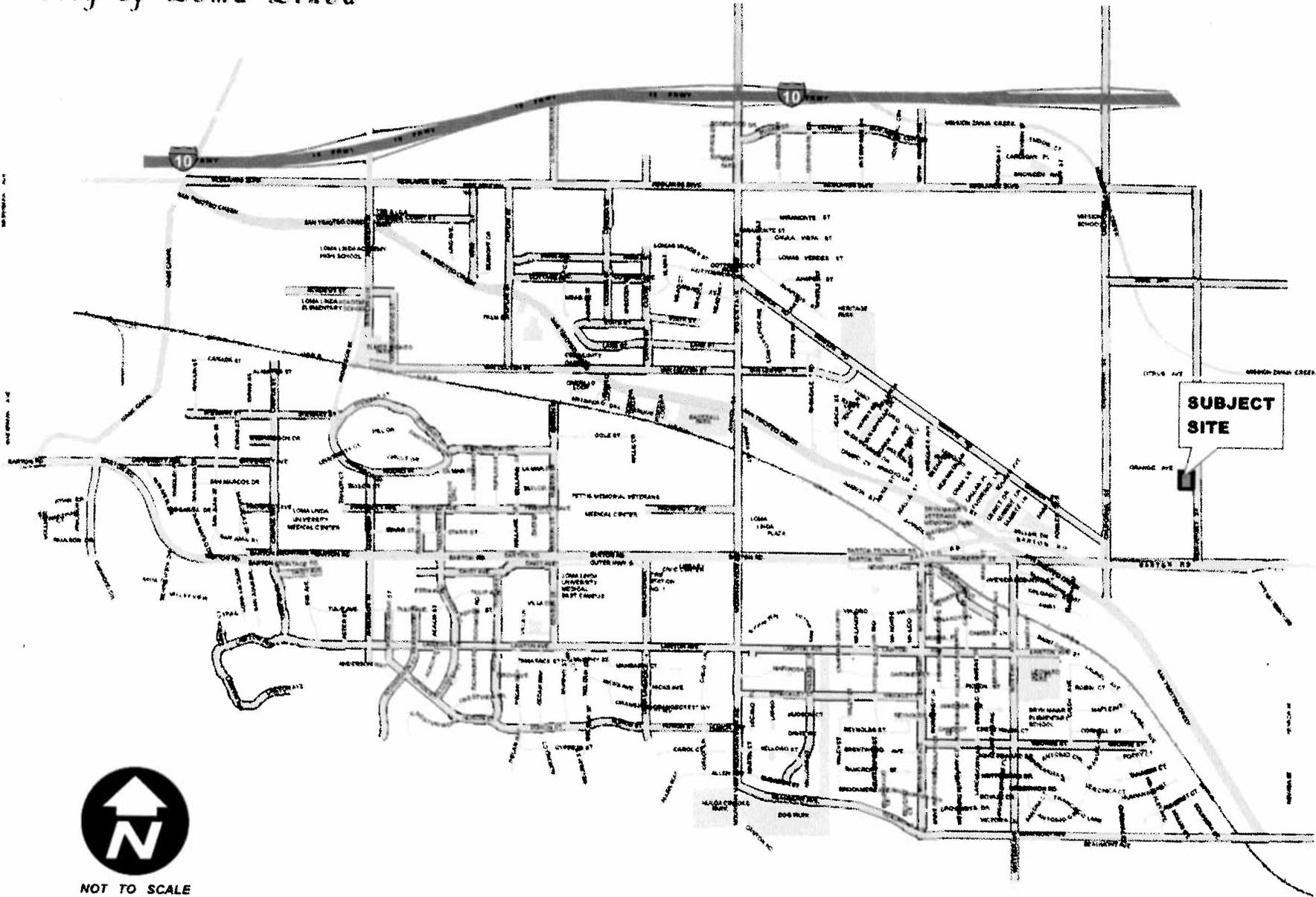
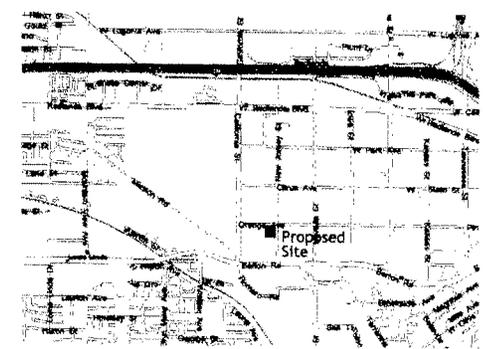
