

Attachment A

Site Location Map

**GPA NO. 11-07, ZC NO. 11-08, TPM
NO. 11-92 AND PPD NO. 11-09**

August 3, 2011

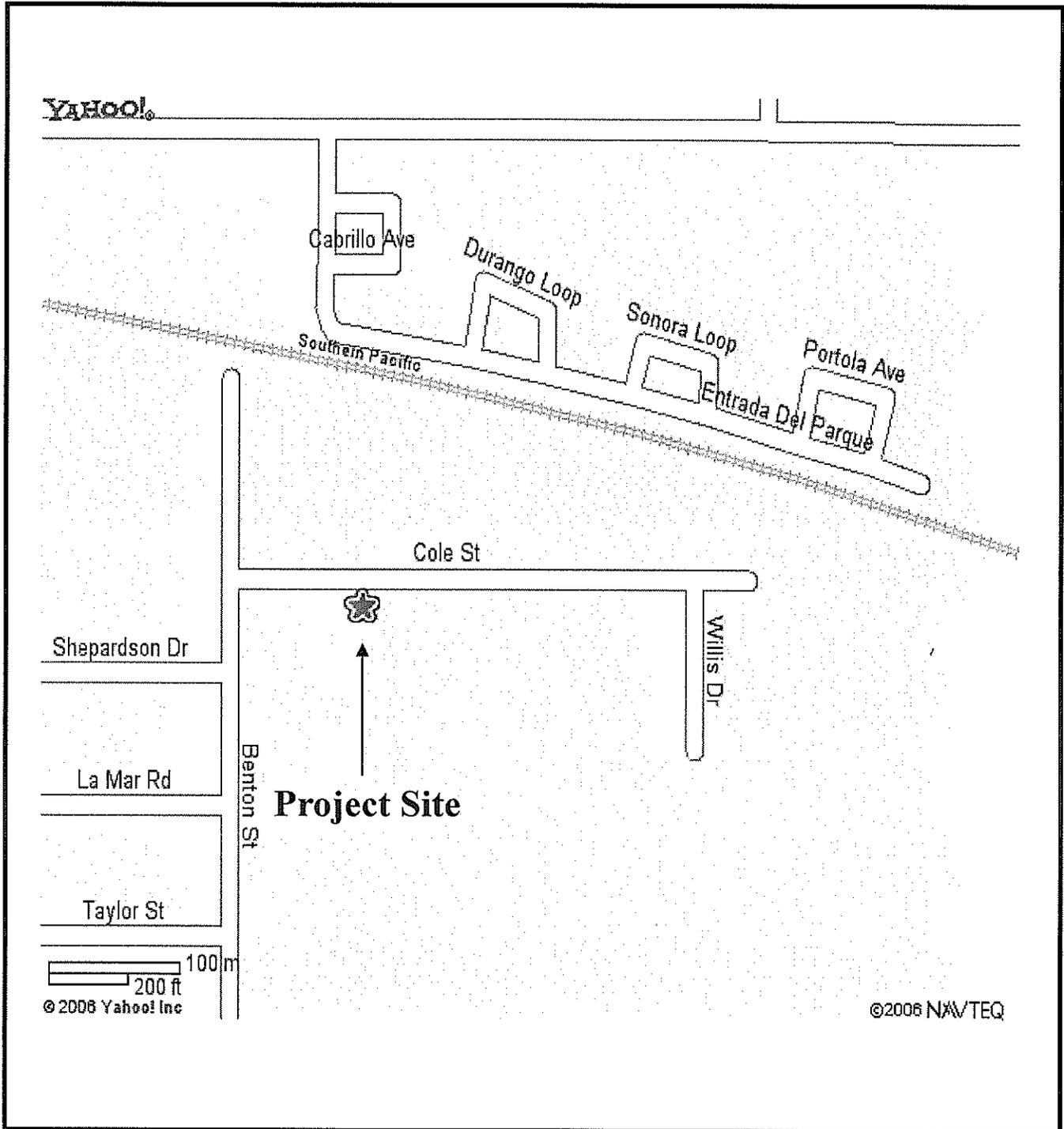


City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Location Map

Linda Valley Villa Project

Attachment B

Mitigated Negative Declaration (NOI/Initial Study)

**GPA NO. 11-07, ZC NO. 11-08, TPM
NO. 11-92 AND PPD NO. 11-09**

August 3, 2011

CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT

CLERK OF THE
BOARD OF SUPERVISORS
11 JUL 14 PM 2:44
COUNTY OF SAN BERNARDINO
CALIFORNIA

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent (NOI) to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: LINDA VALLEY VILLA EXPANSION PROJECT

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Allan Penaflorida **Area Code/Telephone:** 909-799-2830

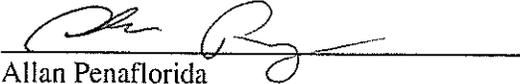
Project Location (include county): The proposed project is located at 25383 Cole Street in the City of Loma Linda. Specifically, the project site is on the south side of Cole Street just north of the VA Medical Center and related parking lot, and immediately east of the existing Linda Valley Care Center.

Project Description: A request to expand the existing Linda Valley Care Center, an 83-bed skilled nursing facility, located at 25383 Cole Street in the City of Loma Linda. The expansion would include the construction of a 46-unit (53-bed) assisted living residence with a designated secured memory care unit for up to 28 residents with Alzheimer's disease and related dementia. The two-story, 34,308 square-foot assisted living residence would be located east and adjacent to the existing Linda Valley Care Center building. The proposed site plan links the existing Linda Valley Care Center and proposed 46-unit residence with continuous on-site roadways, shared parking area, and a main entry and exit at the site.

The project site is not included on any lists compiled pursuant to §65962.5 of the Government Code for soil, ground water, and/or other types of contaminants.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, July 14, 2011** and end on **Wednesday, August 3, 2011**. The NOI/Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road and the Loma Linda Library, 25581 Barton Road, at the east end of the Civic Center.

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the **Planning Commission** in a public hearing on **Wednesday, August 3, 2011**, at 7:00 p.m. in the Council Chambers located at the main lobby of City Hall (address listed above).

Signature: 
Allan Penaflorida

Title: Assistant Planner
Date: July 14, 2011

CITY OF LOMA LINDA
ENVIRONMENTAL CHECKLIST FORM
AND INITIAL STUDY

Project Title: LINDA VALLEY CARE CENTER EXPANSION PROJECT
(GPA 11-07; Zone Change 11-08; and PPD No. 11-11-09)

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

Contact Person: Allan Penafloida
Phone Number: (909) 799-2839

Project Sponsor: Chancellor Health Care, LLC
Address: 115 Johnson Street
Windsor, CA 95492

General Plan Designation: High Density Residential

Zone: Multiple-Family Residential (R-3)

Project Location (Address/Nearest cross-streets): The Proposed Project is the expansion of the existing Linda Valley Care Center located at 25383 Cole Street in the City of Loma Linda. Specifically, the Project Site is on the south side of Cole Street, east of Benton Street, and adjacent to the VA Medical Center to the south. (refer to Figure 1: Regional Location Map and Figure 2: Vicinity Map).

Project Description: Chancellor Health Care is proposing to expand the existing Linda Valley Care Center, a 83-bed skilled nursing facility within one phase and on the property of the existing facility. A Parcel Map, as part of the Proposed Project, will be filed to create one parcel totaling three acres (merging Lot 18; APN: 0284-142-06 with Lot 19, APN:0284-142-29. The Project would also include a General Plan Amendment (GPA), Zone Change, and a Precise Plan of Design (PPD) for the construction of a 46-unit (53-bed) assisted living residence with a designated secured memory care unit for up to 28 residents with Alzheimer's disease and related dementia. The two-story, 34,308 square-foot assisted living residence would generate an estimated 30.5 new jobs. The proposed GPA would change the existing land use designation on Lot 18; APN: 0284-142-06 from High Density Residential to Institutional, and the proposed zone change would change the existing zoning on Lot 18; APN: 0284-142-06 from Multiple-Family (R-3) to Institutional (I) to allow for the operation of an assisted living residence. This Project would be classified as an infill; however because of the proposed GPA the City has determined that the Project is subject to CEQA review.

The proposed site plan (see Figure 3) links the existing Linda Valley Care Center and proposed 46-unit residence expansion with continuous on-site roadways, shared parking area, and a main entry and exit at the site.

Surrounding Land Uses and Setting (Briefly describe the project's surroundings): The Project Site is surrounded by residential development to the north and east, the VA Medical Center to the south, and the Linda Valley Villa (a 98-apartment retirement community) to the west.

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.

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

DETERMINATION

On the basis of this initial evaluation:

