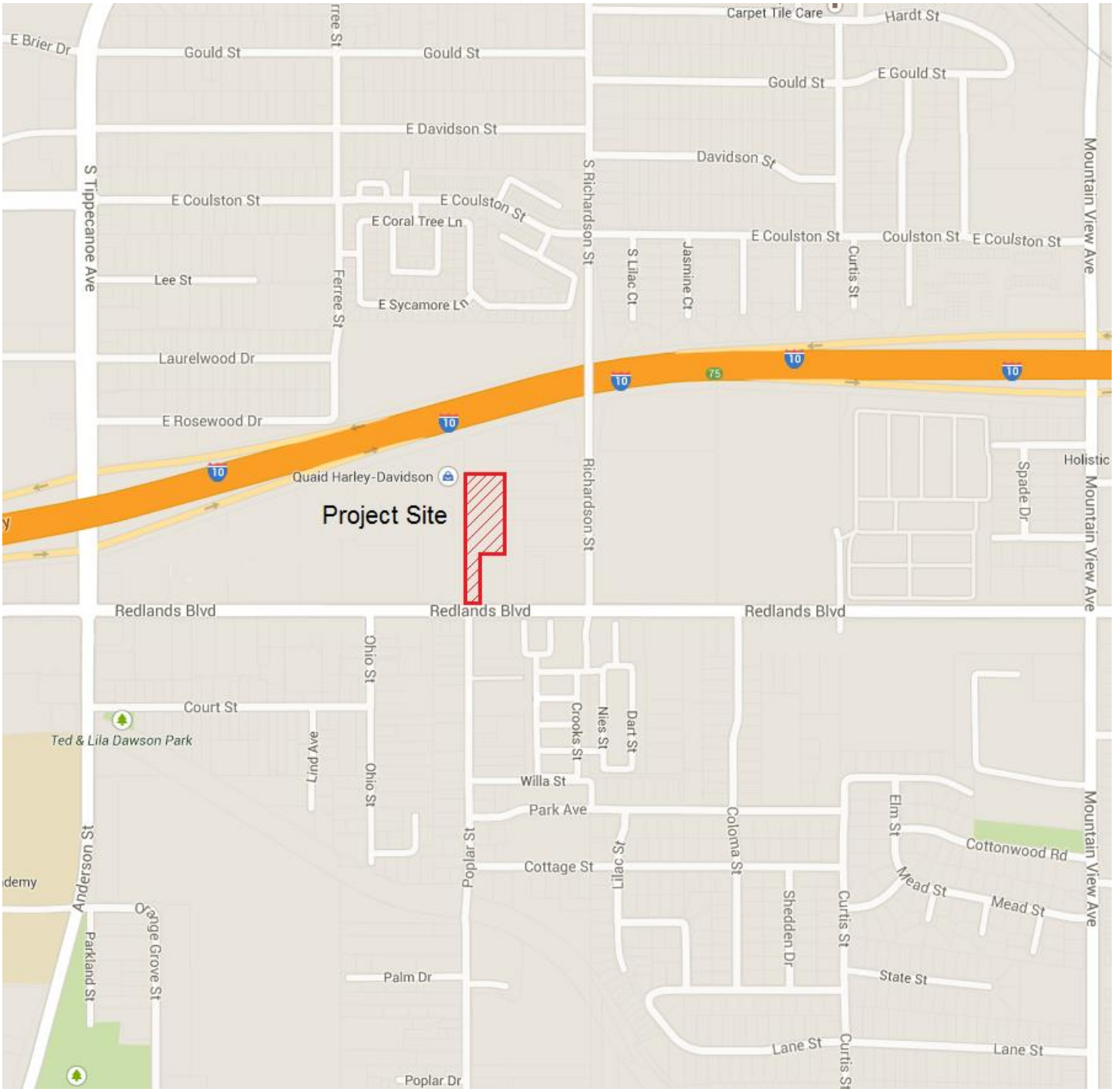


EXHIBIT – A

CITY OF LOMA LINDA
ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

Project Title: Holiday Inn Express and Suites Loma Linda

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

Contact Person: Guillermo Arreola
Phone Number: (909) 799-2830

Project Sponsor: Sagemont Hotels
Address: Hiral Patel
11537 Stoney Brook Court
Beaumont, CA 92223

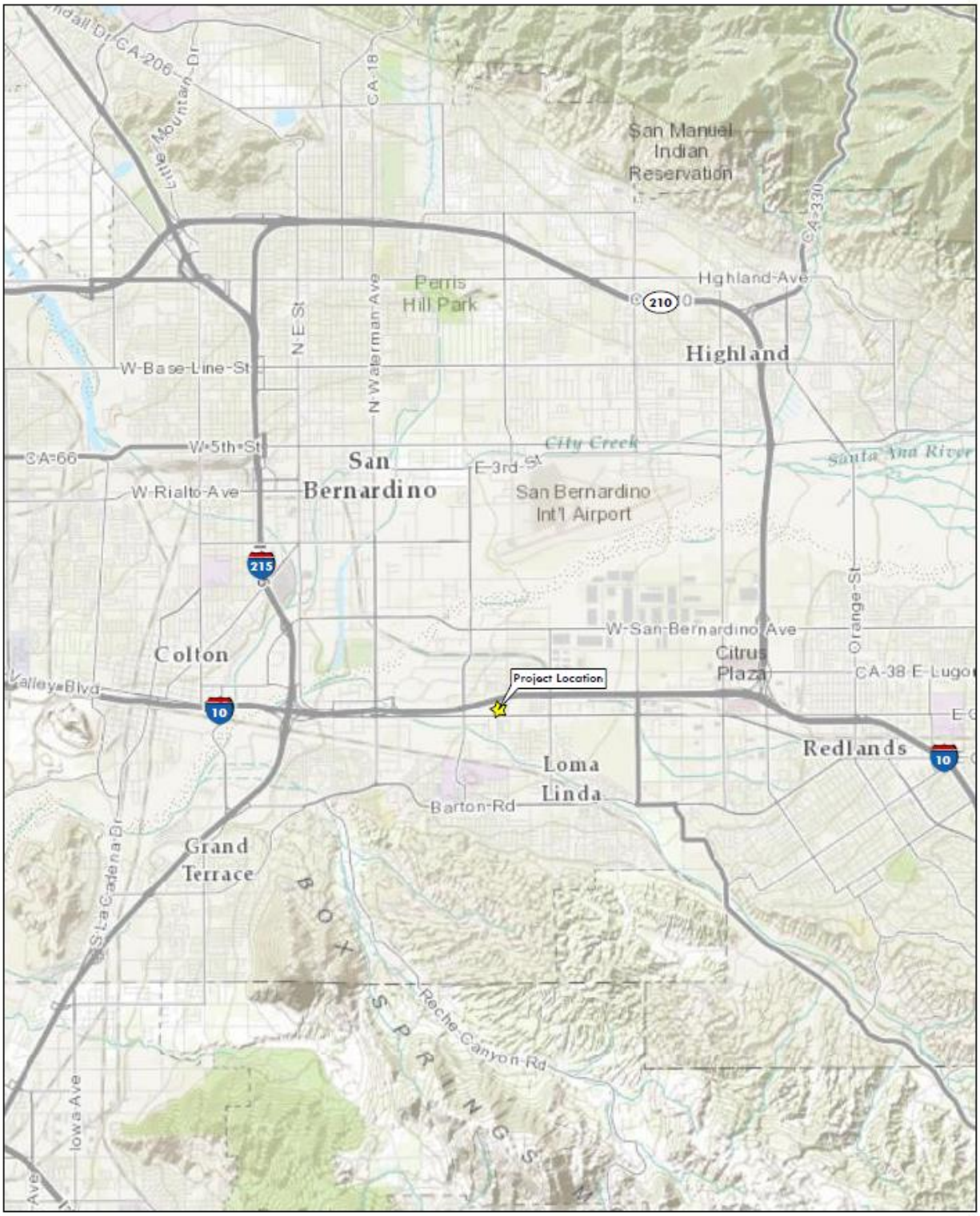
General Plan Designation: Commercial

Project Location (Address/Nearest cross-streets): The Project Site is located on the north side of Redlands Boulevard west of Richardson Street and north of the signaled intersection of Redlands Boulevard and Poplar Street in the City of Loma Linda (refer to Figure 1: Regional Location Map and Figure 2: Vicinity Map). The Assessor's Parcel Number is 0281-162-37 and the 5.27-acre site is currently vacant.

Project Description: Sagemont Hotels is proposing an 85-room, four-story Holiday Inn Express and Suites that would provide guest rooms and a meeting room. The Proposed Project includes the construction and operation of an approximate 52,937 square-foot, four-story hotel that would include: on-site guest parking, guest pool, exercise room, an approximate 1,800 square-foot meeting room, and 12,000 square-foot lobby and breakfast room (Figure 3, Site Plan). The hotel would provide a mix of guest room types including handicapped accessible rooms. The Project would be developed on a 2.48-acre portion of a 5.27-acre site. The remaining portions of the 5.27-acre parcel remain vacant as a part of this Project. Development of the Proposed Project would include an on-site 8,200 cubic-foot water treatment retention basin for capturing and treating stormwater runoff generated on-site. Access to the site is provided from Redlands Boulevard, with secondary emergency access from the westerly adjoining property ingress. In accordance with the City's Municipal Code, a total of 93 parking spaces (1.1 spaces per room), would be provided on-site.

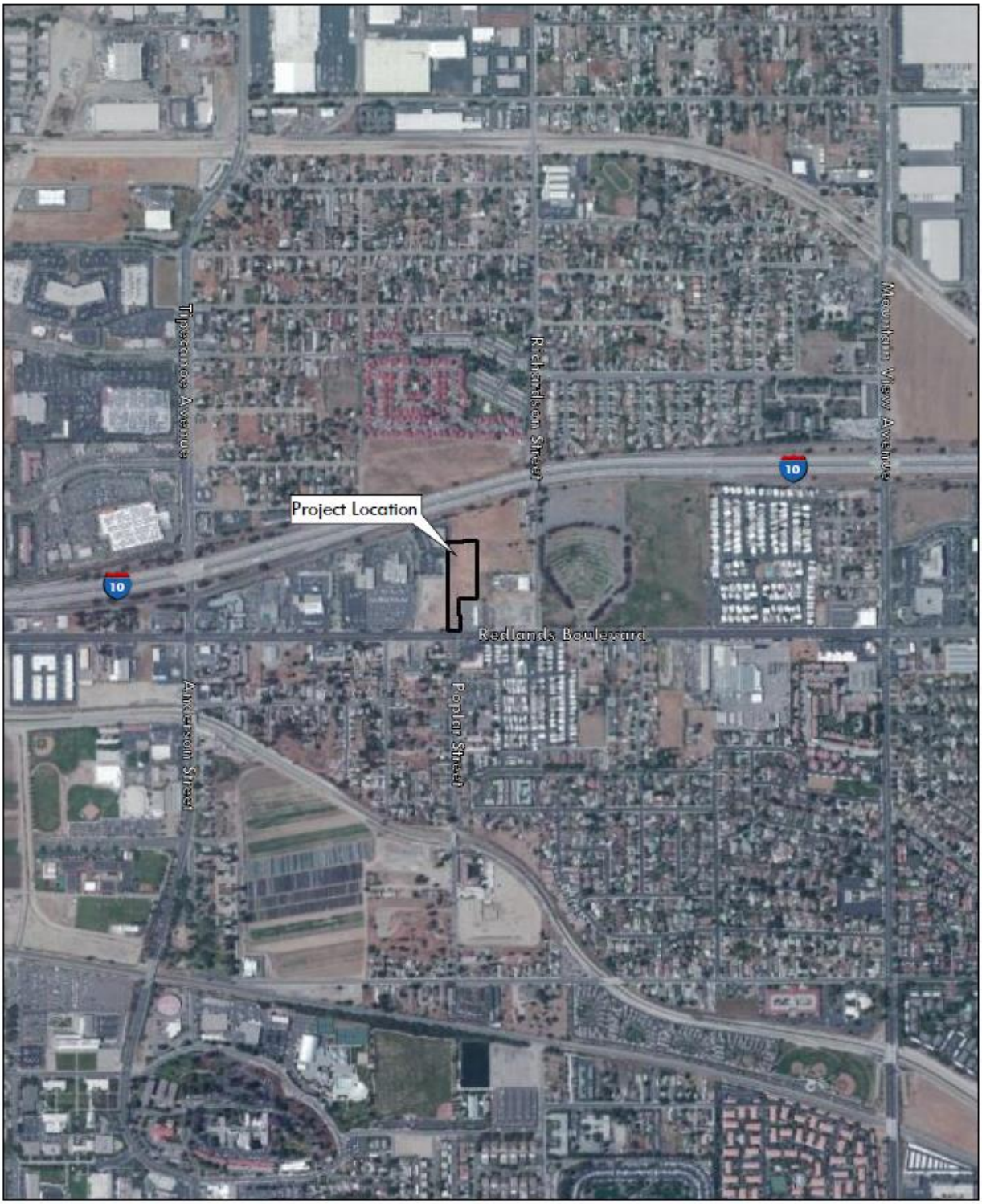
Surrounding Land Uses and Setting (Briefly describe the project's surroundings): The Project Site is currently vacant and is bounded on the north by the I-10 Freeway, commercial development to the west (existing Harley-Davidson Motorcycles), vacant land and commercial development to the east, and residential and commercial development to the south.

EXHIBIT – B



REGIONAL LOCATION MAP

Holiday Inn Express and Suites
Loma Linda, California
Figure 1



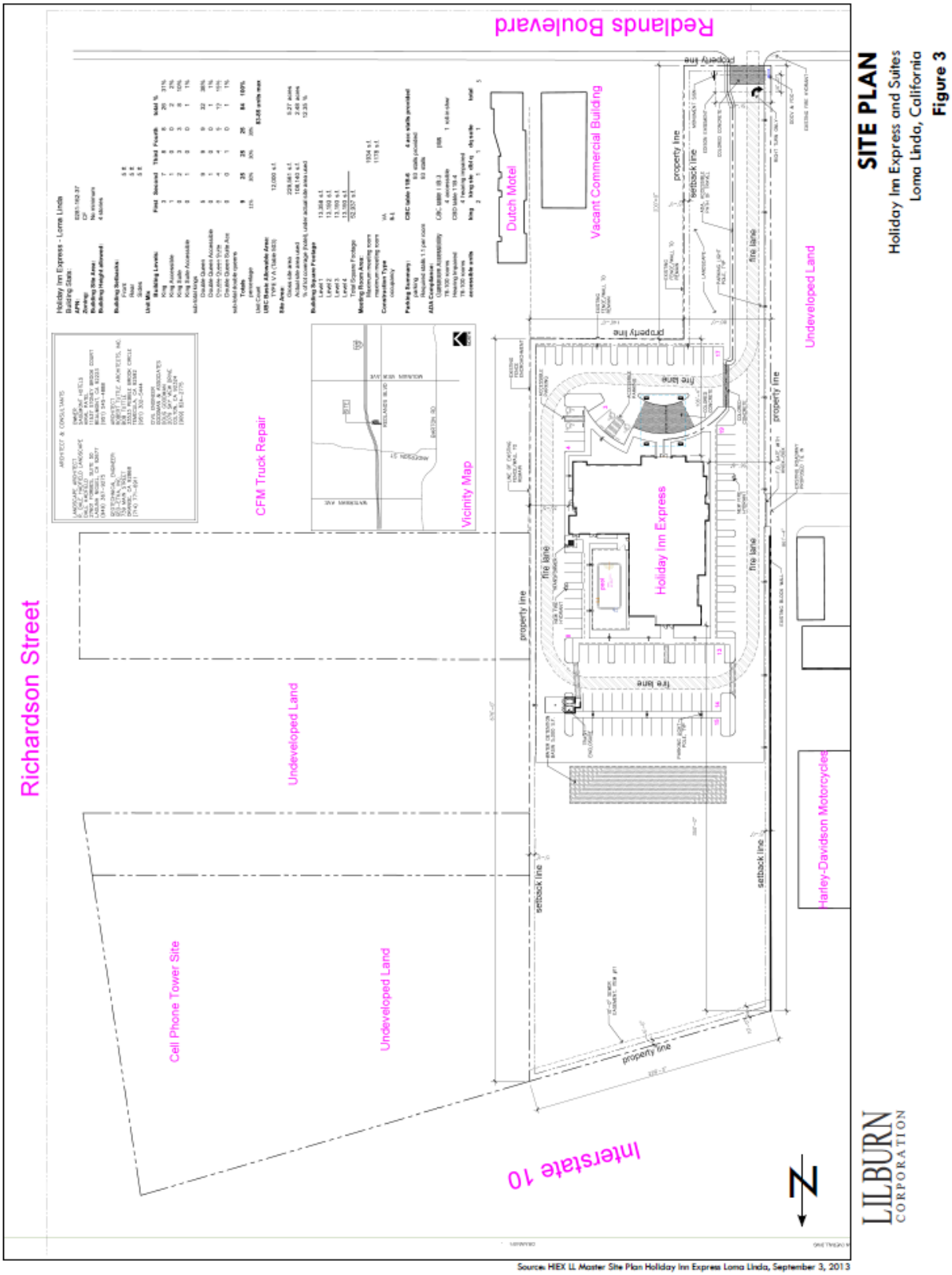
N

0 1,000
Approximate Feet

LILBURN CORPORATION

VICINITY MAP

Holiday Inn Express and Suites
Loma Linda, California
Figure 2



Source: HIEX LL Master Site Plan Holiday Inn Express Loma Linda, September 3, 2013

Figure 3

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use/ Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

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

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

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

( ) I find that the Proposed Project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Prepared By: _____ Date: _____

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Comments:

a/b) According to the City's General Plan, the Project Site is not within a scenic vista/scenic highway view corridor. The Proposed Project includes the construction of a new 85-room, 4-story Holiday Inn Express and Suites to be located on 2.48 acres of a 5.27-acre site. The Project Site is currently vacant and does not contain any notable trees or geological outcroppings. In addition, no historic buildings or State Scenic Highways occur within the vicinity of the site. The site is bounded on the north by the I-10 Freeway, and on the south by Redlands Boulevard. This portion of the I-10 Freeway is not considered scenic by either the state or the City. Nearby streets including local portions of Redlands Boulevard, Poplar Street, and Richardson Street are not considered scenic routes. No impacts would result.

c) The Project Site is currently vacant and exists as a flat, graded, non-vegetated site. The Proposed Project includes the construction and operation of a 4-story, 85-room hotel with surface parking and hotel amenities including: an outdoor pool, interior lobby, meeting room, exercise room, laundry area and great room. The currently vacant site would be developed with an attractive facility The Proposed Project would not degrade the existing visual character of the site or its surroundings. No impact would result.

d) The Project Site is currently vacant and exists as a graded dirt lot. The Proposed Project would develop the site with a hotel and related surface parking and landscaping. Daytime views of the site would not result is a significant amount of new glare as the surrounding properties are currently developed with commercial uses. Nighttime views of the site would include shielded fixtures designed to direct light to walkways and hotel entry. Security lighting would also be located throughout the parking area. Most of the southern property line sets back approximately 135 feet north of Redlands Boulevard (only a small portion of the southern boundary, approximately 38 feet, occurs immediately adjacent to Redlands Boulevard). Similarly, the hotel surface parking would set back approximately 113 feet, and the hotel would be set back approximately 172 feet from the I-10 Freeway. Therefore, most of the on-site lighting would occur within the

center of the site and is not anticipated to create a substantial amount of new glare. A less than significant impact is anticipated.