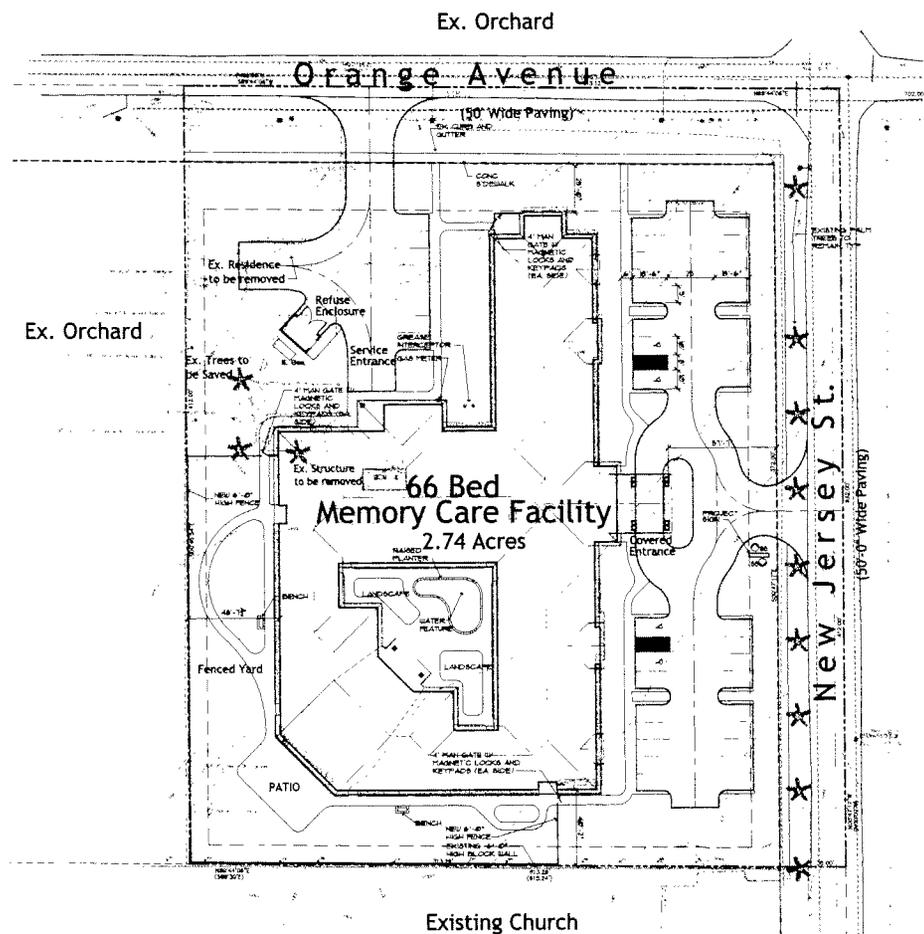