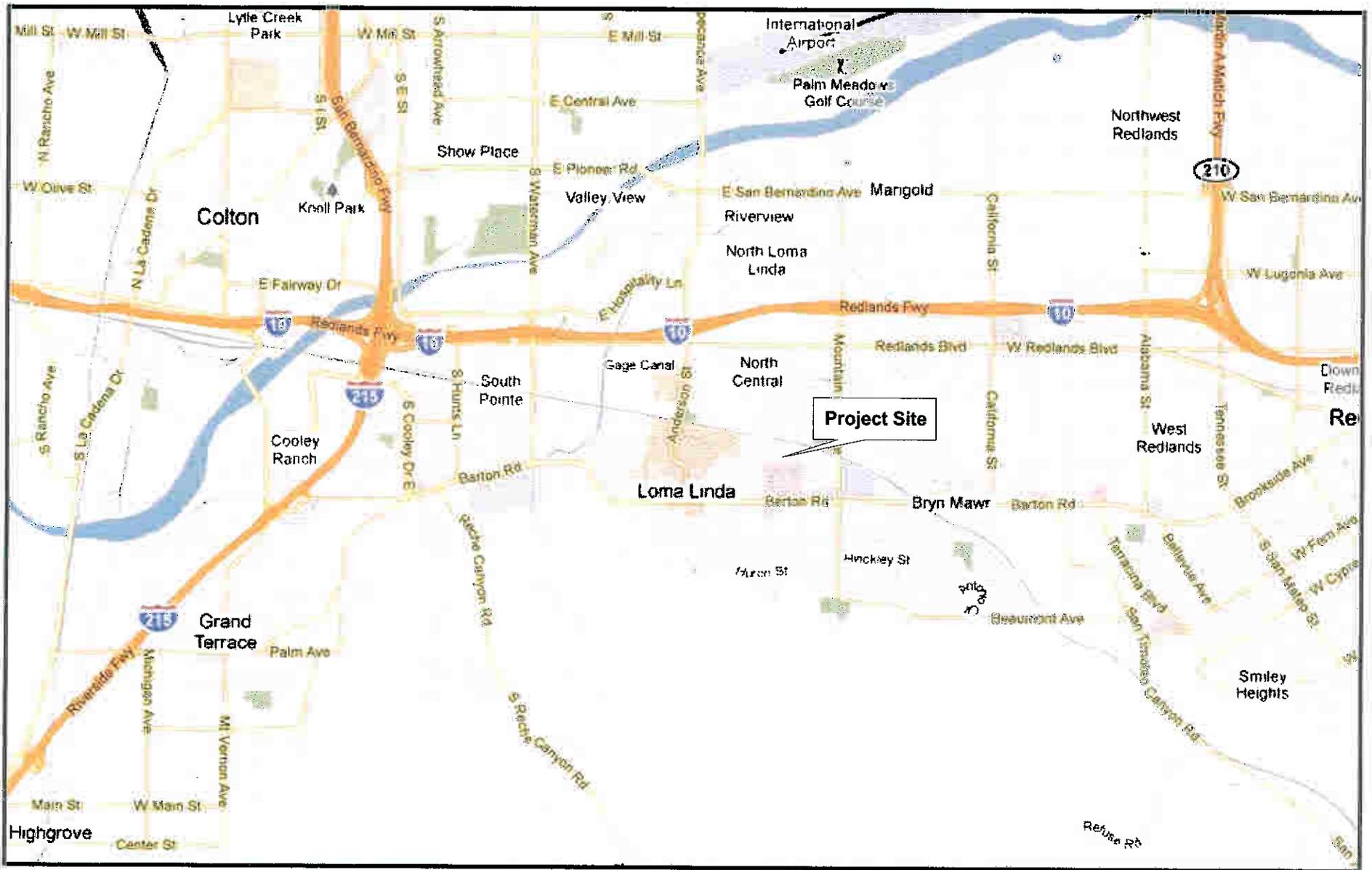
- () I find that the Proposed Project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- (✓) I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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: _____

Natalie F. Patty

Date: _____

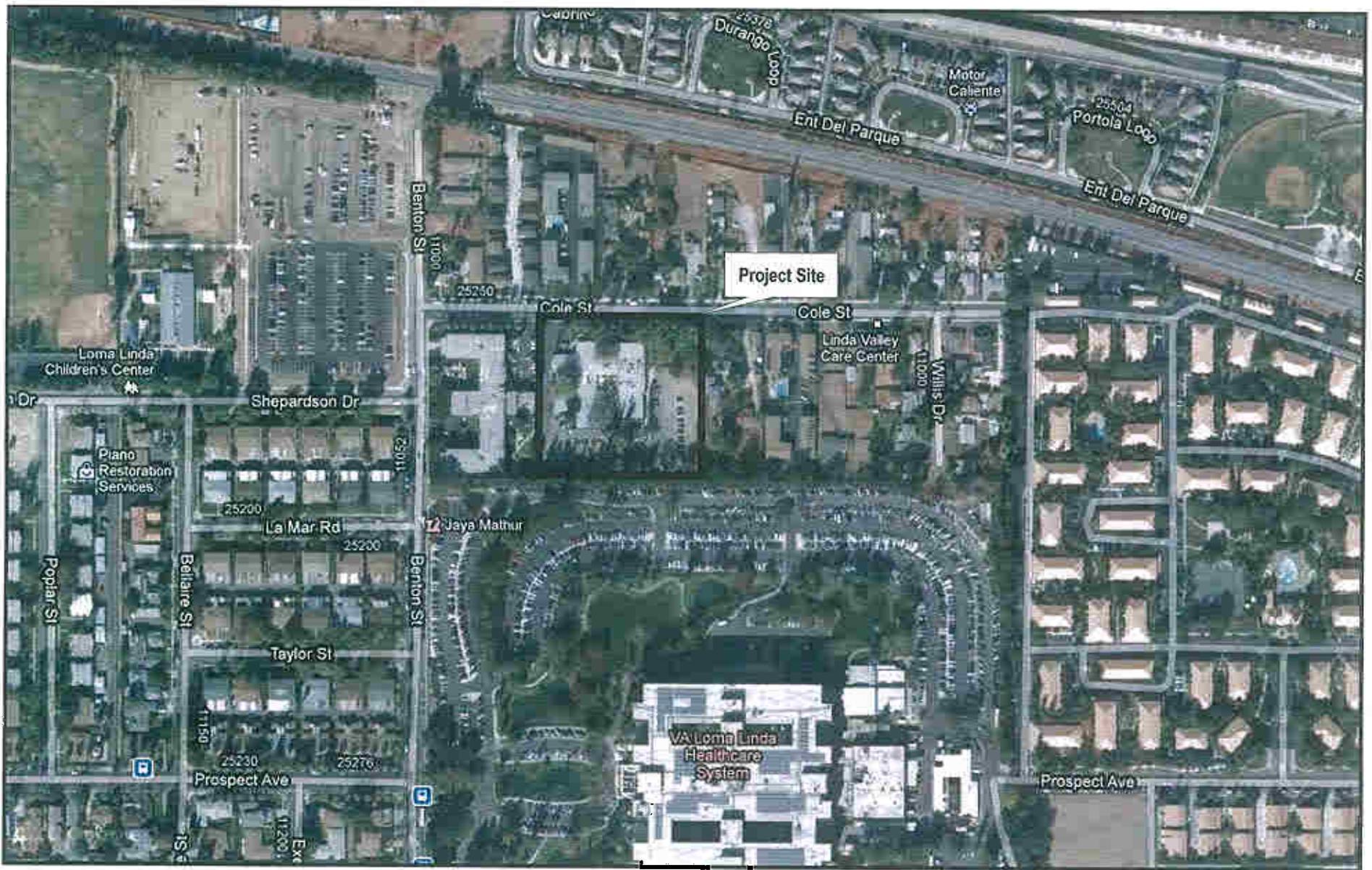
June 22, 2011



Regional Location

Linda Valley Care Center Expansion Project
25383 Cole Street, Loma Linda, CA

Figure 1

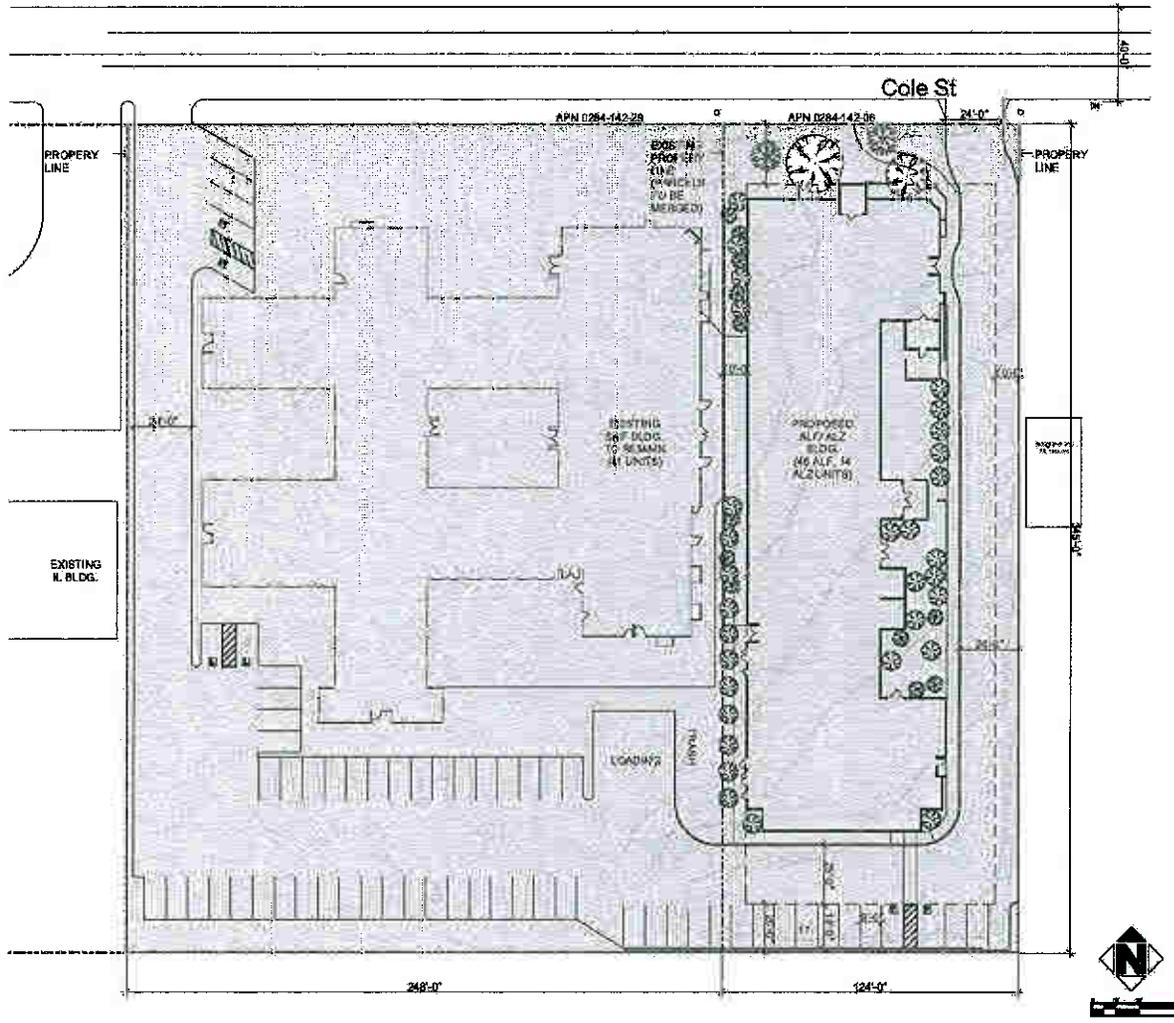


Vicinity Map

Linda Valley Care Center Expansion Project
25383 Cole Street, Loma Linda, CA

Figure 2





PROJECT DATA

UNIT #	Unit Type	Area	Qty	Area F.	Total B/F
A04	ASSISTED LIVING - STUDIO	1	30	306	7,800
A06	ASSISTED LIVING - STUDIO	1	2	361	762
A14	ASSISTED LIVING - 1 BED	1	14	352	7,294
A1A1	ASSISTED LIVING - 1 BED	1	1	356	356
A1B	ASSISTED LIVING - 1 BED	1	2	348	1,096
Z0A	ALZHEIMER - 2BED	2	7	365	2,774
			33	141	30,984

SITE DATA:

NOTE: PARCEL MAP WILL MERGE LOT 10 WITH LOT 10 TO THE WEST. THE PROPOSED NEW DEVELOPMENT WILL ADD THE ASSISTED LIVING & ALZHEIMERS COMPONENT THE CLIENT IS CURRENTLY MISSING.