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

Comments:

a) Review of the aerial photographs revealed that a portion of the Project Site was used for agricultural purposes and was developed with rural residential and agricultural-related structures in the 1930s through the 1990s, at which time these uses ceased. According to the City of Loma Linda General Plan Land Use Map, the site is designated Commercial, and is currently vacant. The Project Site and surrounding area have not been identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. No impacts to farmland would result.

b) Since there is not an existing agricultural use or Williamson Act contract on the site, the Proposed Project and its location would not impact any agricultural land use or Williamson Act land conservation contract. No impacts to Williamson Act contracts or conversion of Farmland to non-agricultural use would result.

c) The Project Site is designated Commercial by the City of Loma Linda. Forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public

Resources Code section 4526), or timberland zoned Timberland Production would not be impacted by the Proposed Project as no rezoning from timberland to a non-timberland designation would result.

d) The Proposed Project includes the construction and operation of an 85-room, four-story Holiday Inn Express and Suites. No portion of the Project Site occurs within forest land, and the proposed hotel would not result in the loss of forest land or convert forest land to a non-forest use. No impact would result.

e) The Proposed Project does not involve other changes in the existing environment, which due to its location or nature, could result in conversion of Prime Farmland, to a non-agricultural use. Under the existing City of Loma Linda General Plan, there are no agricultural land use designations, although agriculture is an existing use in some areas of the City. No impact from implementation of the Proposed Project would result.

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

Comments:

a) The Proposed Project is a 85-room Holiday Inn Express and Suites. The Project Site is within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The proposed hotel is not anticipated to significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan.

b/c) Proposed site development and construction was screened using CalEEMod version 2013.2 prepared by the SCAQMD. This model is used to generate emissions estimates for land use development projects. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM_{10} and $PM_{2.5}$). Two of these, ROG and NO_x, are ozone precursors. Emissions assumptions were based on the CalEEMod default values (worst case scenario) for a 85-room hotel land use. The emission levels listed reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems. The general construction phases for most projects include site grading and development.

Construction Emissions

Construction earthwork emissions are considered short-term, temporary emissions. All Model Default values were used expect for the Architectural Coating Phase. The applicant would be required to paint over a 44-day period rather than the default value of 10 days in order to reduce ROG emissions to acceptable levels. Refer to Table 1 for the resulting construction emissions modeled for the Proposed Project.

Table 1
Construction Emissions Summary
(Pounds Per Day)

Source/Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	3.0	33.2	19.4	0.0	2.4	1.6
Grading	3.2	31.6	21.0	0.0	4.8	3.1
Building Construction	6.1	29.5	23.8	0.0	2.6	2.0
Paving	2.4	20.5	13.4	0.0	1.5	1.2
Architectural Coating	65.8	2.9	2.6	0.0	0.3	0.2
Highest Value (lbs/day)	**65.8**	**33.2**	**23.8**	**0.0**	**4.8**	**3.1**
SCAQMD Threshold	75	100	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2013.2 Winter
Phases don't overlap and represent the highest concentration.

As shown in Table 1, construction emissions would not exceed SCAQMD thresholds. Impacts would be less than significant. However, the Applicant would be required to comply with SCAQMD rules and regulations 402 and 403 (watering exposed areas) as well as implement a 44-day (at a minimum) building coating (painting) schedule. Therefore, the Applicant shall comply with the following mitigation measure:

Mitigation Measure 1:

Prior to site disturbance, the applicant shall provide to the City a detailed construction schedule that shall include a 44-day (at a minimum) building coating schedule.

Compliance with SCAQMD Rules 402 and 403

The Applicant is required to comply with all applicable SCAQMD rules and regulations as the South Coast Air Basin is in non-attainment status for ozone and suspended particulates (PM_{10}). The project shall comply with, Rules 402 nuisance, and 403 fugitive

dust, which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:

1. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.

   (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.

   (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion.

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

Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase NO_X and PM_{10} levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the applicant will be required to implement the following conditions as required by the SCAQMD:

2. To reduce emissions, all equipment used in earthwork must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.

3. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

4. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.

5. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Construction-related impacts would be less than significant with incorporation of Mitigation Measure 1.

<u>Operational Emissions</u>

The operational mobile source emissions were calculated using the default values generated within the CalEEMod model for Hotel. The Hearth values (i.e., wood burning fireplaces) were turned off in the model as none are proposed for the Holiday Inn Express. Trips associated with the project consist of approximately 694 trips per day

(consistent with the Traffic Impact Analysis prepared by Kunzman and Associates). Operational emissions associated with the Proposed Project are listed in Table 2.

Table 2
Operations Emissions Summary
(Pounds Per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	8.0	8.3	30.0	0.0	3.6	1.0
Energy	0.2	2.1	1.8	0.0	0.2	0.2
Area	3.2	0.0	0.0	0.0	0.0	0.0
Total Value (lbs/day)	**11.4**	**10.4**	**31.8**	**0.0**	**3.8**	**1.2**
SCAQMD Threshold	55	55	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2013.2 Winter

As shown in Table 2, operational impacts are less than significant. Therefore, project level cumulative impacts are not anticipated to exceed SCAQMD thresholds.

d) The Project Site is located in a commercial land use area and is adjacent to the south of the I-10 freeway. An increase in air quality emissions produced as a result of construction activities would be short-term, below SCAQMD significance thresholds, and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Development Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. Operational emissions were also modeled and determined to not exceed SCAQMD thresholds. Therefore, impacts to sensitive receptors from pollutants are anticipated to be less than significant.

e) The proposed end use of a hotel is not anticipated to generate emissions that could generate objectionable odors. A less than significant impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)

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

Comments:

a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 9.4 of the City's General Plan, the Project Site does not occur within the proposed critical habitat for the California gnatcatcher or any other species of concern or listed species. According to the City of Loma Linda General Plan Land Use Map, the site is designated Commercial, and is currently vacant. During a recent site visit conducted in September 2013, the site was void of vegetation and in a graded state. Therefore, it is anticipated that no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service would result.

b) According to Figure 9.3 of the City's General Plan, no riparian habitat occurs on or near the Project Site. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

c) According to General Plan Figure 9.2 Land Use and Vegetation, and a site visit conducted in September 2013, no riparian habitat occurs at the site. In addition, during a recent site visit conducted in September 2013, no riparian habitat was observed on-site. Therefore, the Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact would result.

d) The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites The site is surrounding by commercial development to the east, west and south. Adjacent to the south is Redlands Boulevard, a 4-lane road and adjacent to the north is the I-10 freeway. This site therefore could not function as a wildlife corridor and there are no wildlife corridors or nursery sites within or near the Project Site. Therefore, no impacts to any wildlife corridors would result.

e) The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance as no such resources including trees occur on the site. No impacts would result.

f) The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted for the Project Site or surrounding area. No impacts would result.

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

Comments:

a-b) The Project Site is currently vacant. In October 2011, Property Solutions, Inc. prepared a Phase I Site Assessment for the Project Site. Based on a review of the historical sources, the Project Site was utilized for agricultural purposes since at least the 1930's. The site was developed with rural residential and agricultural-related structures in the 1930s through the 1990s. The Proposed Project would involve grading and other earthwork that could potentially unearth unknown historic resources. To ensure potential impacts to these resources is reduced to a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure 2:

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

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

c) According to Figure 4.5.1 of the City's General Plan EIR, the Project Site occurs within an area that has undetermined potential for paleontological resources. Said areas are underlain by sedimentary rock units and literature and unpublished studies are not available to determine the potential for containing paleontological resources within these areas. Since the potential of unearthing vertebrate fossils is unknown, necessary measures should be taken to ensure impacts are minimized. The following mitigation measure shall be implemented by the construction contractor:

Mitigation Measure 3:

Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

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

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

Mitigation Measure 4:

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

appropriate dignity on the property in a location not subject to further subsurface disturbance.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. *Would the project*:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	(✓)	( )
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	( )	(✓)	( )
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )		(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

Comment :

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

i) According to Figure 10.1 of the City of Loma Linda General Plan, the Project Site and surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. The nearest fault to the site is the Loma Linda fault, which was formerly included as an Alquist-Priolo Zone, but trenching showed no evidence of Holocene rupture of the fault, and it was removed from the Alquist-Priolo Zone. The Loma Linda fault displaces the Plio-Pleistocene San Timoteo Formation south of the City of Loma Linda and has been traced along a northwest trend by magnetic and seismic evidence. The elevated topography of Loma Linda Hill, located southwest of the site, in relation to surrounding areas is apparently the result of ancient movement along this fault. South of Loma Linda, the Loma Linda fault displaces the sediments of the Pleistocene-age San Timoteo. North of Loma Linda, this fault forms a partial barrier to groundwater movement but is apparently overlain by more than 100 feet of unfaulted alluvial sediments. The Loma Linda fault does not represent a significant seismic hazard to the site. No impacts from fault rupture are anticipated.

ii) The San Jacinto fault zone is a system of northwest-trending, right-lateral, strike-slip faults, and is the closest known active fault to the Project Site (occurring approximately two miles south of the Project Site), and is considered the most important fault to the site with respect to the hazard of seismic shaking and ground rupture. More large historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. Severe seismic shaking can be expected during the lifetime of the proposed structure. Construction of the hotel in accordance with applicable requirements for development within Seismic Zone 4 as listed within the Uniform Building Code would ensure that potential impacts are reduced to the maximum extent possible.

iii) Liquefaction occurs primarily in saturated, loose, fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the City's General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the city and the southern portion of the city near Reche Canyon. The Project Site is located within the northwestern portion of the City, and as shown on Figure 10.1 of the City's General Plan, occurs within the liquefaction hazard zone. However, according to the County of San Bernardino Hazards Overlay Map for the area, the Project Site occurs within an area of low potential of liquefaction. Similarly, a geotechnical report prepared for the Project Site indicated that the site had a low potential for liquefaction. Therefore given the findings of two separate documents and the fact that the groundwater for the area is at a depth greater than 50 feet as reported in the October 2011 Phase I Site Assessment prepared for the Project Site, the potential for liquefaction is considered low and no significant impacts are anticipated.

iv) The occurrence of landslides is considered minimal because the Project Site is relatively flat with a gentle slope toward the south and is not on or near a geologic formation that would cause landslides.

b) The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more.

The General Construction permit requires developments of one-acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County within the Santa Ana Region. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP's) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to street sweeping of adjacent roads during construction, and the use of hay bales or sand bags to control erosion during the rainy season. These are discussed in greater detail in Section 9, Hydrology and Water Quality, of this Initial Study.

Compliance with the NPDES permit requirements, implementation of a SWPPP, and compliance with the Mitigation Measures 6 and 7 as outlined in Section 9, Hydrology and Water Quality of this Initial Study would protect the site from the loss of topsoil and off-site sedimentation. A less than significant impact would result.

c-d) In May 2013, Geo-Etka, Inc. prepared a Preliminary Foundation Soils Exploration for the Project Site. The report concluded that the site is suitable for the proposed four-story hotel. Based on soils testing, on-site surficial soil is classified as non-expansive. Similarly, the load bearing soils possess strength parameters adequate to support the Proposed Project. In addition, the construction of the Project would not affect the stability of the surrounding structures including: walls and electric poles, provided implementation of the following mitigation measure:

Mitigation Measure 5:

The Project Proponent shall implement recommendations for the Project's following: foundation design, bearing value, total and differential (static) settlement, earth pressures, slab on grade, pavement design and grading as provided in the recommendations set forth in the May 2013 Preliminary Foundation Soils Exploration report (pages 6 through 10) prepared by Geo-Etka, Inc. for the Project Site.

Implementation of the above mitigation measure would ensure impacts from unstable soils would be reduced to a less than significant level.

e) The Project is the construction and operation of a four-story, 85-room Holiday Inn Express and Suites. The proposed hotel would connect to the City's sewer collection system that currently serves the site. No septic tanks or alternative wastewater disposal is proposed. No impacts would result.

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

Comments:

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

Per CEQA guidelines, new project emissions are treated as standard emissions, and air quality impacts are evaluated for significance on an air basin or even at a neighborhood level. Greenhouse gas emissions are treated differently, in that the perspective is global, not local. Therefore, emissions for certain types of projects might not necessarily be considered as new emissions if the project is primarily population driven. Many gases make up the group of pollutants that are believed to contribute to global climate change. However the three gases that are currently evaluated are Carbon dioxide (CO_2) Methane (CH_4) and Nitrous oxide (N_2O). SCAQMD's CalEEMod model was used to determine emissions from GHGs. Model results for GHG emissions related to the Proposed Project are shown in Tables 3 and 4, construction and operational emissions, respectively. A threshold of 3,000 $MTCO2_E$ per year has been adopted by SCAQMD for determining a project's potential for significant impact to global warming for non-industrial projects (Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, SCAQMD, October 2008).

Table 3
Greenhouse Gas Construction Emissions
(in million tons per year)

Source/Phase	CO_2	CH_4	N_20
Site Preparation	3.5	0.0	0.0
Grading	6.2	0.0	0.0
Building Construction	341.1	0.0	0.0
Paving	9.1	0.0	0.0
Architectural Coating	0.4	0.0	0.0
Total in MT Per Year	341.5		
Total CO2e Per Year	**361.2**		
SCAQMD Threshold	3,000		
Significant	**No**		

Source: CalEEMod 2013.2 Annual

Table 4
Greenhouse Gas Operational Emissions
(in million tons per year)

Source	CO_2	CH_4	N_2O
Area	0.0	0.0	0.0
Energy	1,130.2	0.0	0.0
Mobile	744.2	0.0	0.0
Waste	9.4	0.6	0.0
Water	9.5	0.1	0.0
Total in MT Per Year	1,894.0		
Total CO2e Per Year	**1,913.1**		
SCAQMD Threshold	3,000		
Significant	**No**		

Source: CalEEMod 2013.2 Annual

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND WASTE MATERIALS. *Would the project:* a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	( )	( )	(✓)	( )
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	(✓)	( )
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	(✓)	()
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

Comments:

a) The Proposed Project includes the construction and operation of a four-story, 85-room hotel including related surface parking and hotel amenities. Construction activities would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because construction of the facilities would not involve such activities.

Similarly operational activities at the hotel including arrival and stay of guests, employees, and maintenance of the hotel would not involve the routine transport or use of hazardous materials. No significant impacts would result.

b) Hazardous or toxic materials transported in association with construction of the project may include items such as oils, paints, and fuels. All materials required during construction will be kept in compliance with State and local regulations. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of construction-related hazardous materials is considered less than significant.

c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of a school. The nearest schools include the Victoria Elementary School located 0.6 miles north of the site on

Richardson Street, and the Loma Linda Academy located 0.6 miles southwest of the site on Anderson Street. No impacts are anticipated.

d) In October 2011, a Phase I Environmental Site Assessment (ESA) was performed for the Project Site. A review of regulatory State and Federal agencies records did not reveal chemical contamination or any record of a hazardous material/waste dump, spill, or transportation accident at the Project Site. According to the ESA, the Project Site does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment. During a site visit conducted in October 2011 and in September 2013, the use of hazardous materials on-site was not observed. No impacts would result.

e/f) There are no private airstrips within the vicinity of the Project Site. Therefore the Proposed Project would not result in a safety hazard for people residing or working in the project area. However, according to the City of Loma Linda General Plan Figure 10.4, the Project Site occurs within the San Bernardino International Airport (SBIA) Influence Area. The San Bernardino International Airport is located approximately 2.3 miles northeast of the Project Site.