City of Loma Linda



NOT TO SCALE



Vicinity Map

Project Area:
 Site Area: 3.00 Acres gross
 2.74 Acres net

Project Area Summary:

Site Area:	139,385 Sq Ft	100.0%
Building Footprint:	37,873 Sq Ft	31.7%
Parking / Drives:	25,354 Sq Ft	21.2%
Walks / Patios:	12,715 Sq Ft	10.7%
Landscapes / Openspace:	43,443 Sq Ft	36.4%

PARKING:
 38 OPEN SPACES
 4 ACCESSIBLE SPACES
 42 TOTAL SPACES

ZONING:
 Existing Zoning - R-3
 Proposed Zoning - Institutional
 Construction Type - V-1 hour

lenitygroup
 471 High Street SE, Suite 10, Salem, Oregon 97301
 P 503.399.1000 F 503.399.0566 W lenitygroup.com
 ARCHITECTURE PROVIDED BY MICHAEL C FULLER ARCHITECTURE

SITE PLAN
 SCALE: 1"=30'-0"

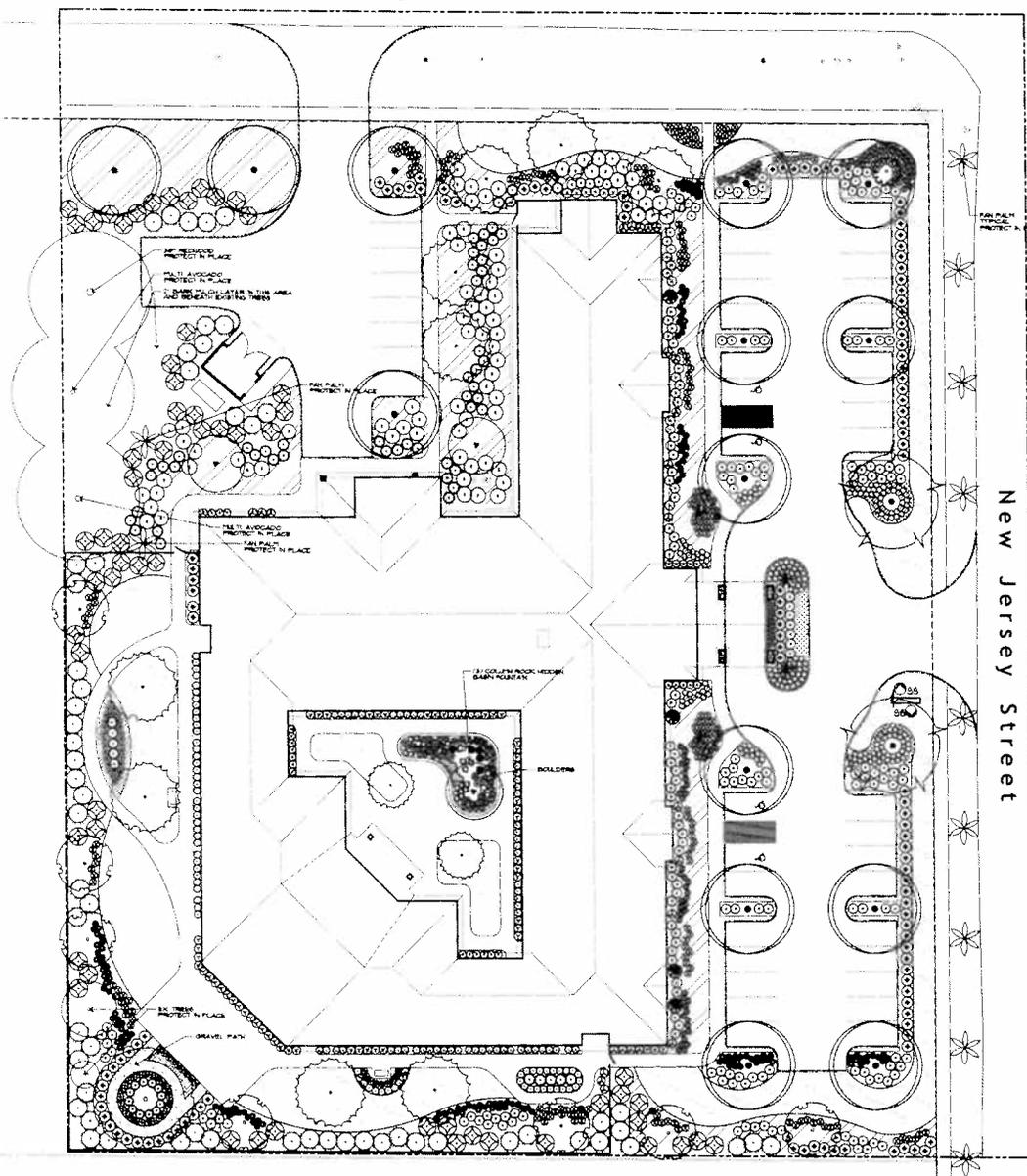
JEA SENIOR LIVING
 Management • Development

PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	SITE PLAN		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1000 VANCOUVER, WASHINGTON 98682		
TELEPHONE:	360.254.9442	FAX:	360.213.1540
ARCHITECT:	MICHAEL C FULLER CO # 0121229		
ADDRESS:	471 HIGH STREET SE, SUITE 10 SALEM, OREGON 97301		
TELEPHONE:	503.399.1000	FAX:	503.399.0566
REVISION:	A-1		