ADDRESS: 25383 Cole St, Loma Linda, CA, 92314
 APN: 0264-142-26, 0264-142-08

PROJECT SCOPE: NEW 46 UNIT ASSISTED LIVING RESIDENCE WITH SECURED MEMORY CARE UNITY FOR 14 RESIDENTS.
 EXISTING ZONING: R-3
 EXISTING GENERAL PLAN: MED. RESIDENTIAL

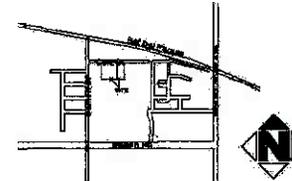
OCCUPANCY GROUP: R-2.1
 CONSTRUCTION TYPE: Type V-A

BUILDING FOOTPRINT	17,761 S.F.
BUILDING GROSS AREA	34,308 S.F.
SITE AREA	42,780 S.F. (99 A.C.)
DRIVEWAYS/PARKING (CONTIGUOUS AREAS)	12,680 S.F.
LOT COVERAGE	41% (60% MAX.)
DENSITY	2.4 (4.5 MAX.)

PARKING: (44 SPACES REQUIRED FOR BOTH BUILDINGS TOTAL)

NEW ON SITE	12 SPACES (INCLUDING 2 H.C.)
EXISTING SITE	30 SPACES (INCLUDING 4 H.C.)
TOTAL PARKING PROVIDED	42 SPACES (INCLUDING 6 H.C.)

VICINITY MAP



Site Plan

Loma Linda Care Center Expansion Project
 25383 Cole Street, Loma Linda, CA

Figure 3

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a) Have a substantial 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) **No Impact/Less Than Significant Impact With Mitigation Incorporated.** According to the City's General Plan, the project site is not within a scenic vista/scenic highway view corridor. Nearby streets including local portions of Benton Street and Cole Street are not considered scenic routes. There are no scenic vistas that would be impacted by the Proposed Project.

The site and surrounding area is established and contains a number of mature trees that may be considered a scenic resource. Implementation of the following mitigation measure would ensure visual impacts from the removal of trees would be reduced to a less than significant level:

- Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.**

c) **No Impact.** The Project Site is on the south side of Cole Street just north of the VA Medical Center and related parking lot, and immediately east of the existing Linda Valley Care Center. Expansion of the Linda Valley Care Center would not degrade the existing visual character of the site or its surroundings. No impact would result.

d) **Less than Significant Impact with Mitigation Incorporated.** Potentially sensitive receptors to light and glare impacts associated with the expansion project include residential development to the north and east. To ensure potential impacts from light are reduced to a less than significant level, the following mitigation measure shall be implemented:

- Prior to issuance of a Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to the City showing the exact locations of light poles and the proposed orientation and shielding of the**

fixtures to prevent light and/or glare to existing residences to the east and north.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	()	()	()	(✓)
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	()	()	()	(✓)
<p>c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</p>	()	()	()	(✓)
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	()	()	()	(✓)
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest</p>	()	()	()	(✓)

Comments:

a, c, e) **No Impact.** In 1982, under Legislative mandate (Government Code § 65570), the State Department of Conservation (DOC) was required to collect and/or acquire data on lands

converted to/from agricultural use. The purpose for collecting such information was to provide decision makers with maps and statistical data on the conversion of farmland and grazing land that would assist in the land use planning process. Important Farmland maps are prepared biannually by the DOC Division of Land Resource Protection are heavily based on soil classification data from the U.S.D.A. Natural Resources Conservation Service (NRCS) and water availability determined by the State Department of Water Resources. Utilizing this information, land is classified into one of eight categories (five relating to farming and three associated with nonagricultural purposes) these include: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land. According to maps prepared in 2008 by the California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program, the Project Site does not occur within any of these eight categories. Therefore, no impacts would result.

- b) **No Impact.** The California Land Conservation (Williamson) Act of 1965 was adopted to regulate the conversion of farmland/agricultural land into non-agricultural use and control urban expansion. The Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or open space use. The landowners in turn incur tax benefits through a reduction in tax assessments. According to the California Land Conservation (Williamson) Act 2010 Status Report, the County of San Bernardino held Williamson Act Contracts totaling approximately 4,542 acres (including term and nonrenewal contracts).

No portion of the Project Site is contracted under the Williamson Act. Therefore the Proposed Project and its location would not impact any Williamson Act land conservation contract. Upon approval of the Proposed Project, an amendment to the City of Loma Linda General Plan would allow for the proposed uses. Approval of the Proposed Project would not conflict with current zoning or other uses surrounding the Project Site. No impacts would result.

- d) **No Impact.** The Project Site is located on the south side of Cole Street in a developed area. No portion of the Project Site occurs within forest land, and approval of the proposed GPA and PPD to allow for the expansion of the existing Loma Linda Care Center would not result in the loss of forest land or convert forest land to a non-forest use. No impacts 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. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	()	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	()	(✓)	()	()

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

Comments:

a) **No Impact.** The Proposed Project is the expansion of Linda Valley Care Center, an existing 83-bed skilled nursing facility to add a 46-unit (53-bed) assisted living residence. 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 care facility expansion is not anticipated to significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan.

b/c) **Less than Significant with Mitigation Incorporated.** Proposed site development and construction was screened using CalEEMod version 2011.1.1 prepared by the SCAQMD. This model is used to generate emissions estimates for land use development projects. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM₁₀ and PM_{2.5}). Two of these, ROG and NO_x, are ozone precursors. Emissions assumptions were based on CalEEMod default values (worst case scenario) for 46-units Assisted Living 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 that are not anticipated to occur for more than 8 months. Refer to Table 1 for the resulting construction emissions modeled for the Proposed Project.

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

Source/Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation	4.4	35.6	20.1	0.0	7.7	1.9
Grading	3.4	29.5	16.7	0.0	6.5	1.6
Building Construction	5.4	26.3	17.1	0.0	1.9	1.9
Paving	3.4	20.7	12.3	0.0	1.8	1.8
Architectural Coating	24.5	3.2	2.0	0.0	0.3	0.3
Highest Value (lbs/day)	24.5	35.6	20.1	0.0	7.7	1.9
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod
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 3-week (at a minimum) coating schedule. Therefore, the Applicant shall comply with the following mitigation measure:

3. The construction schedule shall include a three-week (at a minimum) 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 (PM₁₀). The project shall comply with, Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source; and the AQMP, which identifies Best Available Control Technologies (BACT) for area sources and point sources, respectively. This would include, but not be limited to the following BACMs and BACTs:

1. The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 - (b) The project proponent shall ensure that all disturbed areas are treated to prevent erosion.
 - (c) The project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

Exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the area. Although the Proposed Project would not exceed SCAQMD thresholds during construction, the District will be required to implement the following conditions as required by SCAQMD:

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

Operational Emissions

The operational mobile source emissions were calculated using the default values generated within the CalEEMod model for Assisted Living. The Hearth values (i.e., wood burning fireplaces) have been turned off in the model as none are proposed. Trips associated with the project consist of approximately 126 trips per day. Operational Emissions associated with the proposed project is listed in Table 2.

Table 2
Operational Emissions Summary
(Pounds Per Day)

Source	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Mobile Source	2.4	2.8	8.7	1.5	0.1
Energy Source	0.0	0.2	0.1	0.0	0.0
Area Source	2.6	0.2	15.3	2.0	2.0
Totals	0.1	0.1	0.3	0.1	0.0
SCAQMD Threshold	55	55	550	150	55
Significance	No	No	No	No	No

Source: CalEEMod

- d) **Less than Significant Impact.** Nearby sensitive receptors include on-site patients, patients at the adjacent VA Hospital and residential development to the north and east. 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. Less than significant impact is anticipated.

- e) **Less than Significant Impact.** The proposed end use of assisted living residence is not anticipated to generate emissions that could generate objectionable odors. Less than significant impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	()	()	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	()	()	()	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	()	()	()	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	(✓)	()
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	()	()	()	(✓)

Comments:

- a) **No Impact.** 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 Figure 9.3 of the General Plan, the

site and surrounding area is developed and includes urban landscaping. The site is developed with structures and asphalt parking areas. The remaining portion of the property that is proposed for expansion is planted in turf and used for parking.