Since the SBIA Airport Comprehensive Land Use Plan is currently being prepared, the Project would be required to comply with guidelines established by the Federal Aviation Administration (FAA). As reported in Federal Aviation Regulation (FAR) Part 77, the construction of tall structures including buildings, construction cranes, and cell towers in the vicinity of an airport can be hazardous to the navigation of airplanes. The FAA, through FAR Part 77, established a method of identifying surfaces that should be free from penetration by obstructions in order to maintain sufficient airspace around airports. FAR Part 77, in effect, identifies the maximum height at which a structure would be considered an obstacle at any given point around an airport. The extent of the off-airport coverage needing to be evaluated for tall structure impacts can extend miles from an airport facility.

Tall structure impacts have historically involved the height of buildings and the height of cranes used in construction. According to FAR Part 77, Section 23 Standards for Determining Obstructions, an existing or proposed object is considered an obstruction to air navigation if it is of greater heights than the following: 1) a height of 500 feet above ground level at the site of the object; or 2) a height that is 200 feet above ground level or above the established airport elevation.

The SBIA is at an elevation of approximately 1,159 feet above mean sea level and the Project Site has a similar elevation of 1,160 feet above mean sea level. Since the proposed four-story hotel would have a maximum height of 50 feet and occurs at the same elevation as the SBIA, it would not exceed height restrictions as outlined in the FAR Part 77, Section 23. Therefore, no safety hazard to people or aircraft would result, and no significant impacts are anticipated.

g) The Proposed Project includes the construction of a hotel with one access point from Redlands Boulevard. Secondary fire-access only would be provided along the western boundary and would tie in with the neighboring commercial property to the west. Construction and operation of the Holiday Inn Express and Suites would not disrupt

emergency access within the area as the access along the western property boundary would provide emergency access for the site. No impacts to an emergency response plan or emergency evacuation plan would result.

Additionally, the California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City of Loma Linda is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the Proposed Project would not interfere with adopted policies and procedures.

h) The City of Loma Linda has defined areas susceptible to wildland fires by a boundary identified as the Urban Wildland Interface division line. According to Figure 10.3 of the City's General Plan, the greatest fire hazard can be expected to come from the adjacent hills and canyons in the southern portion of the City. The Project Site is located approximately 1.4 miles northeast of the nearest identified hazardous fire area in the city. The Project Site is located within an urbanized area. The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. *Would the project:* a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	( )	( )	( )	(✓)

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

Comments:

a,f) The Proposed Project would disturb approximately 2.48 acres and therefore is subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs so that construction of the project would not pollute surface waters. Implementation of the following mitigation measure would reduce the potential for stormwater discharges during grading and construction:

Mitigation Measure 6:

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 prior to the issuance of grading permits.

In addition to complying with NPDES requirements, the City of Loma Linda also requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. Since the Proposed Project is a commercial development of 100,000 square feet, and includes a parking lot of 5,000 square feet, it is considered a Category project. In August 2013, a WQMP was prepared for the project, and is being reviewed by the City.

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

Mitigation Measure 7:

The Project Proponent shall comply with Best Management Practices set forth in the August 2013 Water Quality Management Plan and as approved by the City Engineer.

b) The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished from rainfall and snowmelt from the San Bernardino Mountains. The Project Site is currently vacant, but at one point, between the 1930s and 1990s, included agriculture uses and a single-family residence. The Proposed Project would receive water supply directly from the City of Loma Linda whose source of supply is groundwater. Water demands of the hotel and on-site landscaping would be more than the current, vacant land on-site. However, according to the City's General Plan, the site is designated for commercial development, and therefore the Proposed Project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground.

c-e) The Proposed Project would include more paved areas and building coverage than what is currently on-site; however, the Project would not alter the course of any stream or river. The Proposed Project includes the construction of an on-site approximate 8,200 cubic-foot water treatment retention basin that would capture all on-site runoff. In the event flows from the site exceed the capacity of the basin, overflows would be directed north to a lined, trapezoidal channel maintained by Caltrans. In a study prepared by Caltrans, the channel was design to handle run-off from developed properties south of it, including the Project Site. Currently, Caltrans is proposing the construction of a new box culvert near the intersection of Anderson Street and the I-10 Freeway that would handle additional flows from adjacent properties.

The Project design includes landscaping of all non-hardscape areas to prevent erosion. The Building Official and City Engineer must approve a grading and drainage plan prior to the issuance of grading permits. Review and approval of the drainage plan would ensure the Project would not result in substantial erosion, siltation, or flooding on- or off-site. No impacts are anticipated.

g) No evidence of recent significant flooding at the site was observed during the recent site visit. The site is located greater than 3,200 feet away from a 100-year or 500-year flood zone as designated by the Federal Emergency Management Agency. The Project would not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because no housing is proposed as part of the Project. No impacts are anticipated.

h) According to Figure 10.2 of the City's General Plan, the Project Site is located within Zone X, which identifies areas that are outside of the 500-year floodplain.

i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas. The project would not contribute to off-site storm flows as all storm flow generated on-site would be captured in the 8,200 cubic-foot water treatment retention basin proposed for the Project.

No portion of the City occurs within the inundation area of the Seven Oaks Dam. No impacts would result.

j) Due to the inland distance from the Pacific Ocean, over 60 miles east of the nearest ocean, and any other significant body of water, tsunamis and seiching are not potential hazards; therefore impacts from seiche and tsunami are not anticipated.

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

Comments:

a-b) The proposed four-story, 52,937 square-foot hotel would be constructed on property that is currently vacant, designated by the City of Loma Linda General Plan as Commercial, and occurs within the East Valley Corridor General Commercial Zone. Surrounding land uses include commercial development to the west (existing Harley-Davidson Motorcycles), vacant land and commercial development to the east, and Redlands Boulevard, residential, vacant and commercial development to the south. The Proposed Project would be consistent with the General Plan and zoning ordinances and would not physically divide an established community. No impacts are anticipated.

c) The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the Project Site and no habitat conservation lands are required to be purchased as mitigation for the Proposed Project.

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

Comments:

a) According to the California Department of Conservation, Division of Mines and Geology, the Project Site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). This designation is given for areas containing mineral deposits; the significance of which cannot be evaluated from available data due to urbanization. The Proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State; the site is currently vacant, however it occurs within an urbanized area, and has limited accessibility for mining.

b) The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources within the project area.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. *Would the project result in:*				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	(✓)	( )	( )
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	(✓)	( )
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	(✓)	( )
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	(✓)	( )
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

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

Development of the Project would require site preparation (i.e., grading and excavation), and construction. These activities require the use of heavy equipment such as graders,

backhoes, and cranes. This equipment would generate noise that would be heard both on and off the Project Site.

The most proximate residential area that is subject to potential construction noise impacts is single-family residence approximately 165 feet south of the Project's southern boundary on the south side of Redlands Boulevard, and the Dutch Motel located approximately 38 feet from the Project's southern boundary. Given the distance from the residential unit, it is unlikely that construction noise levels would exceed the 65 dBA standard for property. In addition, according to the City's Development Code, all temporary construction activities are exempt from the noise standards as long as construction activities are limited to the daytime hours (7:00 a.m. to 8:00 p.m.) Monday through Friday, with no heavy construction occurring on weekends or national holidays, and construction equipment is to be properly maintained with working mufflers. However, the Dutch Motel occurs approximately 38 feet southeast of the southern property boundary and would likely experience a temporary increase in ambient noise levels. To ensure potential impacts from noise are reduced to a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure 8:

The 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 hotel and residential unit southeast and south of the site, respectively.

b) Construction and operation of the proposed hotel would not require the use of equipment which would generate excessive ground borne vibration or ground-borne noise levels. No impacts from ground-borne noise or vibration would result.

d) Construction activities would temporarily increase ambient noise levels for the surrounding area. A residential unit occurs south of the Project Site across Redlands Boulevard. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 6:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from temporary construction noise would be less than significant.

e) The Project Site is not located within an Airport Land Use Plan, and is not within two miles of a public or private airport or airstrip. However, according to the City Loma Linda General Plan Figure 10.4, the Project Site occurs within the SBIA Area. The SBIA is located approximately 2.3 miles northeast of the Project Site. Since the proposed hotel will be constructed with appropriate noise attuning construction materials (i.e., graded windows) to reduce noise from the nearby I-10 Freeway and Redlands Boulevard (approximately 113 feet north, and 135 feet south of the site, respectively), exposure to aircraft noise would also be reduced to levels expected to be less than significant. Therefore, no significant impacts are anticipated.

f) There are no private airstrips within the vicinity of the Project Site, and as stated in response to question (e) above, no significant impacts from aircraft noise are anticipated.

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

Comments:

a) Construction at the site would be short-term and would not create any new long-term construction jobs. Operation of the hotel would require approximately ten full-time employees. The addition of 15 employees would not induce a substantial population growth in the area. No impact would result.

b) The Project Site is currently vacant. No impacts to existing housing would result.

c) The Proposed Project would not displace any people as the Project Site is currently vacant and housing would not be required elsewhere. No impacts would result.

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

Comments:

a) Fire Protection – Fire protection is provided by the Fire and Rescue Division of the Department of Public Safety, City of Loma Linda. Fire Station 251 serves the site and is located at 11325 Loma Linda Drive, approximately 1.3 miles south of the Project Site. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed hotel would be required to comply with City fire suppression standards including building sprinklers and adequate fire access. Following receipt of required development fees, impacts to fire protection would be less than significant.

b) Police protection –The San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSD currently has 12 sworn officers assigned to the City. With an estimated population of 23,600 people, the ratio of officers to citizens is approximately 1:1,967. Operation of the 85-room hotel would not result in a significant number of guests or employees, and no new permanent residents. The impact to the SBSD would be less than significant.

c) Schools – School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. Operation of the hotel would not result in a significant amount of new jobs as the 85-room hotel would require ten full-time and up to five part-time employees. The employees would be expected to come from the local area and therefore no significant impacts to schools would result.

d) Parks – Operation of the hotel would not result in a significant amount of new jobs as only approximately 15 employees would be required. The employees would be expected to come from the local area and therefore no additional parkland would be required, and no impacts would result.

e) Maintenance of Public Facilities: The additional amount of traffic generated by the proposed Project is 694 daily trips. The Project applicant would be required to pay fees established by the Public Works Department to minimize impacts to public roads (refer to Section 16 Traffic and Circulation of this Initial Study). Therefore, potential impacts to maintenance of local roads are anticipated to be less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION. *Would the project:*				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	( )	(✓)

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

Comments:

a-b) Operation of 85-room hotel would not result in a significant amount of new jobs as approximately ten full-time and up to five part-time employees would be required for operation and maintenance. The employees would be expected to come from the local area and therefore the Proposed Project would not increase the use of existing neighborhood or regional parks or other recreational facilities resulting in a substantial physical deterioration of such facilities. No impacts would result.

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

Comments:

a, b) In September 2013, Kunzman Associates, Inc. prepared a Traffic Impact Analysis for the Holiday Inn Express and Suites. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed Holiday Inn Express project and to identify the traffic mitigation measures necessary to maintain the established level of service standard for the elements of the impacted roadway system.

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

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

No analysis is required further than five miles from the Project Site. Additionally, the Project does not contribute traffic greater than the freeway threshold volume of 100 two-way peak hour trips to the I-10 Freeway. The project does not contribute traffic greater than the arterial link threshold volume of 50 two-way trips in the peak hours on facilities serving intersections outside of the City of Loma Linda. Existing intersections traffic conditions were established through morning and evening peak hour traffic counts obtained by Kunzman Associates, Inc. from August 2013. Project traffic volumes for all future projections were estimated using the manual approach. Trip generation has been based upon rates obtained from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

The definition of an intersection deficiency has been obtained from the City of Loma Linda General Plan and Measure V. The General Plan and Measure V state that peak hour intersection operations of Level of Service C or better are generally acceptable. The study area intersections currently operate at Level of Service C or better during the peak hours for existing traffic conditions, except for the study area intersection of Anderson Street at Redlands Boulevard that is currently operating at Level of Service D during the evening peak hour.

The Proposed Project is projected to generate a total of approximately 694 daily vehicle trips, 45 of which would occur during the morning peak hour and 51 of which would occur during the evening peak hour. The potential maximum combined meeting room/board room space is approximately 1,800 square-feet. This includes approximately 300 square-feet for the board room. Based upon discussions with the applicant, these rooms are not the primary business for the hotel, rather only amenities to be used approximately 30 percent of the time for the meeting room and 5-10 percent of the time for the board room and are not expected to generate additional trips per day.

For Opening Year (2015) With Project traffic conditions, the study area intersection of Anderson Street and Redlands Boulevard is projected to operate at Level of Service D during the evening peak hour. For Year 2035 with and without Project, the study area intersections of Anderson Street at Redlands Boulevard, and Mountain View Avenue at

Redlands Boulevard are projected to operate at Level of Service D during the evening peak hour, without improvements. Table 5 summarizes the necessary intersection improvements and costs associated with maintaining a LOS of C.

Table 5
Holiday Inn Express and Suites
Intersection Improvements and Costs

Intersection	Improvement	Total
Anderson Street (NS) at: Redlands Blvd (EW)	Construct Additional EB Through Lane[1] Construct Additional WB Through Lane[1]	Nexus[2] Nexus[2]
Mountain View Avenue (NS) Redlands Blvd (EW)	Construct NB Right Turn Lane Construct Additional EB Through Lane Construct EB Right Turn Lane W/Overlap Construct Additional WB Through Lane Construct WB Right Turn Lane W/Overlap	

To ensure the Proposed Project ensures acceptable Levels of Service consistent with Measure V, the following mitigation measures are required:

Mitigation Measure 9:

The Project Proponent shall construct Redlands Boulevard from the west project boundary to the east project boundary at its ultimate half-section width including the Redlands Boulevard/Poplar Street traffic signal improvements, landscaping and parkway improvements in conjunction with development.

Mitigation Measure 10:

Sight distance at each project access shall 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.

Mitigation Measure 11:

The necessary off-site improvement recommendations are included in Table 5 within this Initial Study. The Project Proponent shall contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis. The Project's fair share of identified intersection costs is $3,173.

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

c) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located

[1] Improvements are only needed for Year 2035.
[2] Improvement is included within the 2011 San Bernardino Associated Governments (SANBAG) Development Mitigation Nexus Study.

approximately 2.3 miles north of the Project Site. According to Figure 10.4 of the City's General Plan, the Project Site is located within the San Bernardino International Airport influence area. The proposed hotel would not change air traffic patterns or create a safety hazard to people or aircraft. No impacts would result.

d) The Proposed Project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow. Access to the site would be provided by a 15-foot, driveway along Redlands Boulevard (curb and gutter is currently in place at the site), and secondary emergency vehicle access from the westerly adjoining property ingress. As proposed, the site design eliminates potential traffic hazardous as no new driveways would be constructed along Redlands Boulevard. No impacts are anticipated.

e) The Project would have access to Redlands Boulevard, with secondary emergency access from the westerly adjoining property ingress. No impacts are anticipated.

f) According to the City's Municipal Code the Proposed Project is required to provide 93 parking spaces (1.1 parking stalls per room). The site plan allocates a total of 93 parking spaces (including four handicapped spaces). No impacts from inadequate parking spaces would result.

g) An existing bus stop (Omnitrans) is located approximately 500 feet east of the Project Site entry on Redlands Boulevard, and another bus stop occurs on the southeast corner of Redlands Boulevard and Richardson Street (approximately 600 feet from the Project Site). Currently there are no designated bike lanes along Redlands Boulevard. Redlands Boulevard and the surrounding area is developed with parking areas and interior roadways currently used by patrons and employees. Traffic ingress/egress onto adjacent exterior roadways would not change. Therefore, no impacts to bus patrons or cyclists are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. *Would the project:* a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	(✓)	( )
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	(✓)	( )
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	(✓)	( )
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	(✓)	( )
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	(✓)	( )
g)	Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	(✓)	( )	( )

Comments:

a,b,e) The City of Loma Linda's wastewater is treated by the City of San Bernardino through a Joint Powers Agreement. The City of San Bernardino operates both a secondary and a tertiary plant that discharge effluent to the Santa Ana River. The Proposed Project would be served by the City of San Bernardino sewer collection and treatment system, which has waste treated by the San Bernardino Water Reclamation Plant (SBWRP). The Proposed Project would generate wastewater that can be discharged to a municipal system with sufficient capacity. The SBWRP is a regional plant that serves a larger population than just the City of San Bernardino and Loma Linda (Highland and San Bernardino International Airport). The existing flow to the SBWRP of 28 million gallons per day (MGD) could be expected to increase cumulatively (at build-out) by 20.2 MGD for a total flow of 48.2 MGD. This amount would exceed the existing design capacity of 33 MGD by 15.2 MGD. Additional facilities would need to be built or expansion of existing facilities would need to be completed to accommodate the proposed build-out in the service area of the SBWRP.

The wastewater collection system is currently experiencing deficiencies and the City of Loma Linda's Wastewater Collection System Master Plan report of 2002 predicted an increase in system pipe capacity deficiencies of 57,022 out of 750,718 linear feet of pipe by the year 2025. That report was not based on the build-out projections presented in the General Plan update EIR.

Mitigation presented in the City's General Plan Update EIR requires the City to update the Wastewater Collection System Master Plan to reflect General Plan Update build-out statistics, review treatment facility capacity periodically and adjust Sewer Capacity Fees when appropriate in consultation with participating communities to accommodate construction of new or expanded wastewater treatment and collection facilities.