ATTACHMENT - B

Orange Avenue

New Jersey Street



SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SITE COND.
[Symbol]	<i>Gajera parvifolia</i> Australian Silice	14	24" box Standard
[Symbol]	<i>Lagerstromia glandosa</i> White Grape Myrtle	5	24" box Standard
[Symbol]	<i>Olea europaea</i> Bush Hill Fruitless Olive Tree	1	48" box Multi-trunk
[Symbol]	<i>Chimonon</i> <i>canephora</i> Casuarina Tree	2	36" box Multi-trunk
[Symbol]	<i>Melaleuca nesophila</i> Pink Melaleuca	3	24" box Multi-trunk
[Symbol]	<i>Hydnoroporum flavum</i> Sweetshade	7	18 gal. Standard
[Symbol]	<i>Chenopodium humile</i> Mediterranean Fan Palm	1	36" box Multi-trunk

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SITE COND.
[Symbol]	<i>Dodonaea viscosa</i> Purpurea Purple Hop Bush	55	18 gal.
[Symbol]	<i>Ceanothus griseus</i> hort. 'James Pink' Carmel Creeper	78	18 gal.
[Symbol]	<i>Xylocarpus congestus</i> 'Compacta' Compact Baby Xylocarpus	61	18 gal.
[Symbol]	<i>Nandina domestica</i> No common name	4	18 gal.
[Symbol]	<i>Myrica communis</i> 'Compacta' Compact Myrica	16	18 gal.
[Symbol]	<i>Leptospermum scoparium</i> 'Cherry Girl' New Zealand Tea Tree	60	18 gal.
[Symbol]	<i>Phormium tenax</i> 'Cherry' Hybrid Flax	4	18 gal.
[Symbol]	<i>Rosa floribunda</i> 'Iceberg' Iceberg Rose	2	2 gal.
[Symbol]	<i>Metrosideros indica</i> 'Ballena' Indian Hawthorn	21	18 gal.
[Symbol]	<i>Helleborus scaberrimus</i> Blue Bell Grass	5	18 gal.
[Symbol]	<i>Nandina domestica</i> 'Compacta' Compact Heavenly Bamboo	28	18 gal.
[Symbol]	<i>Punica granatum</i> 'Coral' Dwarf Pomegranate	50	18 gal.
[Symbol]	<i>Roussaea gracilis</i> Blue Grass Grass	6	1 gal.
[Symbol]	<i>Lavandula angustifolia</i> 'Tolocal Purple' Tolocal Purple English Lavender	74	1 gal.
[Symbol]	<i>Buonymus japonicus</i> 'Microphylla variegata' Variegated Bon-lai' Bougainvillea	17	18 gal.
[Symbol]	<i>Phlox paniculata</i> 'Creme de Van' Dwarf Variegated Phlox	26	18 gal.
[Symbol]	<i>Agapanthus africanus</i> 'Water Lily' Dwarf Lily-of-the-lily	287	1 gal.
[Symbol]	<i>Senecio chrysanthemifolius</i> Lavender Cotton	8	18 gal.
[Symbol]	<i>Coneopeltis grandiflora</i> 'Burray' Coneopsis	26	1 gal.
[Symbol]	<i>Rosemaria officinalis</i> 'Huntington Carpet' trailing Rosemary	172	1 gal.
[Symbol]	<i>Thymus vulgaris</i> Common Thyme	14	1 gal.
[Symbol]	<i>Heuchera sanguinea</i> Coral Bell	21	1 gal.
[Symbol]	<i>Stachys byzantina</i> Lamb's Ears	9	1 gal.
[Symbol]	<i>Festuca glauca</i> 'Elijah Blue' Blue Fescue	46	1 gal.