- b) **No Impact.** According to Figure 9.3 of the City's General Plan, no riparian habitat occurs on or near the Project Site. The site is developed with structures and asphalt parking areas. The remaining portion of the property that is proposed for expansion is planted in turf and used for parking. 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 Game or U.S. Fish and Wildlife Service.
- c) **No Impact.** 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, because the portion of the Project Site proposed for the expansion currently serves as an employee parking area for the Linda Valley Care Center and is not within an identified protected wetland, nor near any drainage.
- d) **No Impact.** 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, because the area surrounding is developed and the portion of the Project Site proposed for the expansion is currently used for employee parking.
- e) **Less than Significant Impact.** The Project would not conflict with any local policies or ordinances that protect biological resources, as the portion of the Project Site proposed for the expansion, currently serves as a parking area for the Linda Valley Care Center and there are no identified biological resources that are subject to such regulation. However, there are a number of mature trees on-site and to ensure potential impacts from the removal of any trees is less than significant, Mitigation Measure No. 1 shall be implemented. Impacts would be less than significant after mitigation.
- f) **No Impact.** 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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	()	(✓)	()	()
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	(✓)	()	()

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than Significant with Mitigation Incorporated.** The portion of the Project Site that would be developed with the proposed expansion is currently vacant and serves as an employee parking area for the Linda Valley Care Center. The Project Site does not occur within an Historic Overlay District, and a cultural resources investigation is not required for the Project. Nonetheless, there is always the potential for unearthing buried cultural resources during preparation of a site. Since the Project includes the request for a GPA, the following mitigation measure shall be implemented to meet the requirements of SB18 and to ensure potential impacts to cultural resources are reduced to a less than significant level:

4. **At a minimum of 30 days prior to any grading, the City shall notify the tribal councils of the San Manuel and Morongo Bands of Mission Indians of proposed grading activities, and arrange for Native American participation if requested by the tribal councils.**

In the event cultural resources are discovered on-site the following mitigation measures shall be implemented:

5. **A qualified archaeological monitor will be retained during grading of the site if remains of prehistoric, historic, or paleontological origin are unearthed. They shall be handled in accordance with current standards and guidelines to ensure adequate identification, recordation, and/or recovery of potentially significant cultural remains.**

c) **Less than Significant with Mitigation Incorporated.** According to Figure 4.5.1 of the General Plan EIR, the Project Site occurs within an area that has undetermined potential for paleontological resources. Since it is unknown whether resources occur within the area, necessary precautions should be taken to ensure impacts are minimized. Implementation of the following mitigation measure would reduce impacts to potentially occurring resources to a less than significant level:

6. **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 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 that may be uncovered to a less than significant level.

d) **Less than Significant with Mitigation Incorporated.** Construction activities, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing any unknown potential archaeological resources. The following mitigation measures shall be implemented:

7. **If human remains of any kind are found during excavation and construction 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. <i>Would the project:</i> a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	()	()	()	(✓)
ii) Strong seismic ground shaking?	()	()	(✓)	()
iii) Seismic-related ground failure, including liquefaction?	()	()	()	(✓)
iv) Landslides?	()	()	()	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	()	()	(✓)	()

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

Comments:

- a) **No Impacts and Less than Significant Impact.** 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 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 Project 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 northwest of the site, in relation to surrounding areas is apparently the result of ancient movement along this fault. The northeast-facing descending hillside located southwest of the site is probably a highly modified (eroded) scarp of the Loma Linda fault. South of Loma Linda, the Loma Linda fault displaces the sediments of the Pleistocene-age San Timoteo Formation. 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.

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, is located approximately one-mile southwest 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. Therefore severe seismic shaking can be expected during the lifetime of the Proposed Project. Construction of the two-story, 34,308 square-foot assisted living residence in accordance with applicable requirements for development within Seismic Zone 4 as listed within the Uniform Building Code would ensure that potential impacts are reduced to the maximum extent possible.

- ii) Liquefaction occurs primarily in saturated, loose, 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 central portion of the city, and as shown on Figure 10.1 of the General Plan, occurs adjacent to but outside of the liquefaction hazard zone. In March 2008, T.I.N. Engineering Company performed a soils investigation at 25441 Cole Street approximately 300 feet east of the Project Site. Five backhoe test trenches were excavated and no groundwater was encountered, nor were any springs or seeps observed during the course of the investigation. The depth to groundwater is expected to be greater than 50 feet below the surface at the site. Base upon the density of the underlying soils and the depth to groundwater, liquefaction and other shallow groundwater-related hazards are not expected. 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 northwest, and is not on or near a geologic formation that would cause landslides.
- b) **Less than Significant Impact.** According to the Soil Survey of San Bernardino County (Southwestern Part, Sheet No. 9 – Redlands Quadrangle), on-site soils occur within the San Emigdio series, specifically the San Emigdio fine sandy loam (SCc), is a gently sloping to moderately sloping soil that occupies alluvial fans. Also included are areas of Hanford coarse sandy loam. Runoff for this soil series is slow, and the hazard of erosion is slight if the soil is left unprotected.

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. Construction activities will be required to implement Best Management Practices (BMP's) to prevent construction of the project from potentially polluting surface waters from soil erosion. This is a standard condition of approval that the City will require of this project; impacts would therefore be less than significant.

- c-d) **Less than Significant Impact and No Impact.** The mechanism of land subsidence due to aquifer compaction is not likely to be present at the Project Site. No impacts from soil that is unstable, or that would become unstable as a result of the project, and that could

potentially result in a landslide, lateral spreading, subsidence, liquefaction or collapse are anticipated.

- e) **No Impact.** No septic tanks or alternative wastewater disposal is proposed. Upon approval of the Project, the new 46-unit assisted living residence would connect to the City's sewer collection system that currently serves the immediate vicinity. Service is provided to the existing Linda Valley Care Center facilities. No impacts from soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems 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 EMISSIONS. <i>Would the project:</i> a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	()	()	(✓)	()
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	()	()	(✓)	()

Comments:

- a) **Less Than Significant Impact:** In September 2006 Governor Schwarzenegger signed Assembly Bill 32, The Global Warming Solutions Act of 2006. The Act requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. However, although thresholds of significance guidelines have been developed; standards or significance thresholds have not yet been 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 (CO₂) Methane (CH₄) and Nitrous oxide (N₂O). SCAQMD's CalEEMod model was used to determine emissions from GHGs. Model results for GHG emissions related to the Proposed Project are shown in Tables 3 and 4, construction and operational emissions, respectively. An interim threshold of 10,000 MTCO_{2E} per year has been adopted by SCAQMD for determining a project's potential for significant impact to global warming (Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, SCAQMD, October 2008).

**Table 3
Construction Emissions Summary
Greenhouse Gases
(Pounds Per Day)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Site Preparation	3,253.4	0.4	0.0
Grading	2,689.97	0.3	0.0
Building Construction	2,561.6	0.5	0.0
Paving	1,712.7	0.3	0.0
Architectural Coating	281.2	0.1	0.0
Total Per Year (lbs)	277,574.8	54.0	0.0
Total MTCO₂e	125.9		
SCAQMD Threshold	10,000		
Significant	No		

Source: CalEEMod

**Table 4
Operational Emissions Summary
Greenhouse Gases
(Pounds Per Day)**

Source	CO ₂	CH ₄	N ₂ O
Mobile Source	1256.4	0.1	0.0
Energy Source	226.1	0.0	0.0
Area Source	2,396	1.3	0.0
Total Per Year (lbs)	1,415,652.5	511	0.0
Total MTCO₂e	642.1		
Threshold	10,000		
Significant	No		

Source: CalEEMod

As shown in Table 3 and Table 4, GHG emissions related to expansion of the Linda Vista Care Center are not anticipated to exceed the SCAQMD interim GHG emissions threshold. Therefore, impacts are anticipated to be less than significant.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i> a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	(✓)	()
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?	()	()	(✓)	()
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	()	()	(✓)	()
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	()	()	()	(✓)

Comments:

- a) **Less than Significant Impact.** The Proposed Project is the expansion of the existing Linda Valley Care Center, a 83-bed skilled nursing facility, located at 25383 Cole Street in the City of Loma Linda. The two-story, 34,308 square-foot assisted living residence would be located east and adjacent to the existing Linda Valley Care Center building. 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. Impacts from the potential release of hazardous materials are considered less than significant.
- b) **Less than Significant Impact.** The Proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) **Less than Significant Impact.** The Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impacts would result to students at the LLUMC campus located approximately one-half mile southwest of the site. Implementation of the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would be a potential threat to the school.
- d) **No Impact.** The Project Site does not occur on a list of hazardous materials sites. During a recent site visit, no hazardous materials (e.g. drums, illegal dumping) were discovered. Based on uses on-site (i.e., parking) and uses within the surrounding area (i.e., care facility, VA Medical Hospital and residential), approval of the proposed expansion to the existing Loma Linda Care Center would not disturb any hazardous materials known to occur on-site. Therefore, no impacts from being located on a site that is included on a list of hazardous materials sites as compiled pursuant to Government Code Section 65962.5 would result.
- e) **No Impact.** The Project Site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located approximately three miles north of the Project Site, and the Redlands Municipal Airport, located approximately six miles northeast of the Project Site. According to Figure 10.4 of the City of Loma Linda General Plan, the Project Site is located outside of the San Bernardino International Airport influence area. The proposed expansion to the Linda Valley Care Center would not create a safety hazard to people or aircraft. No impacts are anticipated.
- f) **No Impact.** There are no private airstrips within the vicinity of the Project Site. Therefore approval of the proposed GPA, Zone Change, and Precise Plan of Design to allow for the expansion of the existing Linda Valley Care Center would not result in a safety hazard for people residing or working in the Project area. No impacts are anticipated.
- g) **No Impact.** 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. Review of proposed site plans by the City Engineer and Fire Marshal would ensure adequate access (e.g. widths, turning radius) is provided at the Project Site. No impact is anticipated.
- h) **No Impact.** 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 over 1,200 feet north of the nearest identified hazardous fire area. The Project Site is located within an urbanized area and is surrounded by development. Therefore, the Proposed 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. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	()	()	(✓)	()
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	()	()	()	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	()	(✓)	()	()
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	()	(✓)	()	()
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	()	(✓)	()	()
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?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than Significant Impact.** 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, excavating, or any other activity that causes the disturbance of one acre or more. Since the Proposed Project would disturb approximately 0.71 acres, it is not subject to the NPDES permit requirements. A less than significant impact is anticipated.

- c) **No Impact.** 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 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. The proposed health care facility expansion would receive water supply directly from the City of Loma Linda whose source of supply is groundwater.

- c-e) **Less than Significant with Mitigation Incorporated.** The State of California is authorized to administer various aspects of the NPDES. 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 SWPPP. Since the project site is less than one-acre (0.98-acres) in size, a SWPPP will not be required. However, construction activities will still require implementation of Best Management Practices (BMP’s) to prevent construction of the project from potentially polluting 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. Implementation of standard conditions of approval would protect the site from the loss of topsoil and the surrounding area, and any surface water features from off-site sedimentation.

In addition to complying with BMP’s, the City of Loma Linda requires the preparation of a Water Quality Management Plan (WQMP) for development projects that fall within one of eight project categories established by the RWQCB. Based on review of the Project Categories, the Proposed Project does not fall into any of the categories and is considered a Non-Category Project.

Proposed on-site development 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. Since the City’s storm water system has not been extended to the

eastern portion of the City, the project proponent would be required to implement NPDES requirements which would include the design of an on-site detention basin to accommodate the Project's flows. To ensure potential impacts are reduced implementation of the following mitigation measure shall be implemented:

- 8. The Project Proponent shall design an on-site retention/detention basin to accommodate on-site storm water. The retention/detention basin may be temporary so that at the time the City's storm water system is extended the basin can be removed.**
- g) **No Impact.** No evidence of recent significant flooding at the Project Site was observed during the recent site visit. 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. No impacts are anticipated.