Based on average annual domestic water requirements for hotel land uses and as evaluated in the City of San Bernardino's General Plan Update EIR, the Project is projected to generate 42,568 gallons per day (gpd) of wastewater flow (based on water

demand of a 100-room hotel/conference center divided accordingly for evaluation of an approximate 85-room hotel). These flows would be accommodated with existing capacities of both the sewer system and the SBWRP. The Project is consistent with the City of Loma Linda General Plan and would be required to meet the requisites of the Santa Ana Regional Water Quality Control Board regarding wastewater quality. Impacts are considered less than significant.

c) The Project Site and surrounding area is currently served by existing storm drains. Although no significant amount of additional stormwater is anticipated, drainage plans would still be reviewed by the City Engineer to ensure the system would have sufficient carrying capacity. The Project also includes the construction of an on-site 8,200 cubic-foot water treatment retention basin. No significant impacts are anticipated.

d) The production and distribution of water within the City of Loma Linda is provided by the City's Department of Public Works, Water Division. The City's groundwater is supplied from six wells. The total production capacity of these wells totals 7,900 gallons per minute. In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino and one with the City of Redlands. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees and the use of other funding methods.

As previously discussed, the hotel is projected to generate 42,568 gallons per day of wastewater. Based on projected sewer flows, it is estimated that the Project would have a water demand of approximately 56,757 gallons per day (approximately 75 percent of water use to sewer). The Project's water supply requirements would be considered a less than significant impact on the City's system; the water supply and system requirements will be assessed during project review and approval. The applicant would be required to pay service fees. A less than significant impact is anticipated.

f) The City of Loma Linda contracts with Republic Services of the Inland Empire to provide solid waste collection services. Solid waste not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill located in the City of Redlands. The San Timoteo Sanitary Landfill is permitted to receive up to 1,000 tons per day, and has an estimated closure date of May 2016. According to the California Integrated Waste Management Board's estimated solid waste generation rates for hotels, the Proposed Project is expected to generate approximately 170 pounds per day (85 rooms times two pounds per room per day) or 0.085 tons per day. Proposed development would not generate a significant amount of additional solid waste into the City's waste stream. The San Timoteo Sanitary Landfill is permitted to receive 1,000 tons per day. Estimated project-generated waste represents approximately 0.0085 percent of the total permitted waste received at the landfill. The solid waste collection system would not be affected by the development of the Project Site.

g) As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their waste from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. Construction & Demolition debris represents a large portion of materials being disposed of at landfills. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City

programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. To ensure the Proposed Project contributes towards the diversion mandate, the following mitigation measure shall be implemented:

Mitigation Measure 12:

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

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

Comments:

a) Site Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 9.4 of the City's General Plan, the Project Site does not occur within the proposed critical habitat for the California gnatcatcher or any other species of concern or listed species. According to the City of Loma Linda General Plan Land Use Map, the site is designated Commercial, and is currently vacant. During a recent site visit conducted in September 2013, the site was void of vegetation and in a graded state. Therefore, it is anticipated that no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or

regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service would result.

In October 2011, Property Solutions, Inc. prepared a Phase I Site Assessment for the Project Site. Based on a review of the historical sources, the Project Site was utilized for agricultural purposes since at least the 1930's. The site was developed with rural residential and agricultural-related structures in the 1930s through the 1990s. The Proposed Project would involve grading and other earthwork that could potentially unearth unknown historic resources. Implementation of mitigation measures contained in this Initial Study would ensure potential impacts to these resources is reduced to a less than significant level.

b) Although not significant on its own, the Project would contribute to cumulative air emissions in the region, as would all future development in the region. The Loma Linda General Plan EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed General Plan. The EIR concluded that the General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and open space. Mitigation measures were adopted for each of these resources; however they would not reduce impacts to less than significant levels. As such, the City adopted a statement of overriding considerations to balance the benefits of development under the General Plan against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). No further discussion or evaluation of cumulative impacts is required.

c) Proposed development at the site would not cause substantial long-term adverse effects on human beings, either directly or indirectly. In October 2011, a Phase I Environmental Site Assessment was performed for the Project Site. A review of regulatory State and Federal agencies records did not reveal chemical contamination or any record of a hazardous material/waste dump, spill, or transportation accident at the Project Site. The Project Site does not occur on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public or the environment.

In addition, construction activities would temporarily increase ambient noise levels for the surrounding area. According to the City's Development Code, all temporary construction activities are exempt from the noise standards as long as construction activities are limited to the daytime hours (7:00 a.m. to 8:00 p.m.) Monday through Friday, with no heavy construction occurring on weekends or national holidays, and construction equipment is to be properly maintained with working mufflers. However, the Dutch Motel occurs approximately 38 feet southeast of the southern property boundary and would likely experience a temporary increase in ambient noise levels. Implementation of Mitigation Measure 8 as provided in this Initial Study would ensure potential impacts from noise are reduced to a less than significant,

EARLIER ANALYSES

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

- City of Loma Linda General Plan, Updated May 2009
- City of Loma Linda Final General Plan Update Environmental Impact Report, LSA Associates
- Phase I Environmental Assessment of Vacant Parcel, Redlands Boulevard and Richardson Street, Property Solutions Incorporated, October 19, 2011.
- Holiday Inn Express, Traffic Impact Analysis, Kunzman Associates, September 12, 2013.
- Water Quality Management Plan for Holiday Inn Express Hotel, Redlands Boulevard, Loma Linda, CA, Goodman & Associates, August 2013.
- Air Quality Assessment for Holiday Inn Express, Lilburn Corporation, September 2013.
- Preliminary Foundation Soils Exploration and Pavement Design Recommendations at the North Side of Redlands Boulevard, Intersection of Poplar Street, Loma Linda, California, GEO-ETKA, Inc., May 29, 2013.

CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 13-066

COMMUNITY DEVELOPMENT DEPARTMENT

General

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

PROJECT:	**EXPIRATION DATE:**
PRECISE PLAN OF DESIGN (PPD) NO. 13-066	**_____, 2015**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
   a. On-site circulation and parking, loading and landscaping;
   b. Placement and/or height of walls, fences and structures;
   c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
   d. A reduction in density or intensity of a development project.
5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of

Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.

7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.

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

9. Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto the existing home to the east.

10. 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 10:00 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 and implementation of the above mitigation measure would ensure impacts from construction noise would be less than significant.

11. The following shall also be implemented to help reduce the noise impacts to meet the City's interior (45dB) noise level.

    a. Dual pane windows and entry doors with solid core wood and weather stripping construction shall be utilized.

12. 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 project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
c. The project proponent 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.

13. The applicant shall implement the following construction practices during all construction activities to reduce VOC emission as stipulated in the project Initial Study and identified as mitigation measures:

    a. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coating applications such as paint brush, hand roller, trowel, dauber, rag, or sponge.

    b. The contractor shall utilize water-based or low VOC coating of 100 g/l of VOC (allowing approximately 31,500 square feet painted per day) to 250 g/l of VOC (allowing approximately 12,950 square feet painted per day). The following measures shall also be implemented:

        - Use Super-Compliant VOC paints whenever possible.
        - If feasible, avoid painting during peak smog season: July, August, and September.
        - Recycle leftover paint. Take any left-over paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
        - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
        - For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center (www.cleanup.org).
        - Recycle the empty paint can.
        - Look for non-solvent containing stripping products.
        - Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
        - Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
        - The developer/contractor shall use building materials that do not require

painting, where feasible.

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

14. 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.
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. The project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
17. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
18. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
19. The operator shall comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
20. The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee schedule, in the implementation of the recommended intersection lane 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 area intersections as listed the Traffic Impact Analysis.
21. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any building and/or construction permits.
22. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.
23. The applicant shall pay all required development impact fees to cover 100 percent of the pro rata share of the estimated cost of public infrastructure, facilities, and services.
24. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each

unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

25. The project shall comply with the City Art in Public Places Ordinance (LLMC Chapter 17.26), which establishes grounds for compliance for new enterprises to facilitate public art. The establishment of artistic assets will be financed and/or constructed by the development community as part of the development requirements.

26. Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contracted to perform a field survey to determine and record any nonrenewable paleontological resources found on-site. The paleontologist will determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

27. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

28. The project shall comply with all non-exempt provisions of Measure V and shall pay the full amount of any recalculated development impact fees, including traffic impact fees, prior to occupancy.

29. The applicant shall provide elevation details of the proposed trash enclosure. Trash enclosure design should incorporate matching colors and finishes to those found on the proposed hotel building.

Landscaping

30. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to the approval of the Community Development Department, and Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.

31. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.

32. 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.

33. 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.

34. Should the relocation or removal of any tree be required, the applicant shall submit an Arborist Report prior to site disturbance. Any removal or replacement of trees shall be in accordance with the City's Tree Preservation Ordinance.

35. The applicant shall perform a Phase I Environmental Site Assessment to determine if the project site includes any contamination prior to the issuance of building permits.

36. The applicant shall prepare a study for the presence of hazardous chemicals, mercury, and asbestos containing materials (ACM) as a result of the demolition of the existing on-site structures. If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

37. Should future project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.

38. If it is determined that hazardous wastes are, or will be generated by the proposed operation of the facility, the wastes shall be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations. If it is determined that hazardous wastes will be generated, the facility shall obtain a United States Environmental Protection Agency Identification Number. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA).

39. If clean up oversight is required of the project, the applicant shall be required to obtain an Environmental Oversight Agreement with the DTSC.

FIRE DEPARTMENT

40. The applicant shall submit a complete set of plans to the Loma Linda Fire Department for review and approval prior to the issuance of building permits.

41. All construction shall meet the requirements of the editions of the 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.

42. 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.

43. 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.

44. The site address shall be as assigned by the Fire Marshal in a separate document, following approval of the project, and upon submittal of a working copy of the final approved site plan.

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

PUBLIC WORKS DEPARTMENT

46. The developer shall submit an engineered grading plan for the proposed project.

47. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.

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

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

50. 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.

51. All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.

52. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.

53. 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.

54. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.

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

56. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.

SHERIFFS DEPARTMENT

57. The developer shall provide sufficient exterior lighting to the site that illuminates otherwise dark corridors which may compromise public safety.
58. The developer shall register with the Crime Free Hotel/Motel Program which closely works with San Bernardino County Sheriffs Department personnel to address crime prevention.
59. The developer shall be required to prevent loitering on site.
60. The developer shall be required to provide clear windows at the lobby area.

MITIGATION MEASURES

61. Prior to site disturbance, the applicant shall provide to the City a detailed construction schedule that shall include a 44-day (at a minimum) building coating schedule.
62. In the event historic or archaeological resources are unearthed, a qualified archaeologist shall be contacted to determine if reporting the finds is required and if further monitoring during site earthwork is warranted. If, at any time, resources are identified, the archaeologist shall make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
63. Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contacted to perform a field survey to determine and record any non-renewable paleontological resources found on-site. The paleontologist shall determine the significance, and make recommendations to the City of Loma Linda for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
64. If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission. The Native American Heritage Commission will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractor shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

65. The Project Proponent shall implement recommendations for the Project's following: foundation design, bearing value, total and differential (static) settlement, earth pressures, slab on grade, pavement design and grading as provided in the recommendations set forth in the May 2013 Preliminary Foundation Soils Exploration report (pages 6 through 10) prepared by Geo-Etka, Inc. for the Project Site.
66. 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 prior to the issuance of grading permits.
67. The Project Proponent shall comply with Best Management Practices set forth in the August 2013 Water Quality Management Plan and as approved by the City Engineer.
68. The 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 hotel and residential unit southeast and south of the site, respectively.
69. The Project Proponent shall construct Redlands Boulevard from the west project boundary to the east project boundary at its ultimate half-section width including the Redlands Boulevard/Poplar Street traffic signal improvements, landscaping and parkway improvements in conjunction with development.
70. Sight distance at each project access shall 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.
71. The necessary off-site improvement recommendations are included in Table 5 within this Initial Study. The Project Proponent shall contribute towards the cost of necessary study area improvements on a fair share or "pro-rata" basis. The Project's fair share of identified intersection costs is $3,173.
72. The Project Proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

_____ _____
Applicant signature Date

_____ _____
Owner signature

End of Conditions

I:\PROJECT FILES\PPD's\2011\PPD 11-105 LL 23-Unit Motel\Conditions of Approval.doc

Vacant Drive-In Movie Theater

Richardson Street

Cell Phone Tower Site

Undeveloped Land

Undeveloped Land

CFM Truck Repair

Interstate 10

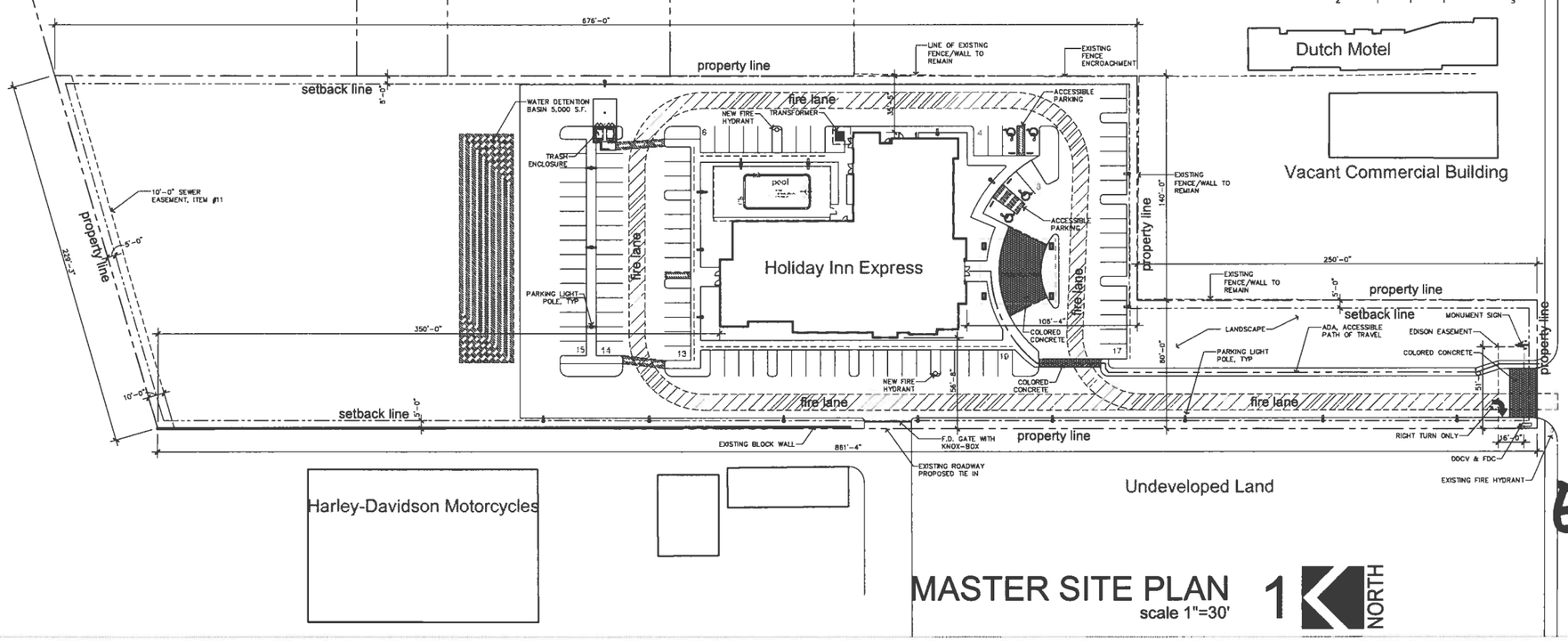
Harley-Davidson Motorcycles

Undeveloped Land

Dutch Motel

Vacant Commercial Building

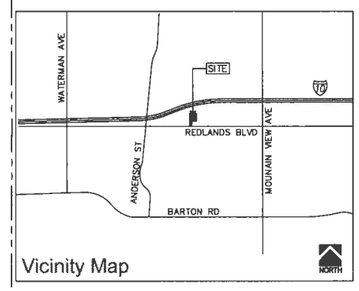
Redlands Boulevard



MASTER SITE PLAN
scale 1"=30'

1

NORTH



Vicinity Map

ARCHITECT & CONSULTANTS

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R. DALE HADFIELD LANDSCAPE
DALE HADFIELD
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GEOTECHNICAL ENGINEER:
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739 MAIN STREET
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(714) 771-5911

OWNER
SAGEMONT HOTELS
HIRAL PATEL
11537 STONEY BROOK COURT
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(951) 302-5444

CIVIL ENGINEER
GOODMAN & ASSOCIATES
DOUG GOODMAN
2079 SKY VIEW DRIVE
COLTON, CA 92324
(909) 824-2775

Holiday Inn Express - Loma Linda

Building Stats:

APN:	0281-162-37					
Zoning:	CF					
Building Site Area:	No minimum					
Building Height allowed:	4 stories					
Building Setbacks:						
Front	5 ft					
Rear	5 ft					
Sides	5 ft					
Unit Mix						
Building Levels:	**First**	**Second**	**Third**	**Fourth**	**total**	**%**
King	3	7	8	8	26	31%
King Accessible	1	1	0	0	2	2%
King Suite	0	2	3	3	8	10%
King Suite Accessible	0	1	0	0	1	1%
sub-total kings						
Double Queen	5	9	9	9	32	38%
Double Queen Accessible	0	1	0	0	1	1%
Double Queen Suite	0	4	4	5	13	15%
Double Queen Suite Acc	0	0	1	0	1	1%
sub-total double queens						
Totals	**9**	**25**	**25**	**25**	**84**	**100%**
percentage	11%	30%	30%	30%		
Unit Count					**83-85 units max**	
UBC Basic Allowable Area:						
TYPE V A (Table 503)	12,000 s.f.					
Site Area:						
Gross site area	229,561 s.f.				5.27 acres	
Actual site area used	108,140 s.f.				2.48 acres	
% of lot coverage (hotel), under actual site area used					12.35 %	
Building Square Footage						
Level 1	13,358 s.f.					
Level 2	13,193 s.f.					
Level 3	13,193 s.f.					
Level 4	13,193 s.f.					
Total Square Footage	52,937 s.f.					
Meeting Room Area:						
Maximum meeting room			1934 s.f.			
maximum meeting room			1178 s.f.			
Construction Type	VA					
occupancy	R-1					
Parking Summary:	CBC table 11B-6			4 acc stalls provided		
parking		93 stalls provided				
Required stalls 1.1 per room		93 stalls				
ADA Compliance:						
Guestroom Accessibility	CBC table 11B-3			plus		
76-100 rooms		4 accessible			1 roll-in shwr	
Hearing Impaired	CBD table 11B-4					
76-100 rooms		4 hearing impaired				
accessible units	**king**	**king ste**	**dbl q**	**dq suite**	**total**	
	2	1	1	1	5	