PATTERN	SYMBOL	SYMBOL	SYMBOL
[Pattern]	<i>Myoporum laetifolium</i> 'Mush Creek' No common name	[Symbol]	Rooted Cuttings # 10" o.c. Triangular Spacing
[Pattern]	<i>Artemisia herveyana</i> Common Thyme	[Symbol]	Rooted Cuttings # 8" o.c. Triangular Spacing
[Pattern]	Small Flowers by season	[Symbol]	4" pots # 8" o.c. Triangular Spacing
[Pattern]	Dwarf Fescue Soil Liner grass	[Symbol]	
[Symbol]	Boulders - Indigenous type procured locally 18" - 24" size range		

Notes:

- All landscape areas shall be irrigated with a permanent automatic underground irrigation system with rain sensor providing 100% coverage to all areas. Irrigation system may incorporate mulch and drip irrigation methods. All landscape areas shall have separate "hydrozones" for sun and shade and by the proposed plant's cultural requirements.
- All shrub beds to receive a 2" layer of bark mulch. Ground cover beds shall receive a 1" layer of the compost mulch.

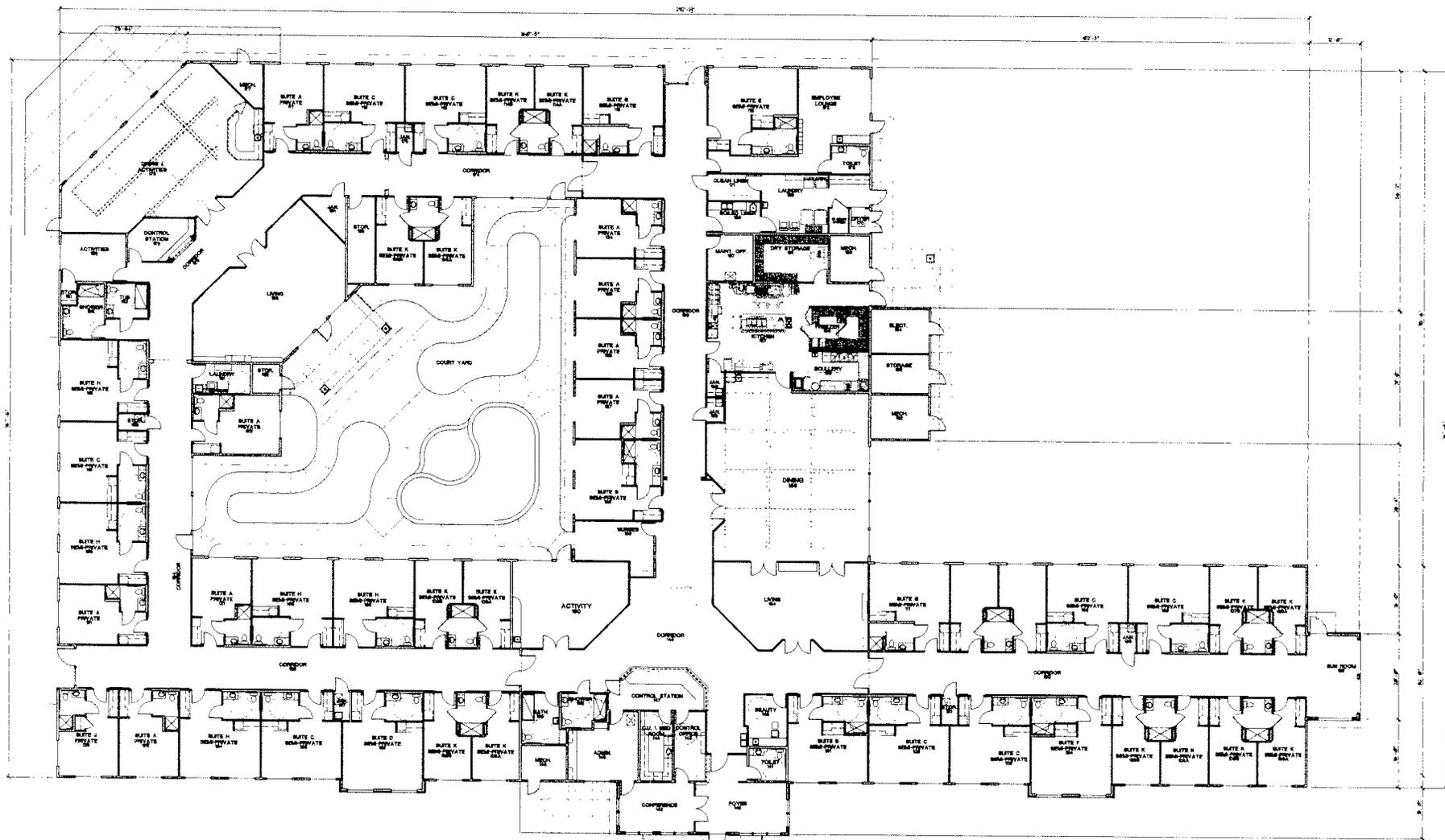
PRELIMINARY LANDSCAPE PLAN
SCALE: 1"=20'