- h) **No Impact.** According to General Plan Figure 10.2, the Project Site is located within the Zone X flood zone. The Zone X designation identifies areas determined to be outside of the 500 year floodplain. The Project site is within a large area of Zone X that covers the majority of the City as a result of recent improvements to channelize the San Timoteo Creek. The improvements extend from Waterman Avenue in the City of San Bernardino southeast and into the San Timoteo Canyon in the City of Redlands. The Federal Emergency Management Agency (FEMA) issued map revisions for the Flood Insurance Rate Maps (FIRM) that cover the City of Loma Linda. The subject property is located within the area covered by FIRM Panel 8692 H, Map Number 06071C8692H (Map Revised August 28, 2008).

In accordance with policies listed within Chapter 10.2 "Flood Hazard" of the City's General Plan, the Project would need to construct an on-site detention basin to accommodate the Project's flows. The detention basin would adequately support the development and provide an area for surface water infiltration to minimize surface water runoff during storms. Upon submittal of site plans, the City Engineer would review the adequacy of the detention basin to ensure potential impacts from on- and off-site flooding would be reduced. No significant impacts are anticipated.

- i) **No Impact.** 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.

No portion of the City, including its Sphere of Influence, occurs within the inundation area of the Seven Oaks Dam. No impacts would result.

- j) **No Impact.** Due to the inland distance from the Pacific 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. <i>Would the project:</i>				
a) Physically divide an established community?	()	()	()	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	(✓)	()
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	()	()	()	(✓)

Comments:

- a-b) **No Impact/Less than Significant Impact.** The portion of the Project Site that would be developed with the proposed expansion is currently vacant and serves as an employee parking area. Surrounding land uses include the on-site Linda Valley Care Center and the Linda Valley Villa to the west, residential development to the east and north, and the VA Medical Center to the south. The Project Site is designated multi-family residential and would require a General Plan Amendment to change the land use from High Density Residential to Institutional and a Zone Change from Multiple-Family (R-3) to Institutional (I). Upon City Council approval of the amendments to the General Plan and Zoning Ordinance, the proposed development would be consistent with uses permitted within the proposed Institutional designation. The Proposed Project would not physically divide an established community. Less than significant impacts would result.
- c) **No Impact.** No habitat conservation plans or natural community conservation plans occur within the area surrounding the Project Site. Therefore, the Proposed Project would not conflict with any applicable habitat conservation plan or natural community conservation plan. 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. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	()	()	()	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(✓)

Comments:

- a) **No Impact.** 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 Project Site occurs within an urbanized area, and has limited accessibility for mining.
- b) **No Impact.** 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. <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	(✓)	()
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	()	()	()	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	(✓)	()
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	(✓)	()

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than Significant Impact.** 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, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The existing noise environment in the project area is composed primarily of local traffic, UPRR train operations approximately 425 feet north of the Project Site boundary, and VA Medical Center parking lot activity to the south. In June 2011, Bollard Acoustical Consultants completed a project site inspection and long-term (24-hour) ambient noise level measurement survey at the Project Site. During the inspection, passing trains occasionally used their warning horns; however, use of warning horns is not typically warranted since there are no grade crossings in the project vicinity. None of the project area noise sources (i.e., passing train, parking lot) were observed to be significant.

Measured ambient noise exposure at the project site was 56 dBL with hourly average noise levels ranging from 41-54 dB (Hourly L_{eq}) and maximum levels of 46-76 dB (L_{max}). The assessment concluded that the measured noise exposure is not expected to increase significantly over time due to the relatively stable activity levels of the local traffic, trains, and parking lot. The measured noise exposure (56 dB L_{dn}) does not exceed the applicable 65 dB L_{dn} criterion established by the City. Likewise, measured hourly noise exposure levels in the project area are typical of a suburban residential setting. Standard building construction with exterior doors and windows closed would be expected to provide no less than 25 dB of exterior-to-interior noise level reduction (NLR). Therefore, noise exposure within the proposed 46-unit assisted living residence would

not be expected to exceed 31 dB L_{dn} (56 dB Exterior – 25 dB NLR= 29 dB Interior). These levels do not exceed the threshold of 70 dBA CNEL/L_{dn} as established in the Noise Element of the General Plan, and therefore no additional noise-mitigating construction is warranted for the Proposed Project. No impacts are anticipated.

- b) **No Impact.** The construction and operation of the 46-unit assisted living residence would not require the use of equipment that would generate excessive ground borne vibration or ground-borne noise levels. No impacts from ground-borne noise or vibration would result.
- d) **Less than Significant Impact.** Construction activities would temporarily increase ambient noise levels for the surrounding area. Residential development occurs north and east of the Project Site. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 6:00 p.m. on Mondays through Fridays, 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) **No Impact.** The Project Site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located approximately three miles north of the Project Site and the Redlands Municipal Airport located approximately six miles northeast of the Project Site. According to Figure 10.4 of the City's General Plan, the Project Site is located outside of the San Bernardino International Airport influence area.
- f) **No Impact.** There are no private airstrips within the vicinity of the Project Site. 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. <i>Would the project:</i> a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	()	()	()	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	()	()	(✓)	()
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	()	()	(✓)	()

Comments:

- a) **No Impact.** Construction at the site would be short-term and would not create any new long-term construction jobs. The Proposed Project would provide housing for approximately 53 people (46-units with up to 53 beds), and would result in a total of 30

new full-time employees. According to Table 4.12 F of the City's General Plan Update EIR, the City's projected population, housing and employment levels upon build out would be less than the SCAG projections for the year 2025. The Proposed Project would be consistent with the General Plan, and therefore would not induce substantial population growth in an area, either directly or indirectly.

- b) **Less than Significant Impact.** The Proposed Project would not displace any existing housing units, because no housing units are proposed to be demolished to accommodate the Proposed Project.
- c) **Less than Significant Impact.** The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project will not displace any existing housing or existing residents.

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

Comments:

- a) **Less than Significant with Mitigation Incorporated.** **Fire Protection** – The Fire and Rescue Division of the Department of Public Safety, City of Loma Linda provides fire protection and suppression services for the City. Fire Station 251 is located at 11325 Loma Linda Drive less than half-mile south of the Project Site and across Barton Road. 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 expansion of the Linda Valley Care Center would be required to comply with City fire suppression standards including building sprinklers and adequate fire access. Implementation of the following mitigation measure would ensure that the Proposed Project would not create a fire hazard or endanger the surrounding area.

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

Since the City strives to meet a five-minute response time, impacts to fire response times are not anticipated to change. With an estimated population of 21,115 people, the firefighter to citizen ratio is approximately 1:845. Upon approval of the project, if all of the 30 jobs and 53 beds were filled by new residents to the City (a total of 83 residents), this would result in a demand increase of less than 0.35 percent in total firefighters to maintain the City's current level of service. Potential impacts are considered less than significant.

- b) **Less than Significant Impact.** Police protection – The San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSB currently has 12 sworn officers assigned to the City. With an estimated population of 21,115 people, the ratio of officers to citizens is approximately 1:1,760.

The proposed expansion to the existing Linda Valley Care Center would provide for approximately 30 full-time employees and up to 53 residents. Upon approval of the Proposed Project, if all of the 30 jobs and 53 beds were filled by new residents to the City (a total of 83 residents), this would result in a demand increase of less than 0.4 percent in total firefighters to maintain the City's current level of service. Potential impacts are considered less than significant. The San Bernardino County Sheriff's Department reviews its needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, developer impact fees are collected at the time of building permit issuance. Therefore, impacts to law enforcement are anticipated to be less than significant.

- d) **Less than Significant with Mitigation Incorporated.** Schools – The Redlands Unified School District (RUSD) provides school services for the City of Loma Linda. The City mitigates impacts on school services through the collection of development fees that are based on the square footage of new development. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. However, the code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently \$2.97 per square foot of new residential development and \$0.47 per square foot of new commercial development. The following mitigation measure would ensure impacts are reduced to a less than significant level:

10. Prior to issuance of building permits, the developer shall pay school impact fees as required by the Redlands Unified School District.

- d) **Less than Significant with Mitigation Incorporated.** The City of Loma Linda provides public park services and currently, the City owns and administers nine parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 21,115 people and a total of 64.16 acres of parkland, the City currently has a park ratio of approximately three acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The creation of 30 jobs and up to 53 residents (if all new population to the City) would require an additional 0.42 acres of parkland for the City to maintain its policy of five acres of parkland per 1,000 residents. The Proposed Project would

contribute to the City's current insufficient parkland acreage. Implementation of the following mitigation measures would ensure impacts are reduced to a less than significant level:

11. Prior to the issuance of building permits, the developer shall pay development impact fees established for development within the City of Loma Linda.

- e) **No Impact.** Since the Proposed Project includes the expansion of an existing use, development of the Project Site would not create a significant amount of additional demand on other public facilities, but would incrementally increase traffic within the area (see Section 15 Transportation/Traffic). In accordance with the City of Loma Linda General Plan, the applicant would pay appropriate local and regional development impact fees as adopted by the City Council.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION. <i>Would the project:</i> a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	()	()	(✓)	()
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	()	()	(✓)	()

Comments:

- a-b) **Less Than Significant Impact.** The Proposed Project would contribute to the City's insufficient parkland ratio as discussed in 14 d) above. However, parkland and recreational facilities are also available through the County Regional Parks Department, as the City of Loma Linda is located within the County. In addition, the City's South Hills Preserve is available for recreation and open spaces uses. Finally, the City also imposes a Parks Facilities Development Impact Fee on new development and implementation of Mitigation Measure 11, as provided in Section 14 of this Initial Study, would ensure that potential impacts are reduced to a less than significant impact.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	()	()	(✓)	()
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety facilities?	()	()	()	(✓)

Comments:

a-b) **Less than Significant Impact.** During construction, the Proposed Project would incrementally add to vehicle miles traveled and to trips generated in the Project area due delivery and haul trucks, and contractor employees traveling to the Project Site. Construction of the Proposed Project would occur in one phase and no significant impacts are anticipated from the temporary construction traffic. The assisted living residence is expected to be operational and to have full occupancy in 2012.