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www.rftarch.com

Revisions
Revision No.
Date

LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
No. C18724
Sept. 9, 2013

Holiday Inn Express Loma Linda
Redlands Boulevard, Loma Linda, CA
Sagemont Hotels
Banning, California

HIEX LL
SITE PLAN OVERALL

SET DATE:
SEPT 26, 2013

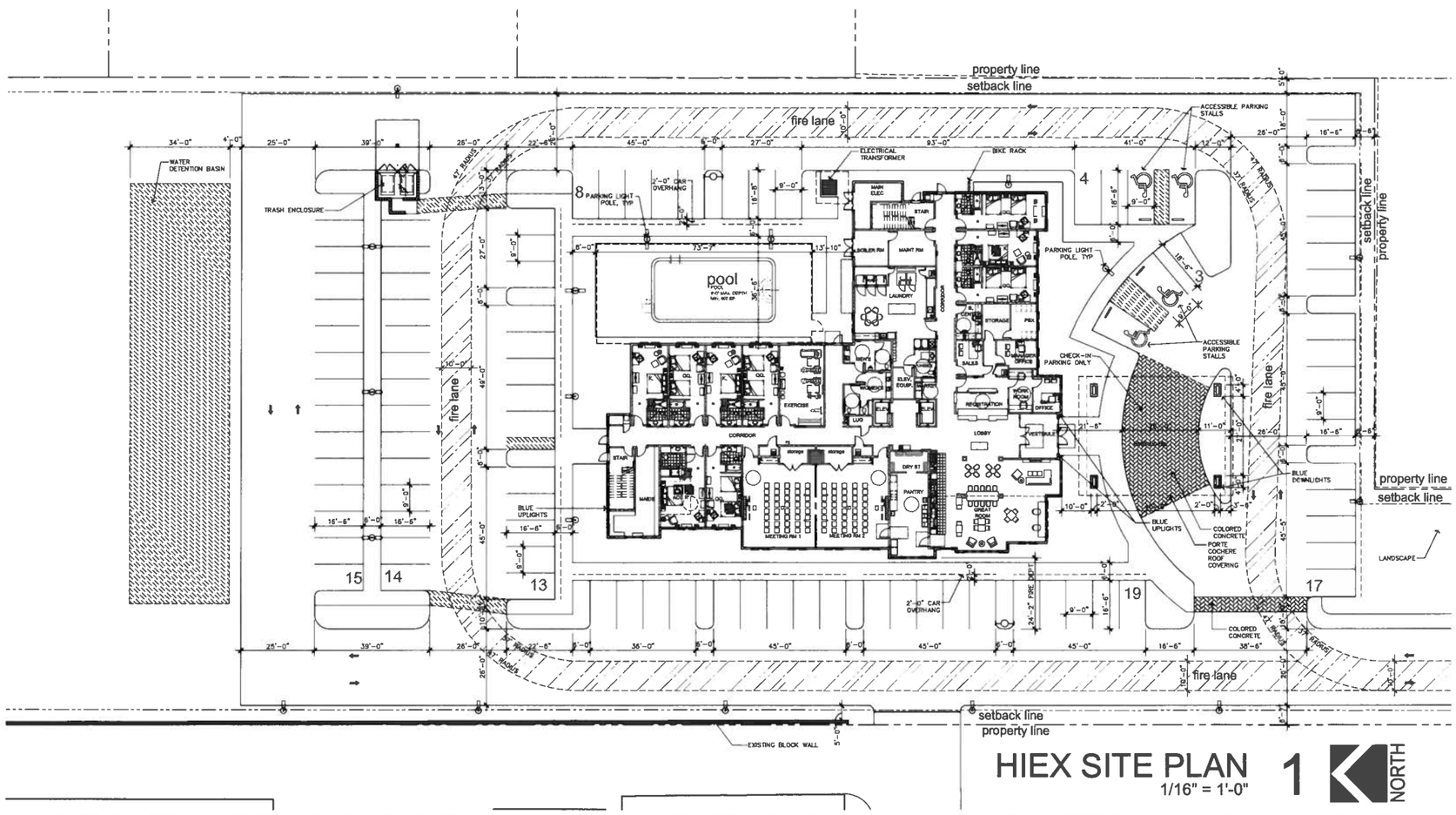
REVISIONS:

Exhibit -D

SHEET NUMBER
A-1
OF SHEETS IN SERIES

DRAWN BY: .

FILENAME: 721-A-1 SITE PLAN OVERALL.DWG



HIEX SITE PLAN

1/16" = 1'-0"

1

NORTH

DRAWN BY: -

FILENAME: 721-A-2 SITE PLAN HIEX.DWG

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ROBERT F. TUTTLE
No. C18724
Exp. 9-30-14
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

Sagemont Hotels

Banning, California

HIEX LL

SITE PLAN HIEX

SET DATE:

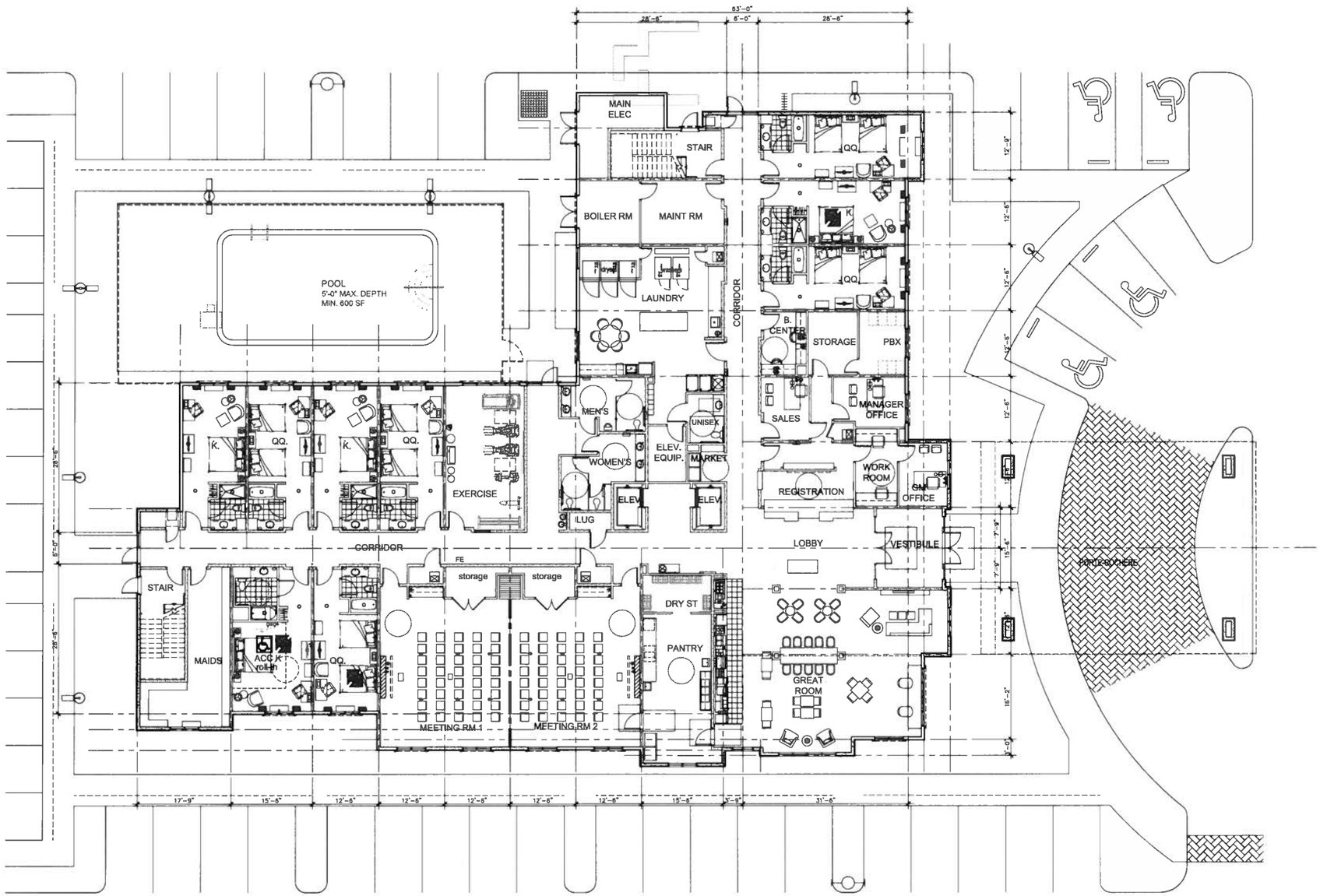
SEPT 26, 2013

REVISIONS:

SHEET NUMBER

A-2

OF SHEETS IN SERIES



NORTH

FIRST FLOOR PLAN 1

1/8" = 1'-0"

DRAWN BY: -

FILENAME: 721-A-3 FIRST FLOOR PLAN.DWG

ROBERT F. TUTTLE ARCHITECTS, INC.
ARCHITECTURE
PLANNING
DESIGN
Phone (951) 302-5444
Fax (951) 302-4446
33533 Pebble Brook Circle
Temecula, California 92592
office@rftarch.com
www.rftarch.com

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LICENSED ARCHITECT
No. C18724
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

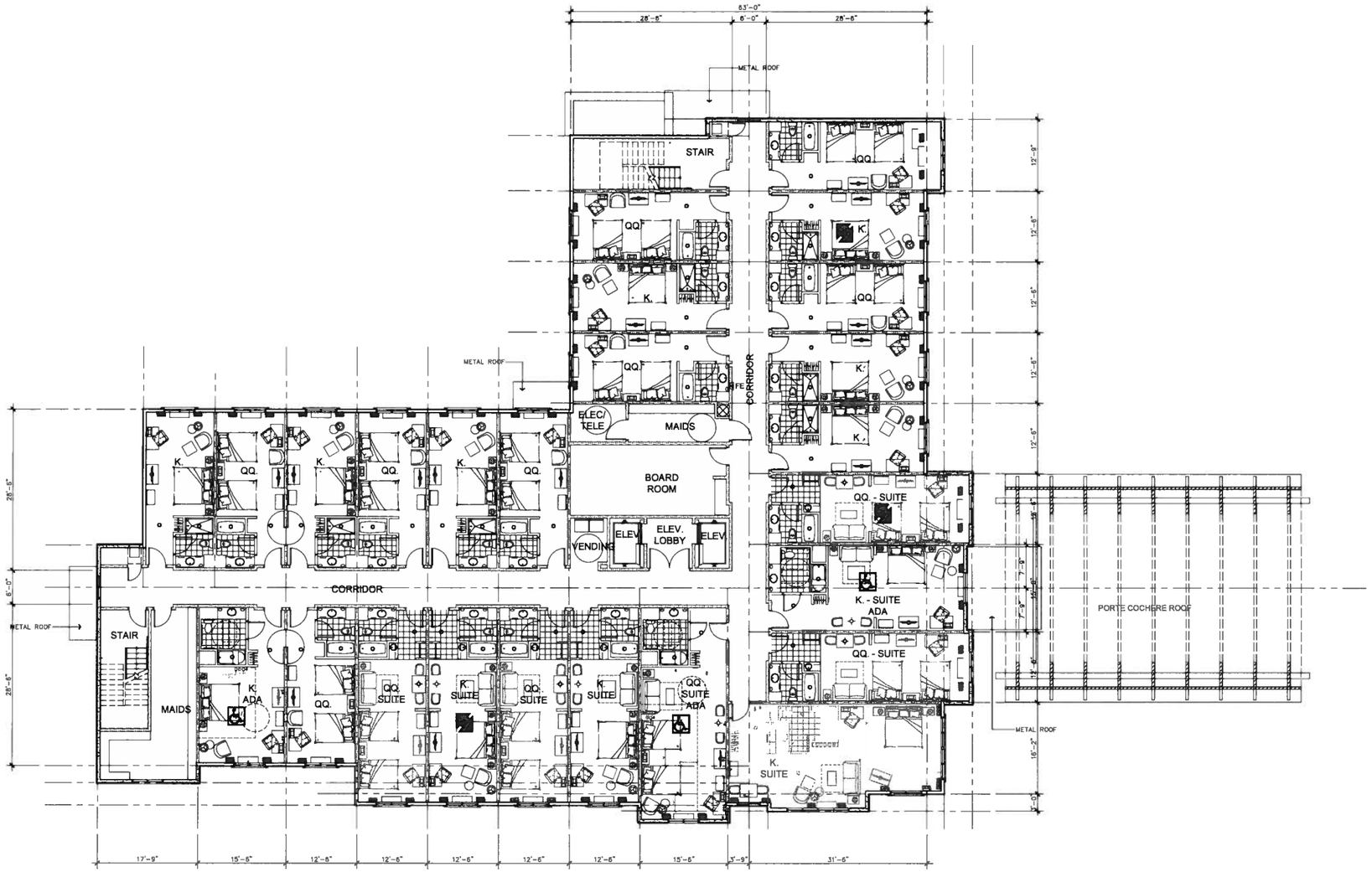
Sagemont Hotels
Banning, California

HIEX LL
FIRST FLOOR PLAN

SET DATE:
SEPT 28, 2013

REVISIONS:

SHEET NUMBER
A-3
OF SHEETS IN SERIES



SECOND FLOOR PLAN 1

1/8" = 1'-0"

DRAWN BY:

FILENAME: 721-A-4 SECOND FLOOR PLAN.DWG

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Temecula, California 92592
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Architecture
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REGISTERED ARCHITECT
No. C18724
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