lenity
471 High Street SE, Suite 101, Salem, Oregon 97301
P: 503-399-1090 F: 503-399-0565 W: lenity.com

JEA SENIOR LIVING
Management & Development

PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	PRELIMINARY LANDSCAPE PLAN		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1800 VANCOUVER, WASHINGTON 98680		
TELEPHONE:	360-254-9442	FAX:	360-213-1540
LANDSCAPE ARCHITECT:	BRIAN D. LIND, #2947		
ADDRESS:	471 HIGH STREET SE, SUITE 101 SALEM, OREGON 97301		
TELEPHONE:	503-399-1090	FAX:	503-399-0565
REVISION:			





FLOOR PLAN
SCALE 3/32" = 1'-0"

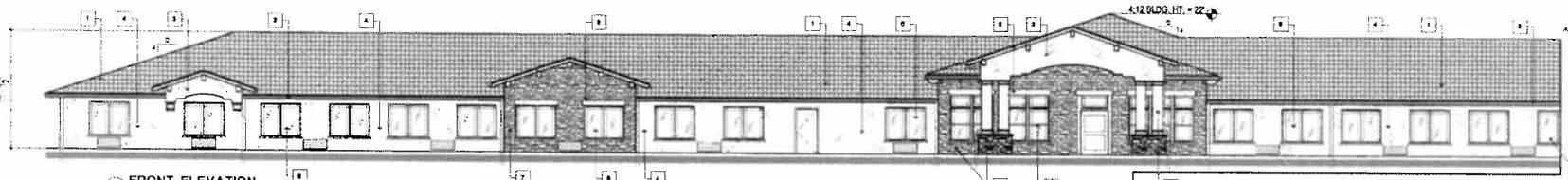


lenity^{STUDIO}

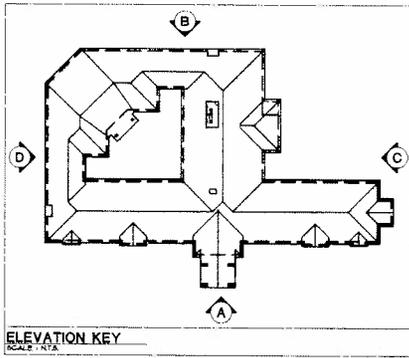
471 High Street SE, Suite 10, Salem, Oregon 97307
 P 503.399.1060 F 503.399.0865 W WWW.LENITYSTUDIO.COM
 ARCHITECTURAL RENDERING BY MICHAEL C. FULLER, ARCHITECT

JEASeniorLiving
 Management • Development

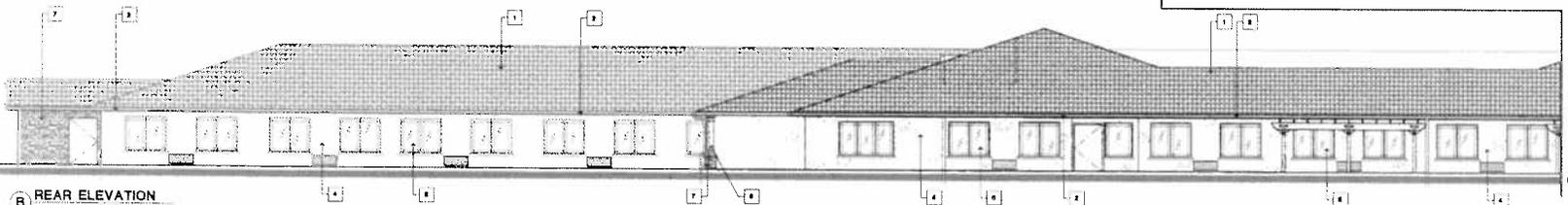
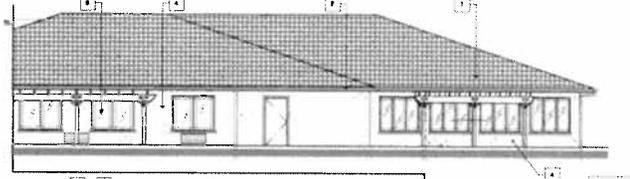
PROJECT NAME:	LOMA LINDA MEMORY CARE FACILITY		
SHEET NAME:	FLOOR PLAN		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEASeniorLiving		
ADDRESS:	12118 NE 99TH STREET, SUITE 1000 VANICOUVER, WASHINGTON 98682		
TELEPHONE:	360-254-7442	FAX:	360-213-1540
ARCHITECT:	MICHAEL C. FULLER C/O R 0121279		
ADDRESS:	471 HIGH STREET SE, SUITE 10		
TELEPHONE:	503-399-1090	FAX:	503-399-0565
REVISION:			