In May 2011 Kunzman Associates, Inc. prepared a focused traffic analysis for the proposed Linda Valley Care Center Expansion. The purpose of the traffic analysis was to evaluate the traffic and circulation impacts of the Proposed Project. Based on a scoping discussion with staff from the City of Loma Linda, only the Project Site's access point at Cole Street was studied. The focused traffic analysis determined that the

Proposed Project would generate approximately 122 vehicle trips per day, with 6 occurring during the morning peak hour and 11 during the evening peak hour. The Proposed Project did not meet the County's Congestion Management Program (CMP) criteria and would not exceed the level of service standards established by the CMP. With the proposed improvements, the Project Site's access intersection was projected to operate at acceptable levels of service during peak hours in accordance with Measure V. No significant impacts from a substantial increase in the number of vehicle trips would result from the Proposed Project, therefore, impacts are determined to be less than significant.

- c) **No Impact.** The Project Site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located approximately three miles north of the Project Site, and the Redlands Municipal Airport, located approximately six miles northeast of the Project Site. According to Figure 10.4 of the City's General Plan, the Project Site is located outside of the San Bernardino International Airport influence area. The Proposed Project would not change air traffic patterns or create a safety hazard to people or aircraft. No impacts would result.
- d) **Less than Significant Impact.** 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. Proposed access to the site at Cole Street would connect internal circulation within the Proposed Project to the existing Linda Valley Care Center parking lot. The focused traffic study prepared by Kunzman Associates, Inc. determined that the Proposed Project should provide a secondary access suitable for emergency vehicles and to improve traffic flow within the site. The Site Plan shall be reviewed by the Fire Chief for appropriate emergency vehicle access. A final determination of secondary access shall be made a Conditional of Approval for the Project.
- e) **No Impact.** The proposed site plan includes sufficient emergency access to facilitate the needs of the Proposed Project. The Proposed Project is designed to provide a direct access intersection along Cole Street. This would result in a secondary access point to the Linda Valley Care facilities that would improve flow within the site and provide access suitable for emergency vehicles. No impacts are anticipated.
- f) **No Impact.** An existing bus stop is located on the northeast corner of Barton Road and Benton Street, and a Class I bike lane (a designated portion of a roadway reserved for cyclists) occurs along the east- and west-bound portions of Barton Road. The Project Site occurs along the south side of Cole Street, east of Benton Street and several hundred feet north of Barton Road. The Proposed Project would not change the existing traffic ingress/egress of any exterior roadways. 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. <i>Would the project:</i>	()	()	()	(✓)
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	()	()	()	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	()	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	()	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	()	()	()	(✓)
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	()	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	()	()	()	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	()	(✓)	()	()

Comments:

- a,e) **No Impact.** Wastewater treatment for the Project Site and surrounding area is currently provided 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. Based on water usage at the existing Linda Valley Villa, the project is projected to generate 9,254 gallons per day (gpd) (46-units up to 53 beds at 291 gpd per bed) of wastewater. (Note: The 291 gpd is a conservatively high estimate and is based on the Linda Valley Villa facility use which includes landscape irrigation of the 0.98 acres). Over six million gallons per day (MGD) of capacity exists at both San Bernardino plants. The Proposed Project would generate 9,254 gpd of wastewater that can be discharged to a municipal system; and represents 0.15 percent of the remaining capacity of the plant. The project is required to meet the requisites of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are projected.
- b) **No Impact.** The City of San Bernardino provides wastewater treatment services to the City of Loma Linda. Based on the Proposed Project's estimated wastewater generation

and the available capacity at the City facilities, expansion of wastewater treatment facilities or construction of a new facility is not anticipated. The adjacent Linda Valley Care Center and surrounding area is currently served by existing City of Loma Linda sewer lines along Cole Street. The Proposed Project will be connected to the existing system. According to the Public Works Department, sufficient capacity exists in the Cole Street sewer line. No impact is anticipated.

- c) **No Impact.** The Project Site and surrounding area is currently served by existing storm drains. In accordance with policies listed within Chapter 10.2 "Flood Hazard" of the City's General Plan, the site design would need to include an on-site detention basin to accommodate the Project's flows. The detention basin would adequately support the development and provide an area for surface water infiltration to minimize surface water runoff during storms. Upon submittal of site plans, the City Engineer would review the adequacy of the detention basin to ensure potential impacts from on- and off-site flooding would be reduced. No significant impacts are anticipated.
- d) **No Impact.** 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 (gpm). 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. The Proposed Project is estimated to generate a demand of approximately 15,423 gpd or 10.7 gpm (17.3 acre-feet per year or a 0.1 percent of the City's total capacity). No significant impacts are anticipated.
- f) **No Impact.** The City contracts with Republic Services of Southern California to provide solid waste collection services. The proposed expansion to the Linda Valley Care Center to include a 46-unit assisted living residence would utilize a bin system for waste disposal. The 46-unit assisted living residence is not anticipated to generate enough refuse for an on-site incinerator, compactors or burners. Solid waste that is 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, as has an estimated closure date of May 2016. Expansion of the Linda Valley Care Center, including the addition of 46-units and up to 53 beds, would generate approximately 0.13 tons per day or 265 pounds per day (5 pounds per person per day), which is approximately 0.013 percent of the permitted capacity of the landfill. The Proposed Project would not place a significant demand on solid waste services and would not be served by a landfill with insufficient permitted capacity. No significant impacts are anticipated.
- g) **Less than Significant Impact with Mitigation Incorporated.** 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 wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. Construction and Demolition (C&D) 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:

12. **The Project proponent shall comply with City-adopted policies regarding the reduction of construction and demolition (C&D) materials. Removal of vegetation shall be in accordance with application City policies.**

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) **No Impact.** 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. The Project Site and surrounding area is developed and includes urban landscaping.

According to Figure 9.3 of the City's General Plan, no riparian habitat occurs on or near the Project Site. The Project Site is currently occupied by the Linda Valley Care Center and the portion of the site proposed for the expansion currently serves as employee parking and contains no such habitats. 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 Game or U.S. Fish and Wildlife Service.

The Project Site does not occur within an Historic Overlay District, and a cultural resources investigation is not required for the Project. Nonetheless, there is also the potential for unearthing buried cultural resources during preparation of the site. Implementation of mitigation measures presented in Section 5 of this Initial Study would ensure potential impacts are reduced to a less than significant level.

- b) **No Impact.** Although not significant on its own, the Project would contribute minimally to cumulative air emissions in the region, as would all future development in the region. The Loma Linda General Plan EIR was prepared in March 2004, and an Addendum was prepared in April 2009 to determine if any significant adverse environmental effects would result with implementation of the General Plan (May 26, 2009). The EIR concluded that the General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and (loss of) 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 findings and 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) **Less than Significant Impact.** Proposed development at the Project Site would not cause substantial long-term adverse effects on human beings, either directly or indirectly. Construction activities would temporarily increase ambient noise levels for the surrounding area. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 8:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance and implementation of mitigation measures within this Initial Study would ensure that any impacts from construction of the Proposed Project would be 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, (May 26, 2009)
- City of Loma Linda Addendum to the General Plan Final Program Environmental Impact Report, LSA Associates ,April 8, 2009
- City of Loma Linda Municipal Code (LLMC), Title 17 Zoning, Chapters 17.60 (I) Institutional Zone, 17.80 Historic Preservation, and 17.82 Historic Mission Overlay District
- Traffic Impact Analysis, Kunzman Associates, Inc., May, 2011.

Attachment C

Conditions of Approval

**GPA NO. 11-07, ZC NO. 11-08, TPM
NO. 11-92 AND PPD NO. 11-09**

August 3, 2011

CONDITIONS OF APPROVAL

(GPA NO. 11-07, ZC NO. 11-08, TPM NO. 11-92 AND PPD NO. 11-09)

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year 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:

GPA NO. 11-07, ZC NO. 11-08, TPM NO. 11-92 AND PPD NO. 11-09 **August 3, 2012**

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. All construction shall meet the requirements of the latest adopted California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
8. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
9. Mitigation Measure. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to the City showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent light and/or glare to existing residences to the east and north.
10. The developer shall require that all construction equipment activities be restricted to occur only between the hours of 7:00 a.m. to 6:00 p.m. weekdays and Sundays. Construction activities shall not occur on Saturdays or Holidays.
11. The developer shall locate construction staging areas as far from existing noise-sensitive land uses as feasible.
12. Mitigation Measure. The construction schedule shall include a three-week (at a minimum) coating schedule.

13. Mitigation Measure. 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:
 - 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 until the site is constructed upon.
 - (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.
14. Mitigation Measure. 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.
15. Mitigation Measure. 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. Mitigation Measure. The project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
17. Mitigation Measure. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
18. Mitigation Measure. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
19. 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.

20. The applicant to 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.
21. 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.
22. 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.
23. Mitigation Measure. 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 professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
24. Mitigation Measure If human remains of any kind are found during excavation and construction 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.
25. Mitigation Measure. A qualified archaeological monitor will be retained during grading of the site if remains of prehistoric, historic, or paleontological origin are unearthed. They shall be handled in accordance with current standards and

guidelines to ensure adequate identification, recordation, and/or recovery of potentially significant human remains.

26. Mitigation Measure. At a minimum of 30 days prior to any grading, the City shall notify the tribal councils of the San Manuel and Morongo Bands of Mission Indians of proposed grading activities, and arrange for Native American participation if requested by the tribal councils.
27. The project shall comply with all non-exempt provisions of Measure V and shall pay the full amount or any recalculated development impact fees, including traffic impact fees, prior to occupancy.

Landscaping

28. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
29. 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.
30. 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.
31. 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.
32. Mitigation Measure. 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.

FIRE DEPARTMENT

33. All construction shall meet the requirements of the editions of the 2010 California Building Code (CBC) and the 2010 California Fire Code (CFC)/International Fire Code (IFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

34. Pursuant to CFC Section 903, as amended in Loma Linda Municipal Code (LLMC) Sections 15.28.230-450, the building 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 at (909) 799-2859.
35. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City manager's Executive Order.
36. The applicant shall meet the Fire Departments requirements regarding emergency access to the site. The site circulation shall meet the performance requirements of all emergency vehicles.
37. 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

38. The developer shall submit an engineered grading plan for proposed project.
39. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.
40. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
41. All public improvement plans shall be submitted to the Public Works Department for review and approval.
42. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
43. An approved parcel map is required for the consolidation of the associated parcels. This process shall be completed prior to the issuance of the construction/building permit.
44. 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.