Sagemont Hotels

Banning, California

HIEX LL

SECOND FLOOR PLAN

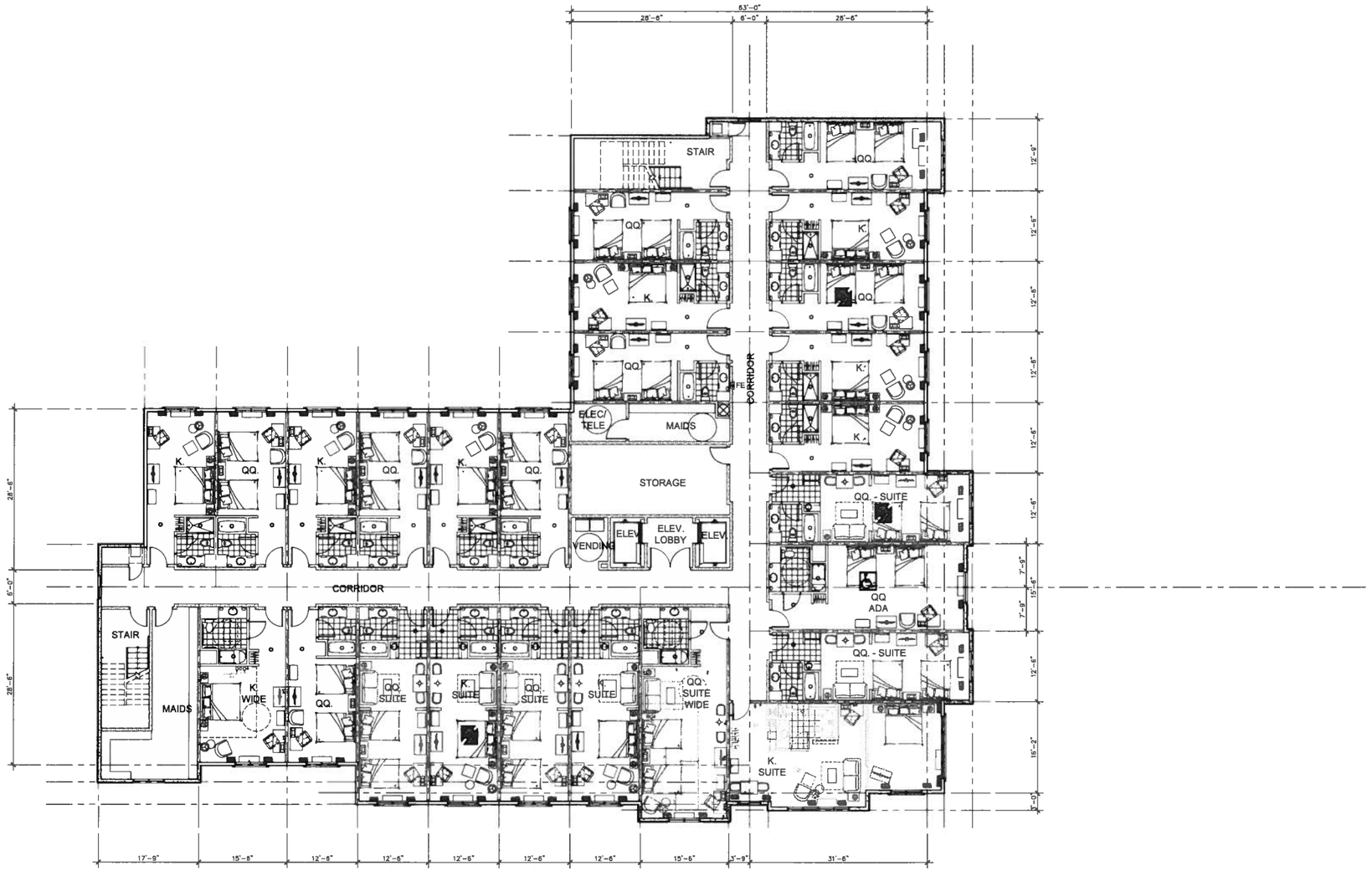
SET DATE:
SEPT 26, 2013

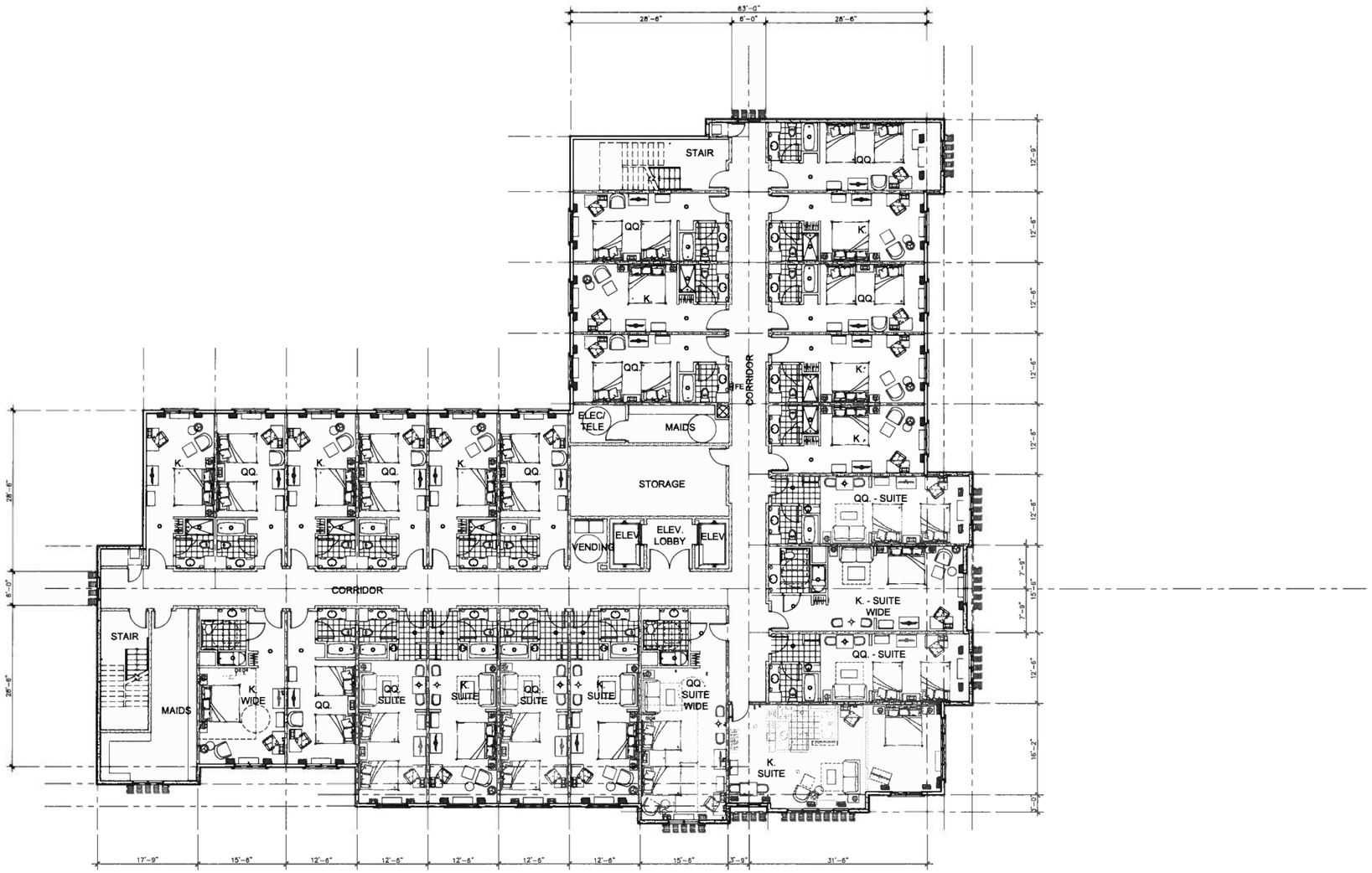
REVISIONS:

SHEET NUMBER

A-4

OF SHEETS IN SERIES


63'-0"
28'-6"
6'-0"
28'-6"
STAIR
QQ.
K.
K.
QQ.
K.
QQ.
K.
QQ



FOURTH FLOOR PLAN 1

1/8" = 1'-0"

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LICENSED ARCHITECT
No. C18724
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

Sagemont Hotels
Banning, California

HIEX LL
FOURTH FLOOR PLAN

SET DATE
SEPT 26 2013

REVISIONS

SHEET NUMBER
A-6
OF SHEETS IN SERIES

DRAWN BY: -

FILENAME: 721-A-6 FOURTH FLOOR PLAN.DWG

MATERIAL LEGEND

1	STUCCO 1 FIELD:	3 COAT STUCCO MATCH DUNN EDWARDS
2	STUCCO 2 ACCENT:	3 COAT STUCCO MATCH DUNN EDWARDS
3	STUCCO 3 BASE:	3 COAT STUCCO MATCH DUNN EDWARDS
4	STUCCO 4 TRIM:	3 COAT STUCCO MATCH DUNN EDWARDS
5	STEEL ROOF FRAME:	PAINTED STEEL
6	METAL ROOF:	SNAP SEAM METAL ROOF
7	SURROUNDS:	STUCCO COAT ON FOAM MATCH DUNN EDWARDS
8	ALUMINUM WINDOW: & STOREFRONT	BRUSHED ALUMINUM
9	GLAZING:	LOW DOUBLE GLAZING CLEAR

E.J: EXPANSION JOINT

REV: REVEAL

WEST ELEVATION 2

1/8" = 1'-0"

SOUTH ELEVATION 1

1/8" = 1'-0"

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LICENSED ARCHITECT
No. C18724
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

Sagemont Hotels

Banning, California

HIEX LL

BUILDING ELEVATIONS

SET DATE:
SEPT 26, 2013

REVISIONS:

SHEET NUMBER

A-7

OF SHEETS IN SERIES

DRAWN BY: -

FILENAME: 721-A-7 BUILDING ELEVATIONS.DWG

MATERIAL LEGEND

1	STUCCO 1 FIELD:	3 COAT STUCCO MATCH DUNN EDWARDS
2	STUCCO 2 ACCENT:	3 COAT STUCCO MATCH DUNN EDWARDS
3	STUCCO 3 BASE:	3 COAT STUCCO MATCH DUNN EDWARDS
4	STUCCO 4 TRIM:	3 COAT STUCCO MATCH DUNN EDWARDS
5	STEEL ROOF FRAME:	PAINTED STEEL
6	METAL ROOF:	SNAP SEAM METAL ROOF
7	SURROUNDS:	STUCCO COAT ON FOAM MATCH DUNN EDWARDS
8	ALUMINUM WINDOW: & STOREFRONT	BRUSHED ALUMINUM
9	GLAZING:	LOW DOUBLE GLAZING CLEAR

E.J: EXPANSION JOINT
REV: REVEAL

EAST ELEVATION 2
1/8" = 1'-0"

NORTH ELEVATION 1
1/8" = 1'-0"

LTR
ROBERT F. TUTTLE ARCHITECTS, INC.
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LICENSED ARCHITECT
ROBERT F. TUTTLE
No. C18724
EXP. 12-31-14
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda
Redlands Boulevard, Loma Linda, CA
Sagemont Hotels
Banning, California

HIEX LL
BUILDING ELEVATIONS

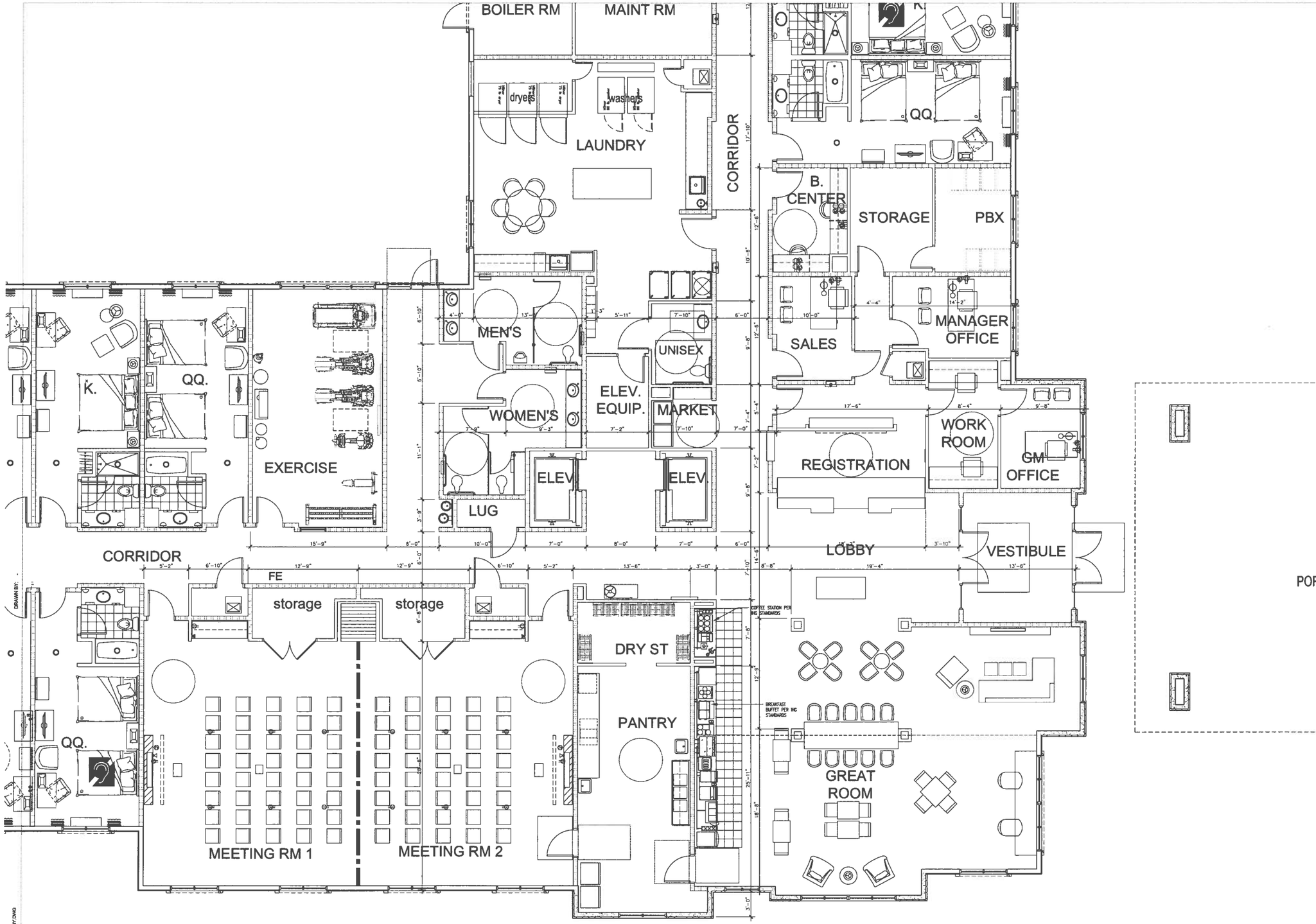
SET DATE:
SEPT 26, 2013

REVISIONS:

SHEET NUMBER
A-8
OF SHEETS IN SERIES

DRAWN BY: .

FILENAME: 721-A-8 BUILDING ELEVATIONS.DWG



ENLARGED LOBBY PLAN 1

1/4" = 1'-0"

ROBERT F. TUTTLE ARCHITECTS, INC.
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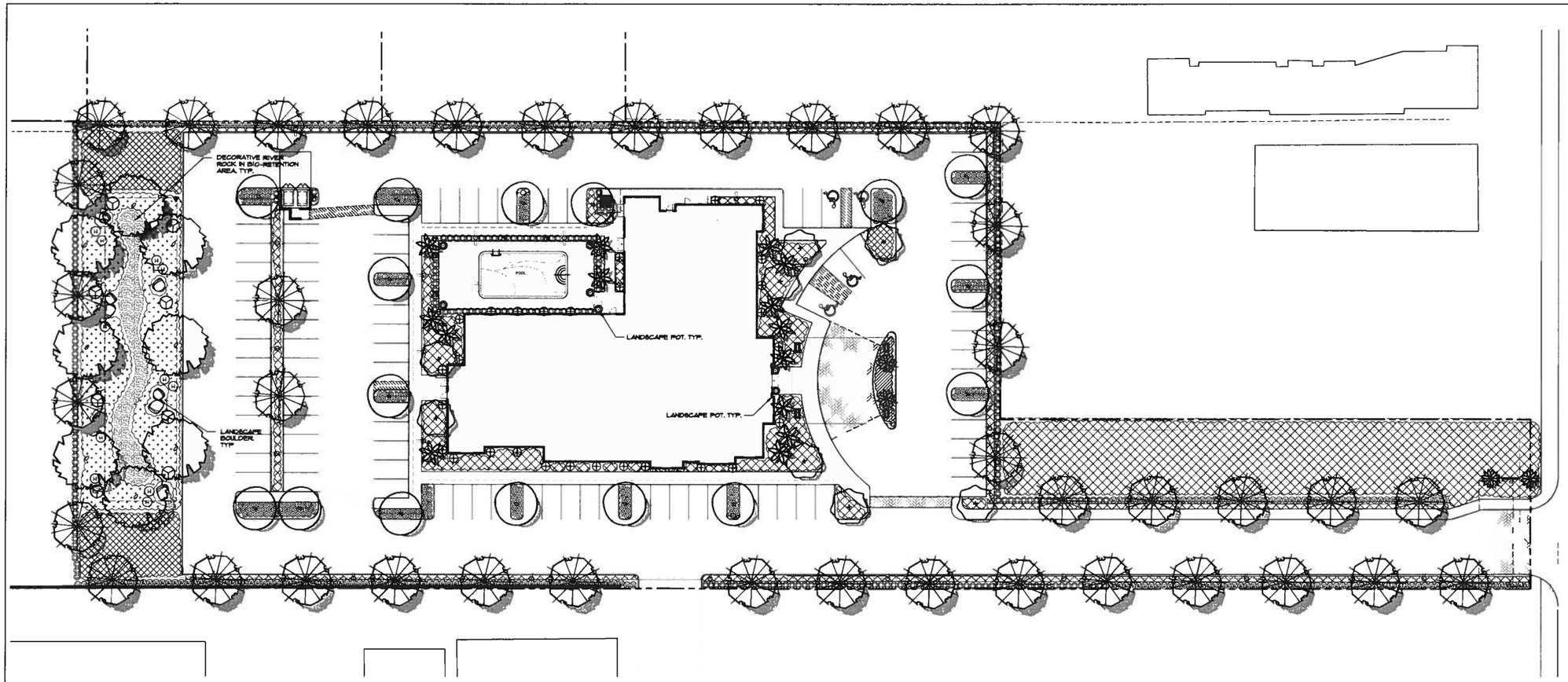
Redlands Boulevard, Loma Linda, CA
Sagemont Hotels
Banning, California

HIEX LL
ENLARGED LOBBY

SET DATE:
SEPT 26, 2013

REVISIONS:

SHEET NUMBER
A-9
OF SHEETS IN SERIES



PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS III REGION 4 WATER USAGE	REMARKS
	TREES			
	WASHINGTONIA FILIFERA 'HYBRID' CALIFORNIA FAN PALM	12'-17' B.T.H.	LOW	SKINNED
	CHAMAEROPS HUMILIS CHAMAEROPS PALM	36" BOX	LOW	(3) TRUNKS MIN. (2) TOTAL BROWN TRUNK MIN.
	ARBUTUS UNEDO 'MARINA' DWARF STRAWBERRY TREE	36" BOX	MED	LOW BRANCH DOUBLE STAKE
	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA PLANE TREE	24" BOX	MED	STANDARD DOUBLE STAKE
	RHUS LANCEA AFRICAN SUMAC	24" BOX	LOW	STANDARD DOUBLE STAKE
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	LOW	STANDARD DOUBLE STAKE
	SHRUBS / GROUNDCOVERS			
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24" BOX	LOW	NATURAL
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	LOW	NATURAL
	CALLISTEMON 'LITTLE JOHN' DWARF WEEPING BOTTLEBRUSH	5 GAL.	LOW	2'-6" O.C.
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	LOW	3'-6" O.C.
	ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY	5 GAL.	LOW	3'-6" O.C.
	AGAVE AMERICANA CENTURY PLANT	15 GAL.	LOW	AS SHOWN
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	LOW	3'-6" O.C.
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	LOW	2'-6" O.C.
	DIANELLA 'LITTLE REV' LITTLE REV DIANELLA	5 GAL.	LOW	18" O.C.
	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	5 GAL.	LOW	18" O.C.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' RUBY GLOW TEA TREE	5 GAL.	LOW	4'-6" O.C.
	PHORMIUM TENAX 'YELLOW WAVE' YELLOW WAVE NEW ZEALAND FLAX	15 GAL.	LOW	AS SHOWN
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL.	LOW	24" O.C.
	ROSMARINUS PROSTRATUS TRAILING ROSEMARY	5 GAL.	LOW	2'-6" O.C.
	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS	5 GAL.	LOW	2'-6" O.C.
	CEANOTHUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CEANOTHUS	5 GAL.	LOW	4'-6" O.C.
	SENECIO MANDRALISCAE BLUE CHALK STICKS	FLATS	LOW	6" O.C.
	FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	LOW	8" O.C.
	MUHLENBERGIA 'REGAL MIST' REGAL MIST MUHLY	1 GAL.	LOW	18" O.C.
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1 GAL.	MED	TRAIN ON WALL
	DISTICTIS BUCCINATORIA BLOOD RED TRUMPET VINE	5 GAL.	MED	SPLAY ON WALL
	BIO-RETENTION SHRUBS / GROUNDCOVERS			
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	LOW	18" O.C.
	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.	MED	18" O.C.
	ROSMARINUS OFFICINALIS 'IRENE' ROSEMARY TRAILING IRENE	1 GAL.	MED	2'-0" O.C.
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY	15 GAL.	LOW	AS SHOWN
	ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL.	LOW	AS SHOWN

DECORATIVE RIVER ROCK, BOULDERS AND POTS

LANDSCAPE BOULDERS. 2' TO 4' DIA. COLOR: 'DESERT TAN' TO MATCH RIVER ROCK

BOULDER 'A' - 24" X 24" X 24" SIZE
BOULDER 'B' - 36" X 36" X 36" SIZE
BOULDER 'C' - 48" X 48" X 48" SIZE

BOTTOM OF BIO RENTION BASIN: 30% - 1" TO 3" DIA. COLOR: LEMON COVE
50% - 2" TO 4" DIA. COLOR: LEMON COVE
20% - 4" TO 8" DIA. COLOR: LEMON COVE

LANDSCAPE POT. SIZE, COLOR AND PLANTING TO BE DETERMIONED DURING CONSTRUCTION DOCUMENTS.