45. Mitigation Measure. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.
46. Mitigation Measure. The project proponent shall design an on-site retention/detention basin to accommodate on-site storm water. The retention/detention basin may be temporary so that at the time the City's storm water system is extended the basin can be removed.

Applicant signature

Date

Owner signature

End of Conditions

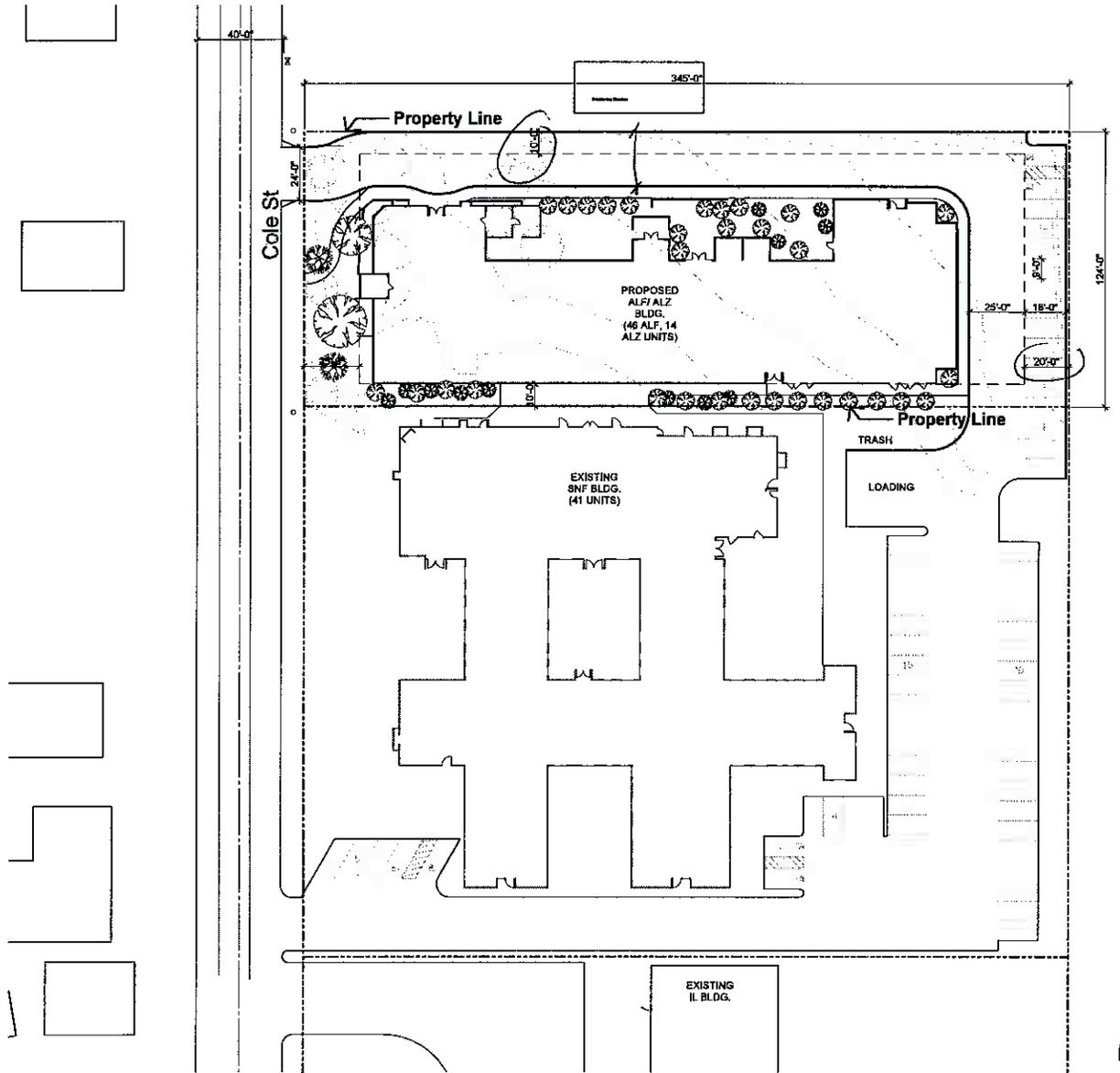
Attachment D

Project Plans

**GPA NO. 11-07, ZC NO. 11-08, TPM
NO. 11-92 AND PPD NO. 11-09**

August 3, 2011

Linda Valley Remodel and Expansion Linda Valley Care Center



SITE DATA:

NOTE: THIS PROPERTY & THE TWO TO THE WEST ARE OWNED BY THE SAME OWNER. THE PROPOSED DEVELOPMENT WILL ADD THE ASSISTED LIVING & ALZHEIMERS COMPONENT THEY ARE CURRENTLY MISSING.

ADDRESS: 25383 Cole St Loma Linda, CA, 92354
APN: 0284-142-29, 0284-142-08

PROJECT SCOPE: NEW 48 UNIT ASSISTED LIVING RESIDENCE WITH SECURED MEMORY CARE UNITY FOR 14 RESIDENTS.
EXISTING ZONING: R-3
EXISTING GENERAL PLAN: MED. RESIDENTIAL

OCCUPANCY GROUP: R-2.1
CONSTRUCTION TYPE: Type V-A

BUILDING FOOTPRINT 17,781 S.F.
BUILDING GROSS AREA 34,306 S.F.
SITE AREA 42,780 S.F. (.98 A.C.)
DRIVEWAYS/PARKING 12,680 S.F.
(CONTIGUOUS AREAS)
LOT COVERAGE 71%

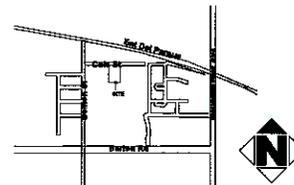
PARKING: (44 SPACES REQUIRED FOR BOTH BUILDINGS TOTAL)

NEW ONSITE 12 SPACES (INCLUDING 2 H.C.)
EXISTING SITE 50 SPACES (INCLUDING 4 H.C.)
TOTAL PARKING PROVIDED 52 SPACES (INCLUDING 6 H.C.)

PROJECT DATA

UNIT MIX	Unit Name	Unit Type	Bed	Qty	Area (sq. ft.)	Total (sq. ft.)
A-0A	ASSISTED LIVING - STUDIO	STUDIO	1	20	308	7,350
A-0B	ASSISTED LIVING - STUDIO	STUDIO	1	2	281	782
A-1A	ASSISTED LIVING - 1 BED	1 BED	1	14	522	7,306
A-1A1	ASSISTED LIVING - 1 BED	1 BED	1	1	528	528
A-1B	ASSISTED LIVING - 1 BED	1 BED	1	2	544	1,088
Z-2A	ALZHEIMERS - 2 BED	2 BED	2	7	308	2,774
				56	46	30,378 sq. ft.

VICINITY MAP



SHEET INDEX

- A1 Site Plan
- A2 Preliminary Landscape Plan
- A3 Preliminary Grading Plan
- A4 Exterior Elevations
- A5 Proposed First Floor Plan
- A6 Proposed Second Floor Plan

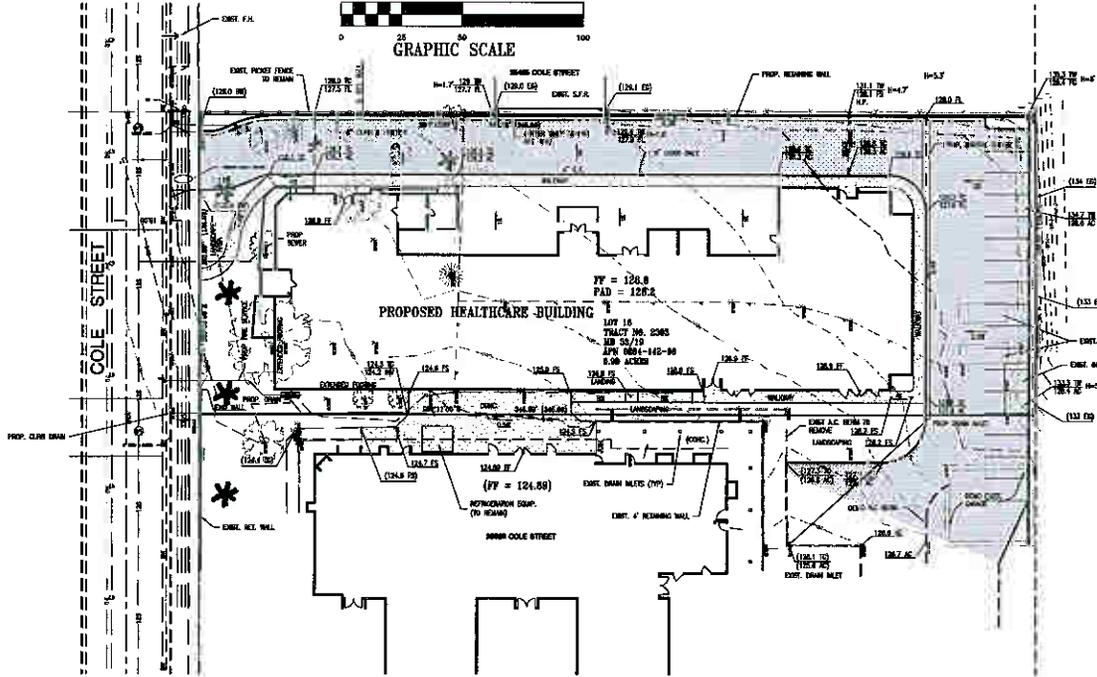
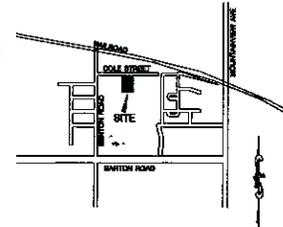


Overall Site Plan
SCALE: 1" = 20'

PRELIMINARY GRADING PLAN

LINDA VALLEY CARE CENTER EXPANSION

CITY OF LOMA LINDA, CA



ESTIMATED EARTHWORK (GROSS)
 CUT 1250 C.Y.
 FILL 870 C.Y.
 EXPORT 380 C.Y.

REVISIONS		BENCHMARK	PREPARED FOR:	PREPARED BY:	PREPARED UNDER THE SUPERVISION OF:	SCALE:	PRELIMINARY GRADING PLAN	SHEET
NO.	DESCRIPTION	APPROVAL BY	DATE	DATE	DATE	DATE		
1	ADD 1000.00 TO ALL ELEVATIONS SHOWN TO OBTAIN TRUE ELEVATION.						LINDA VALLEY CARE CENTER EXPANSION 25408 COLE STREET LOMA LINDA, CA	1 OF 1
2								

DATE LAST REV. 07/16, 08/10



Linda Valley Care Center - Project #2
 Chancellor Health Care Inc.
 Linda Valley Care Center
 25383 Cole St
 Loma Linda, CA, 92354

Preliminary Grading Plan
 A3

PROJECT NO. 06019
 PLOT DATE: 10/26/11

PRELIMINARY LANDSCAPE PLAN

PLANTING LEGEND

SYMBOL DESCRIPTION

TREES
SYMBOL



BOTANICAL NAME COMMON NAME SIZE

BAUHINIA BLAKEANA HONG KONG ORCHID TREE



PRUNUS CERASIFERA PURPLE LEAF PLUM TREE



WASHINGTONIA ROBUSTA MEXICAN FAN PALM



EXISTING SPECIMEN

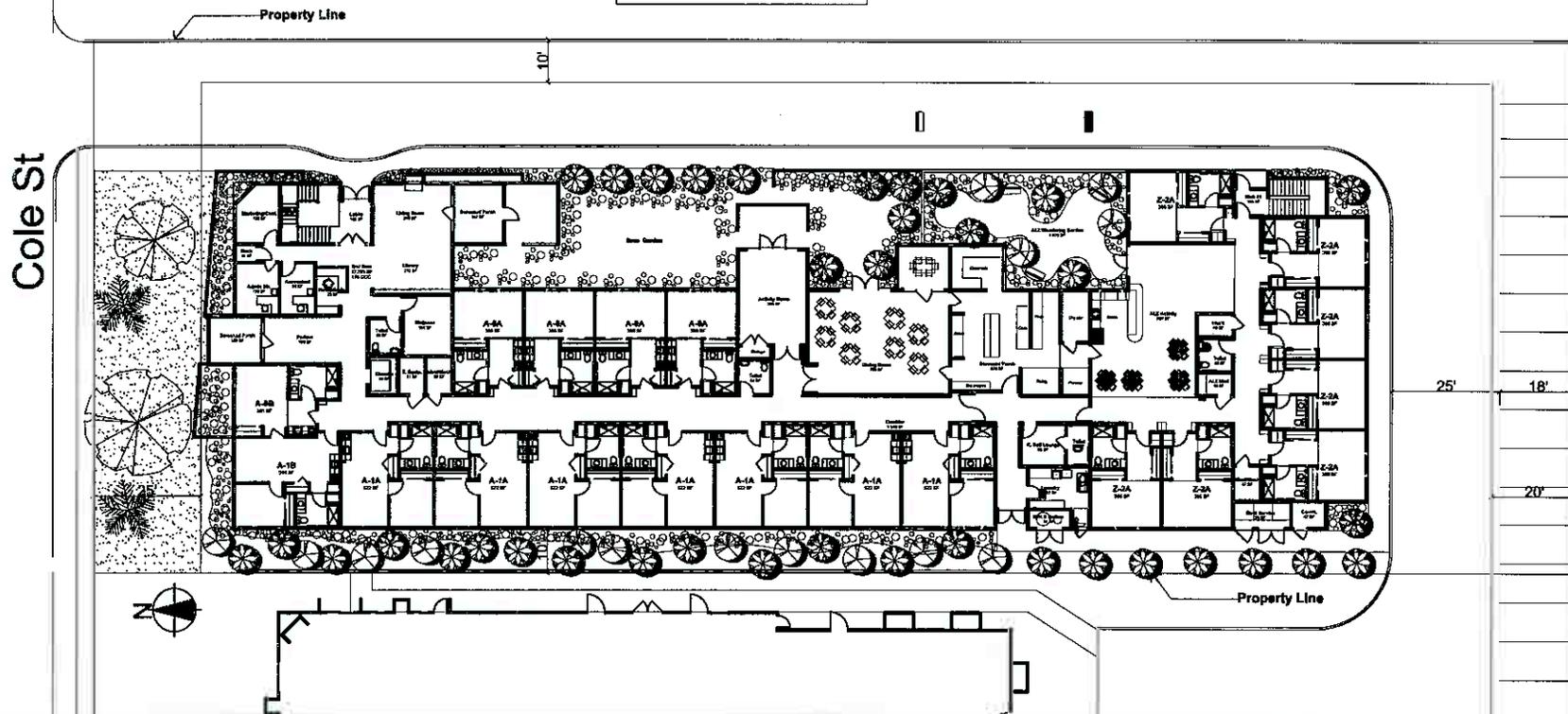
SHRUBS/GROUNDCOVER
SYMBOL



BIGNONIA VIOLACEA, ESCALLONIA FRADESI, TRACHELOSPERMUM JASMINIODES, ROSES, ROSMARINUS OFFICINALIS, NANDINA DOMESTICA, PHORMIUM TENAX, XYLOSMA COMPACTA, SALVIA GREGGII, FESTUCA OVINA GLAUCA, HEMEROCALLIS SPECIES, LIRIOPE MUSCARI, PHORMIUM 'AMAZING RED', ALOE VERA, CALLIANDRA CALIFORNIA, CHILOPSIS LINEARIS, ANIGOZANTHOS FLAVIDUS, RUMOHRA ADIANTIFORMIS, NERIUM OLEANDER, CAESALPINIA GILLIESII,



TURF
HYBRID FESCUE MARATHON IIE SODDED TURF



LOMA LINDA
ASSISTED LIVING
LOMA LINDA, CALIFORNIA

VAI LANDSCAPE ARCHITECTS

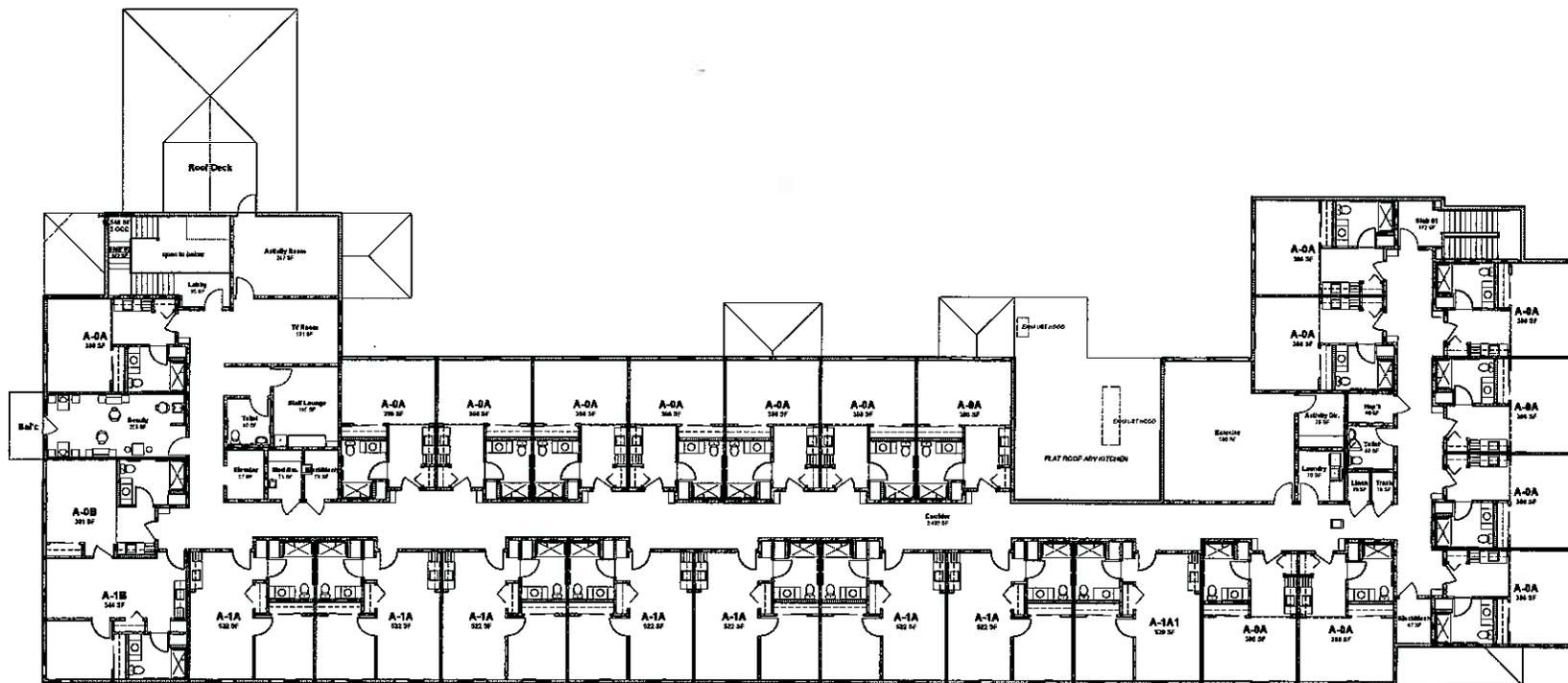
2522 Chambers Road, Suite 100 Tustin, CA 92780
949 726 1676 VAI-ARCH @ PacBell.net

ARCHITECTURE
PLANNING
CONSULTING



245 FISCHER AVE., STE. B-2
COSTA MESA, CA 92626
714-556-5774 FAX 714-556-1572
www.irwin-pancoke.com

ARCHITECTS





01 Front Elevation
SCALE: 1/100



02 Left Elevation
SCALE: 1/100



03 Right Elevation
SCALE: 1/100



04 Rear Elevation
SCALE: 1/100

MATERIALS:

- 1 BASE STUCCO CDLOR: GLIDDEN PARK LOOP #00YY 48/171
- 2 STUCCO ACCENT 1 (◉ TRIM): GLIDDEN WHISPER BLUFF #20YY 53/083
- 3 STUCCO ACCENT 2 (◉ WINDOWS/EAVES): GLIDDEN BURRWOOD #30YY 11/076
- 4 BRICK: HG MUDDOX SUTTER GOLD
- 5 ROOFING: CERTAINTEED LANDMARK TERRA COTTA