NOTES:

1. INSTALL 3" LAYER OF SHREDDED/RECYCLED BARK IN ALL NON-SLOPE PLANTING AREAS, AND 1 1/2" ON GROUND COVER FROM FLATS, WHENEVER POSSIBLE.
2. ALL TREES WITHIN 6' OF PAVING TO HAVE ROOT BARRIERS FROM DEEPROOT OR EQUAL. (800) 458-1668. LINEAL APPLICATION ONLY (DO NOT WRAP ROOTBALL).
3. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
4. ENTIRE SITE SHALL BE AUTOMATICALLY IRRIGATED AND SYSTEM SHALL CONFORM WITH ABIGH REQUIREMENTS.
5. WATER CONSERVATION STATEMENT: LANDSCAPE WILL BE DESIGNED TO INCORPORATE DROUGHT TOLERANT PLANT MATERIAL ARRANGED IN SPECIFIC HYDROZONES TO SAVE WATER. SHREDDED BARK MULCH SHALL BE USED UNDER ALL SHRUB PLANTINGS TO CONSERVE SOIL MOISTURE AND COOL SOIL. THE IRRIGATION SYSTEM SHALL BE AN EFFICIENT SYSTEM WITH THE WATER APPLIED IN EXACTING AMOUNTS TO MEET ACTUAL PLANT NEEDS.
6. PRECIPITATION INTERRUPT DEVICES SHALL BE USED.
7. LANDSCAPE SHALL CONFORM WITH CITY/COUNTY REQUIREMENTS.
8. ALL UTILITY AND APPURTENANCES SHALL BE SCREENED FROM PUBLIC VIEW.
9. LANDSCAPE AND IRRIGATION PLAN IS INTENDED FOR INITIAL DESIGN AND PLANNING SUBMITTAL PURPOSES ONLY. NOT INTENDED FOR CONSTRUCTION.
10. QUANTITIES ON PLANS ARE FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.

SITE DATA:

OVERALL SITE	169,140 S.F.
REQUIRED LANDSCAPE AREA (20%)	21,828 S.F.
LANDSCAPE AREA PROVIDED	22,318 S.F.
PARKING LOT S.F.	34,320 S.F.
REQUIRED PARKING LOT LANDSCAPE AREA (8%)	2,746 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED (8%)	2,746 S.F.

NORTH

PRELIMINARY LANDSCAPE PLAN

SCALE 1"=20'-0"

0 20' 40' 60'

ROBERT F. HUTTLE ARCHITECTS, INC.
ARCHITECTURE
PLANNING
DESIGN
Phone (951) 302-4444
Fax (951) 302-4446
33133 Pebble Beach Circle
Temecula, Ca. 92592
robert.huttle@rfarch.com
www.rfarch.com

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R. DALE HADFIELD
LANDSCAPE ARCHITECT
27601 FORBES ROAD SUITE 50
LAGUNA NIGUEL, CALIFORNIA 92677
(949) 367-9275 • FAX (949) 367-9321

REGISTERED LANDSCAPE ARCHITECT
R. DALE HADFIELD
No. 1575
Signature
3/28/2014
Renewal Date
10/23/2013
Date
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

Sagemont Hotels
Banning, California

HIEX LL

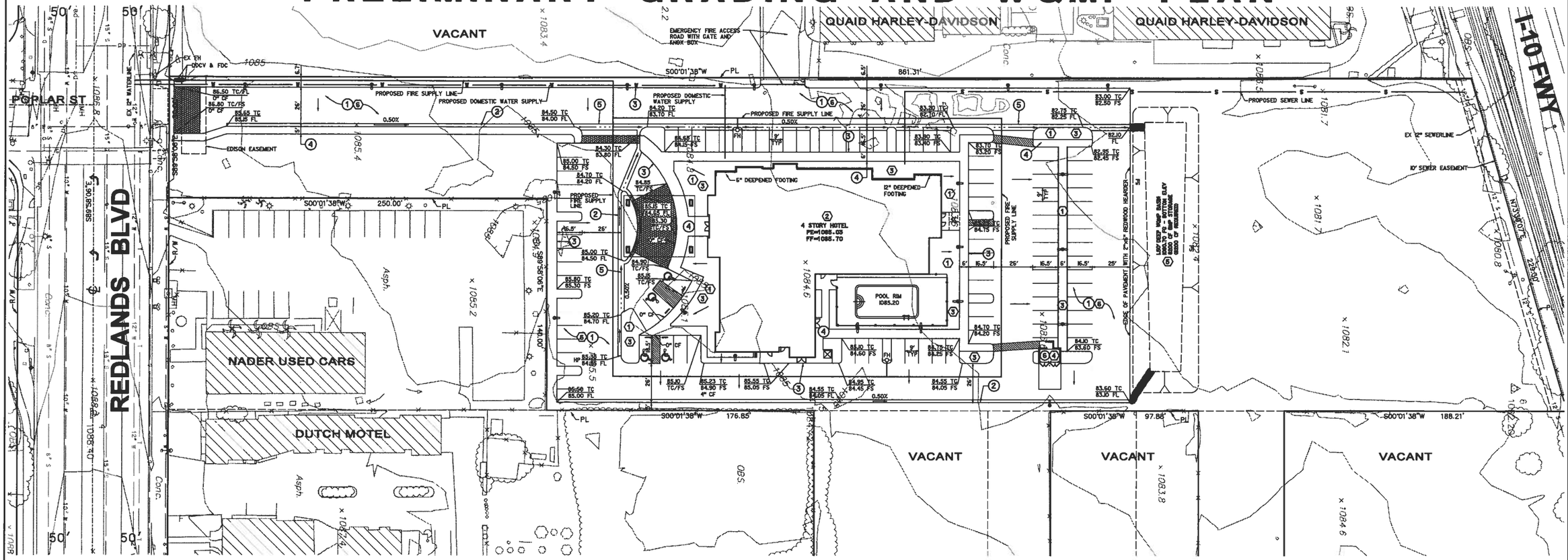
DATE LAST EDITED:
Oct. 23, 2013

REVISIONS:

Oct. 23, 2013

SHEET NUMBER
L-1
OF SHEETS IN SERIES

PRELIMINARY GRADING AND WQMP PLAN



SCALE 1"= 30'

30 0 30 60 90

LEGEND

FF	- FINISH FLOOR	——→	- DIRECTION OF FLOW
PE	- PAD ELEVATION	(XXXX.X)	- EXIST ELEV
TC	- TOP OF CURB	XXXX.X	- DESIGN ELEV
FS	- FINISH SURFACE		
PL	- PROPERTY LINE		
R/W	- RIGHT OF WAY		
GB	- GRADE BREAK		
MH	- MANHOLE		
TG	- TOP OF GRATE		
TW	- TOP OF WALL		
BOW	- BACK OF SIDEWALK		

PRELIMINARY EARTHWORK ESTIMATE

CUT - 2,100 CY
FILL - 800 CY

THESE ARE RAW QUANTITIES WITH NO ADJUSTMENTS FOR SUBSIDENCE OR SHRINKAGE.

CONSTRUCTION NOTES

1. CONSTRUCT AC PAVEMENT PER SOILS REPORT
2. CONSTRUCT 6" CURB AND GUTTER
3. CONSTRUCT 6" CURB
4. CONSTRUCT 4" PCC SIDEWALK
5. CONSTRUCT PCC RIBBON GUTTER
6. CONSTRUCT TRASH ENCLOSURE
7. CONSTRUCT UNDER SIDEWALK DRAIN

OWNER/APPLICANT:

SAGEMONT HOTELS
CONTACT - HIRAL PATEL
6071 JOSHUA PALMER WAY
BANNING, CA 92220
951-545-4888

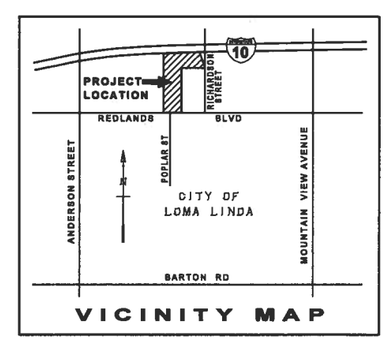
A.P.N.:

0281-162-3T

LEGAL DESCRIPTION:

WQMP/BMP NOTES

1. *SD-10: LANDSCAPE PLANTING*
2. *SD-11: ROOF RUNOFF CONTROLS*
3. *SD-12: EFFICIENT IRRIGATION*
4. *SD-32: TRASH ENCLOSURE*
5. *TC-11: INFILTRATION BASIN*
6. *PARKING LOT SWEEPING*



VICINITY MAP

Goodman & ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CALIFORNIA 92324
(909) 824-6775

REGISTERED PROFESSIONAL ENGINEER DOUGLAS L. GOODMAN No. 28500 CIVIL Exp. 3-31-14 STATE OF CALIFORNIA

DOUGLAS L. GOODMAN R.C.E. 28500
MY LICENSE EXPIRES 3-31-14
DATE

Underground Service Alert Call:TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

Designed by	Drawn by	Checked by
SH	SH	DG

PLANS PREPARED UNDER THE SUPERVISION OF
DOUGLAS L. GOODMAN
Date _____ R.C.E. 28500

Reference Plans For These Improvements

Date	By	REVISIONS	App'd

BENCH MARK - CITY OF LOMA LINDA BM 81-29
BRASS CAP IN N.E. CORNER OF CONC. CATCH BASIN ON SOUTH SIDE OF REDLANDS BLVD, 82' EAST OF CL INT. REDLANDS BLVD AND RICHARDSON ST.
ELEVATION: 1092.594

Scale

APPROVED

DIRECTOR OF PUBLIC WORKS / CITY ENGINEER RCE 47907 DATE

CITY OF LOMA LINDA
PRELIMINARY GRADING & WQMP PLAN
HOLIDAY INN EXPRESS LOMA LINDA
REDLANDS BLVD, LOMA LINDA, CA 92354

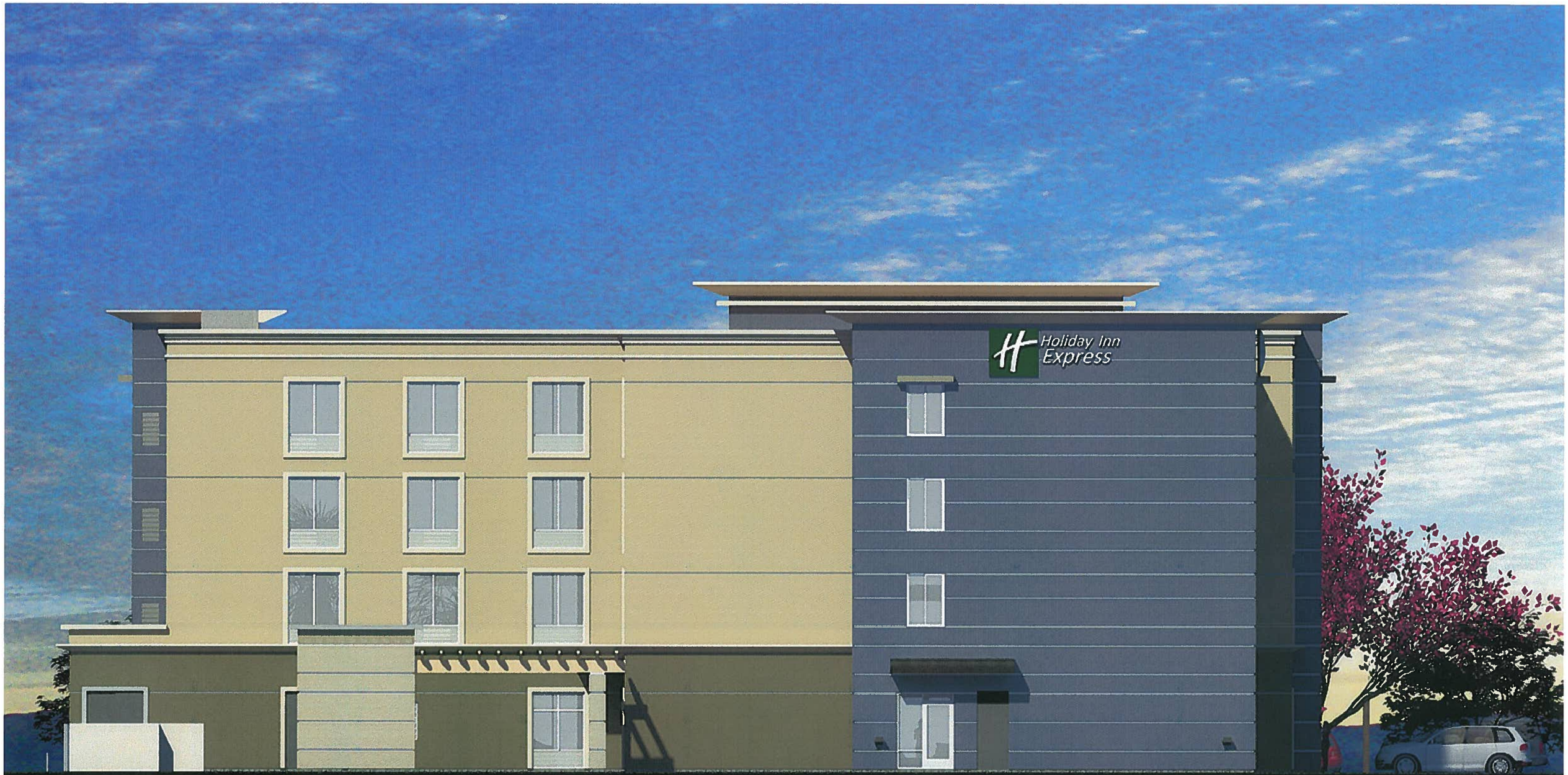
Drawing No. 1
SH. 1 OF 1

Holiday
Express
HOLIDAY INN EXPRESS LOMA L
FRONT PERSPECT

HOLIDAY INN EXPRESS LOMA LINDA

FRONT PERSPECTIVE VIEW
MATERIAL COLOR BOARD

Stucco 1 - field	Stucco 2 - accent	Stucco 3 - base	Stucco 4 - trim	Painted metal	Roof metal	Metal Windows	Stucco accent 2
Dunn-Edwards DE 6159	Dunn-Edwards DE 5776	Dunn-Edwards DE 6195	Dunn-Edwards DEC 736	eyebrows, porte cochere	standing seam roof	Aluminum windows	match color
"Bread Pudding"	"Lunar Eclipse"	"Prairie Grove"	"Flaxseed"	Dunn Edwards DE 6230	Dunn Edwards DE 6229	manufacturers white	Dunn Edwards DE 6385
				"Center Ridge"	"Calico Rock"		"Black Bean"



HOLIDAY INN EXPRESS LOMA L

NORTH ELEVAT

HOLIDAY INN EXPRESS LOMA L

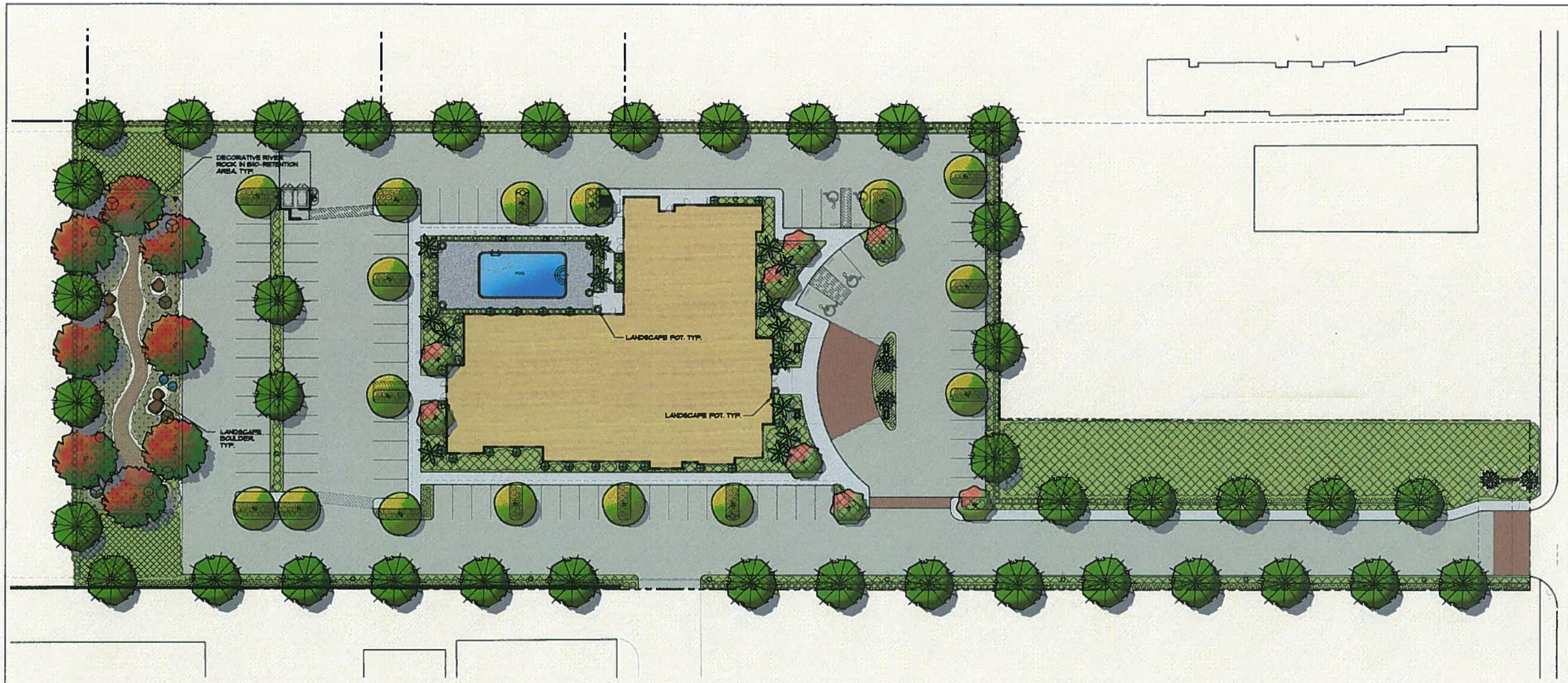
SOUTH ELEVAT

HOLIDAY INN EXPRESS LOMA L

EAST ELEVAT

HOLIDAY INN EXPRESS LOMA L

WEST ELEVAT



PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	HMCS & III REGION 4 WATER USAGE	REMARKS
	TREES			
	WASHINGTONIA FILIFERA 'HYBRID' CALIFORNIA FAN PALM	12'-17' B.T.H.	LOW	SKINNED
	CHAMAEROPS HUMILIS CHAMAEROPS PALM	36" BOX	LOW	(3) TRUNKS MIN. (FLORIDA GROWN TRUNK FIRM)
	ARBUTUS UNEDO 'MARINA' DWARF STRAWBERRY TREE	36" BOX	MED	LOU BRANCH DOUBLE STAKE
	PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA PLANE TREE	24" BOX	MED	STANDARD DOUBLE STAKE
	RHUS LANCEA AFRICAN SUMAC	24" BOX	LOW	STANDARD DOUBLE STAKE
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	LOW	STANDARD DOUBLE STAKE
	SHRUBS / GROUNDCOVERS			
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24" BOX	LOW	NATURAL
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	LOW	NATURAL
	CALLISTEMON 'LITTLE JOHN' DWARF WEEPING BOTTLEBRUSH	5 GAL.	LOW	2'-6" O.C.
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	LOW	3'-6" O.C.
	ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY	5 GAL.	LOW	3'-6" O.C.
	AGAVE AMERICANA CENTURY PLANT	5 GAL.	LOW	AS SHOWN
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	LOW	3'-6" O.C.
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	LOW	2'-6" O.C.
	DIANELLA 'LITTLE REV' LITTLE REV DIANELLA	5 GAL.	LOW	18" O.C.
	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	5 GAL.	LOW	18" O.C.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' RUBY GLOW TEA TREE	5 GAL.	LOW	4'-6" O.C.
	PHORMIUM TENAX 'YELLOW WAVE' YELLOW WAVE NEW ZEALAND FLAX	15 GAL.	LOW	AS SHOWN
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL.	LOW	24" O.C.
	ROSMARINUS PROSTRATUS TRAILING ROSEMARY	5 GAL.	LOW	3'-6" O.C.
	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS	5 GAL.	LOW	2'-6" O.C.
	CEANOTHUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CEANOTHUS	5 GAL.	LOW	4'-6" O.C.
	SENECIO MANDRALISCAE BLUE CHALK STICKS	FLATS	LOW	6" O.C.
	FESTUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	LOW	8" O.C.
	MUHLENBERGIA 'REGAL MIST' REGAL MIST MUHLY	1 GAL.	LOW	18" O.C.
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1 GAL.	MED	TRAIN ON WALL
	DISTICTIS BUCCINATORIA BLOOD RED TRUMPET VINE	5 GAL.	MED	SPLAY ON WALL
	BIO-RETENTION SHRUBS / GROUNDCOVERS			
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	LOW	18" O.C.
	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL.	MED	18" O.C.
	ROSMARINUS OFFICINALIS 'IRENE' ROSEMARY TRAILING IRENE	1 GAL.	MED	2'-6" O.C.
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY	5 GAL.	LOW	AS SHOWN
	ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL.	LOW	AS SHOWN
	DECORATIVE RIVER ROCK, BOULDERS AND POTS			

LANDSCAPE BOULDERS, 2' TO 4' DIA. COLOR: 'DESERT TAN' TO MATCH RIVER ROCK

BOULDER 'A' - 24" X 24" X 24" SIZE
BOULDER 'B' - 36" X 36" X 36" SIZE
BOULDER 'C' - 48" X 48" X 48" SIZE

BOTTOM OF BIO RENTION BASIN: 30% - 1' TO 3' DIA. COLOR: LEMON COVE
50% - 2' TO 4' DIA. COLOR: LEMON COVE
20% - 4' TO 8' DIA. COLOR: LEMON COVE

LANDSCAPE POT, SIZE, COLOR AND PLANTING TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS.

NOTES:

1. INSTALL 3" LAYER OF SHREDDED/RECYCLED BARK IN ALL NON-SLOPE PLANTING AREAS, AND 1 1/2" ON GROUND COVER FROM FLATS, WHENEVER POSSIBLE.
2. ALL TREES WITHIN 6' OF PAVING TO HAVE ROOT BARRIERS FROM DEEPROOT OR EQUAL. (800) 458-1668. LINEAL APPLICATION ONLY (DO NOT WRAP ROOTBALL)
3. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
4. ENTIRE SITE SHALL BE AUTOMATICALLY IRRIGATED AND SYSTEM SHALL CONFORM WITH ASNSI REQUIREMENTS.
5. WATER CONSERVATION STATEMENT: LANDSCAPE WILL BE DESIGNED TO INCORPORATE DROUGHT TOLERANT PLANT MATERIAL ARRANGED IN SPECIFIC HYDROZONES TO SAVE WATER. SHREDDED BARK MULCH SHALL BE USED UNDER ALL SHRUB PLANTINGS TO CONSERVE SOIL MOISTURE AND COOL SOIL. THE IRRIGATION SYSTEM SHALL BE AN EFFICIENT SYSTEM WITH THE WATER APPLIED IN EXACTING AMOUNTS TO MEET ACTUAL PLANT NEEDS.
6. PRECIPITATION INTERRUPT DEVICES SHALL BE USED.
7. LANDSCAPE SHALL CONFORM WITH CITY/COUNTY REQUIREMENTS.
8. ALL UTILITY AND APPURTENANCES SHALL BE SCREENED FROM PUBLIC VIEW.
9. LANDSCAPE AND IRRIGATION PLAN IS INTENDED FOR INITIAL DESIGN AND PLANNING SUBMITTAL PURPOSES ONLY. NOT INTENDED FOR CONSTRUCTION.
10. QUANTITIES ON PLANS ARE FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS.

SITE DATA:

OVERALL SITE	168,149 S.F.
REQUIRED LANDSCAPE AREA (20%)	31,628 S.F.
LANDSCAPE AREA PROVIDED	32,318 S.F.
PARKING LOT S.F.	34,329 S.F.
REQUIRED PARKING LOT LANDSCAPE AREA (8%)	2,746 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED (8%)	2,746 S.F.

NORTH

PRELIMINARY LANDSCAPE PLAN

SCALE 1"=20'-0"

0 20' 40' 80'

ROBERT F. TUTTLE ARCHITECTS, INC.
Phone (951) 302-5444
Fax (951) 302-4446
33533 Pebble Brook Circle
Temecula, Ca 92592
robert.tuttle@rfarch.com
www.rfarch.com

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

R. DALE HADFIELD
LANDSCAPE ARCHITECT
27601 FORBES ROAD SUITE 50
LAGUNA NIGUEL, CALIFORNIA 92677
(949) 367-9275 • FAX (949) 367-9321

REGISTERED LANDSCAPE ARCHITECT
R. DALE HADFIELD
Signature
7/29/2014
Date of Exam
10/23/2013
Date
STATE OF CALIFORNIA

Holiday Inn Express Loma Linda

Redlands Boulevard, Loma Linda, CA

Sagemont Hotels
Banning, California

HIEX LL

DATE LAST EDITED:
Oct. 23, 2013

REVISIONS:

Oct. 23, 2013

SHEET NUMBER
L-1
OF SHEETS IN SERIES

California Fan Palm
Size: 12’-17’- BTH” Number: 14

Chamaerops Palm
Size 36” box Number: 4

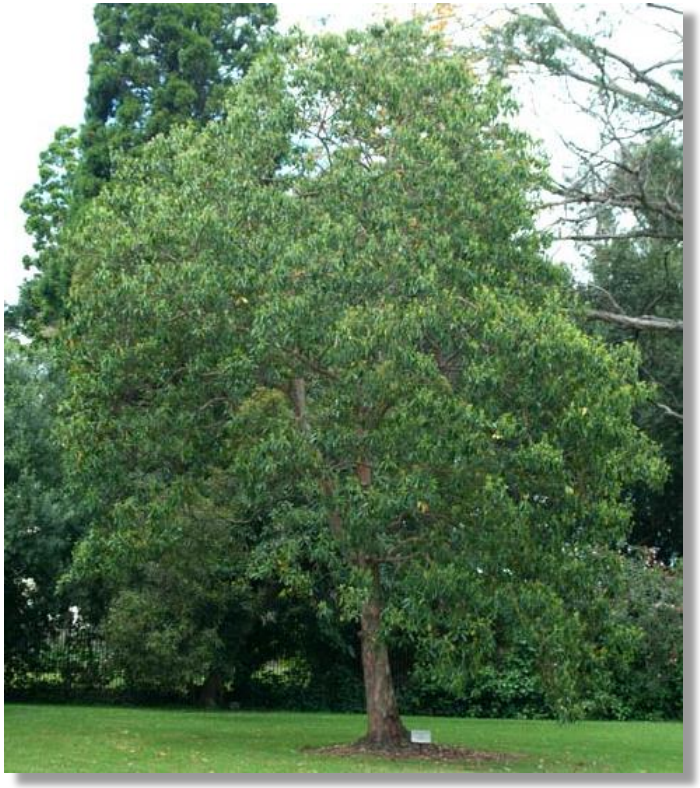
EXHIBIT – E

Dwarf Strawberry Tree
Size: 36” box Number: 8

Columbia Plane Tree
Size: 24” box Number: 8

African Sumac
Size: 24” box Number: 16

Brisbane Box
Size: 24” box Number: 40



Italian Cypress
Size: 24” box

Fern Pine
Size: 24” box

Number: 28 (combined)

Dwarf Weeping Bottlebrush
Size: 5 gallon
Number: Within parking lot landscape fingers

Coast Rosemary
Size: 5 gallon
Number: Dispersed along edges of site

Upright Rosemary
Size: 5 gallon
Number: Dispersed along edges of site

Dwarf Strawberry
Size: 15 gallon Number: 8

Blue hibiscus
Size: 5 gallon Number: 11

Minutes City of Loma Linda

Community Development

Planning Commission

Regular Meeting of August 7, 2013

A regular meeting of the Planning Commission was called to order by Vice Chairman Rojas at 7:20 p.m., Wednesday, August 7, 2013, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Miguel Rojas, Vice Chairman
Carolyn Palmieri
Fred Khosrowabadi

Commissioners Absent: John Nichols, Chairman
Nikan Khatibi

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

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

PC-13-18 – Public Hearing - Precise Plan of Design (PPD) No. 13-07, Tentative Parcel Map 13-32 (No. 19452), Variance No. 13-067 – A request to develop an 87-Unit apartment project for property at 25259-25303 Van Leuven Street, located in the R-3 High Density Zone. The project includes a request for a Variance to reduce to the rear yard setback requirement and allow a wall that exceeds 6-feet in height along the rear property line and a request to consolidate seven parcels into one parcel. The property has a General Plan Land Use Designation of Very High Density Residential (0-20 du/ac) and is located in the R-3 High Density Zone

Vice Chairman Rojas introduced the item and opened the public hearing.

Associate Planner Guillermo presented the staff report into evidence. He indicated that Hogle-Ireland, Inc. prepared the Initial Study Mitigated Negative Declaration and also reviewed the Noise Study, Traffic Study and Air Quality Study for inclusion in the Initial Study. Christopher Brown, Director of Environmental Services with Hogle-Ireland was available to answer any questions.

Planning Commission congratulated staff and applicant for presenting an attractive and well-thought out project and on the copious use of trees and landscaping. Staff clarified that the rear set back variance request was for 0' rear set back, moving the handicap parking closer to the building was not possible as the parking nearer the buildings was enclosed garages, that the basketball court hoop was already against the back of a garage unit not a walkway, and that garages were of sufficient size to accommodate storage of bicycles rather than providing outdoor bike racks.

Applicant was agreeable to the use of stamped or colored concrete to delineate pedestrian path of travel where sidewalks from Van Leuven cross the interior driveway, as well as the addition of benches near the walkways under the trees.

In response to questions regarding the AC units, Terry Adkins with the Atlas Group noted that the AC units were located on the deck area of each unit.

No comments were offered by the public and Vice Chairman Rojas closed the public hearing.

Motion by Palmieri, seconded by Khosrowabadi and carried to approve staff recommendation to recommend that City Council adopt the Mitigated Negative Declaration, and approve Precise Plan of Design No. 13-78, Tentative Parcel Map No. 13-32 and Variance No. 13-67, based on the Findings and subject to the Conditions of Approval. Nichols and Khatibi absent.

PC-13-19 – Public Hearing - Development Code Amendment (DCA) No. 13-080 – A city initiated request to add to the Loma Linda Municipal Code (LLMC), Chapter 17.105 – Formula-Based Fast Food Restaurant and Section 17.105.010 to Title 17 (Zoning), and Section 17.02.205 – Formula-Based Fast Food Restaurants to Chapter 17.02 (Introduction and Definitions), to define and add specific provisions and regulations relating to formula based fast food restaurants in the City of Loma Linda

Vice Chairman Rojas introduced the item and opened the public hearing.

Assistant City Manager Bolowich presented the staff report into evidence, indicating that both Planning Commission and City Council have had discussions regarding drive through businesses, along with extensive citizen input over the last year or so. Working closely with the Loma Linda University Public Health Department, staff has developed the proposed Development Code Amendment which reflects the desires of the community but is still fair and clearly enforceable. This proposed Development Code Amendment limits the drive through component only and does not limit walk-in, sit down fast food type restaurants. It does limits new or replacement of existing fast food restaurants with a drive through, but with the attempt to not penalize existing restaurants.

He continued, indicating there are three parts – 1) defining Formula-Based Fast Food, (proposed LLMC Section 17.02.205); 2) clarifying that existing Formula-Based Fast Food drive through restaurants are existing, non-conforming and will be allowed to continue to operate, can be bought and sold, will be allowed to remodel with no increase in square footage, and can be replaced as it currently exists; and 3) existing establishments must stay in continuous operation.

Dick Wiley addressed the Planning Commission regarding the definition of a franchise and possible future economic loss to the City.

Vice Chairman Rojas responded that in his opinion the proposed DCA does not deter businesses but rather attracts the kinds of restaurants that make the city distinctive.

Commissioner Palmieri felt that rather than deterring businesses from locating in Loma Linda, it would attract more sit-down type restaurants.

No additional public comments were offered by the public and Vice Chairman Rojas closed the public hearing.

Motion by Khosrowabadi, seconded by Palmieri and carried to approve staff recommendation to recommend that City Council adopt Development Code Amendment (DCA) No. 13-080 – Regulations Relating to Formula Based Fast Food Restaurants. Nichols and Khatibi absent.

PC-13-20 – Approval of Minutes of July 17, 2013

Motion by Rojas, seconded by Palmieri and carried to approve the minutes of July 17, 2013 as presented. Nichols and Khatibi absent.

REPORTS BY PLANNING COMMISSIONERS

None.

REPORTS BY STAFF

Assistant City Manager Bolowich indicated that the Memory Care facility at New Jersey and Orange Streets was close to obtaining their Certificate of Occupancy and would like to start the September 4, 2013 meeting of the Planning Commission at 6:00 p.m. to facilitate a walk-thru of the facility.

The meeting adjourned at 8:23 p.m. to 6:00 p.m., September 4, 2013.

Minutes approved at the meeting of_____.

_____
Barbara Nicholson
Deputy City Clerk