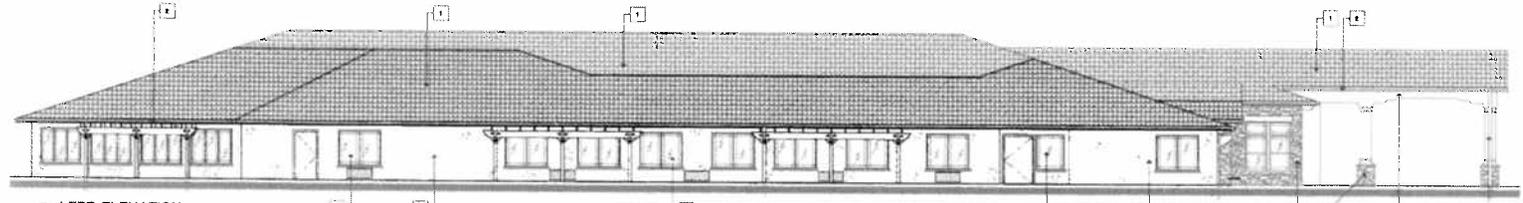
A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



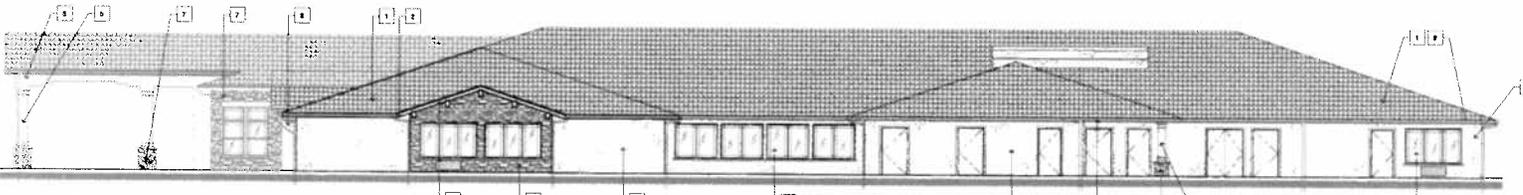
ELEVATION KEY



B REAR ELEVATION
SCALE: 1/8" = 1'-0"



C LEFT ELEVATION
SCALE: 1/8" = 1'-0"



D RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES & COLORS**
- 1 - TECA SUPERIOR ROOF TILE
MATCH: VORTEX BLEND
 - 2 - TREX BOARD
COLOR: OCEANIC ROBERTSON
 - 3 - BRUCCO
COLOR: SAND POINT
 - 4 - BRUCCO
COLOR: DABIG KAME
 - 5 - PINE GOLFEN
COLOR: WHITE PINE
 - 6 - WHITE PINE UNPAINTED UNANALATED
UNGLAZED
COLOR: UNGLAZED PAX
 - 7 - CORNHADO STONE
MATCH: VORTEX BLEND - ALABASTINE
STONE

lenity GROUP
471 High Street SE, Suite 10, Salem, Oregon 97301
PHONE: 503-399-1090 FAX: 503-399-0565
www.lenitygroup.com
ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE

BUILDING ELEVATIONS JEA SENIOR LIVING
SCALE: 1/8" = 1'-0"

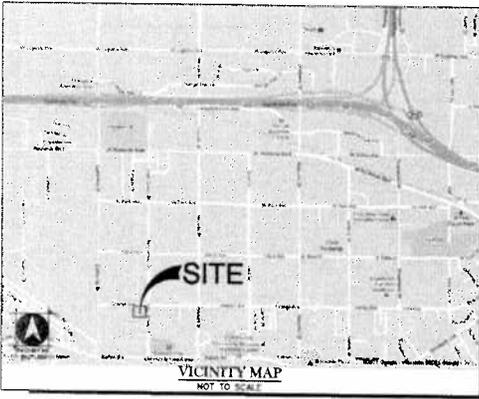
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SHEET NAME:	BUILDING ELEVATIONS		
EXHIBIT DATE:	SEPTEMBER 9, 2011		
OWNER / DEVELOPER:	JEA SENIOR LIVING		
ADDRESS:	12115 NE 99TH STREET, SUITE 1800 VANCOUVER, WASHINGTON 98682		
TELEPHONE:	360-254-7442	FAX:	360-213-1540
ARCHITECT:	MICHAEL C FULLER C/O # 0121229		
ADDRESS:	471 HIGH STREET SE, SUITE 10 SALEM, OREGON 97301		
TELEPHONE:	503-399-1090	FAX:	503-399-0565
REVISION:			

PRELIMINARY GRADING PLAN

LOMA LINDA ALZHEIMER'S SPECIAL CARE CENTER

SWC ORANGE AVE. & NEW JERSEY ST.
CITY OF LOMA LINDA, CA

APN:
0292-162-10



OWNER/DEVELOPER
SA SENIOR LIVING
12415 NE 98th STREET, SUITE 1800
YANCOUVER, WA 98662
PH: (360) 254-9442
ATTN: CARL SANDERS
carl.sanders@pscorp.com

APPLICANT
LENTY GROUP
471 HIGH STREET, SUITE 10
SALEM, OREGON 97301
PH: (503) 399-1090
ATTN: JACQUEE ZELLER
jzeller@lentygroup.com

ENGINEER
TSD ENGINEERING, INC.
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
PH: (916) 608-0707
ATTN: CASEY FROBERT
cfrobert@tsdeng.com

CITY OF LOMA LINDA
BENCHMARK NO 81-11: 1200.08' FEET
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF LOMA LINDA BENCHMARK NO. LLSM 81-11, BEING A BRASS DISK IN THE TOP OF CURB 1.5' NORTH OF THE CURB RETURN, 0.5' EAST OF A POWER POLE AT THE NORTHWEST CORNER OF BARTON ROAD AND CALIFORNIA STREET, AND HAVING AN ELEVATION OF 1200.08'

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF PARCEL MAP NO. 18120, FILED IN BOOK 205 OF PARCEL MAPS, AT PAGES 25-29, SAN BERNARDINO COUNTY RECORDS, BASED UPON FOUND MONUMENTS SHOWN HEREON.

EARTHWORK QUANTITIES
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES.)
CUT: 41,580 CU.YD.
FILL: 2,100 CU.YD.
NET: 39,480 CU.YD.

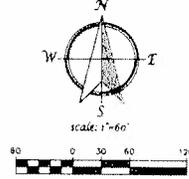
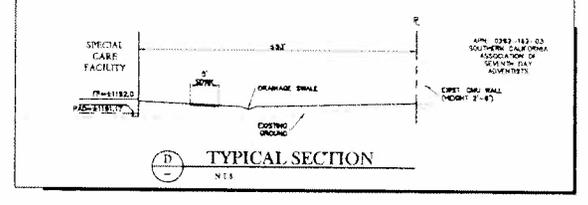
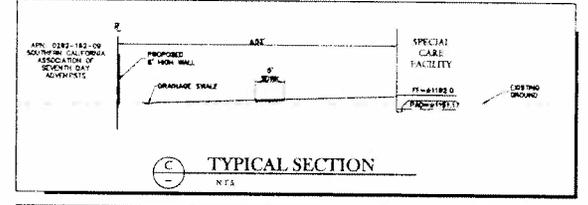
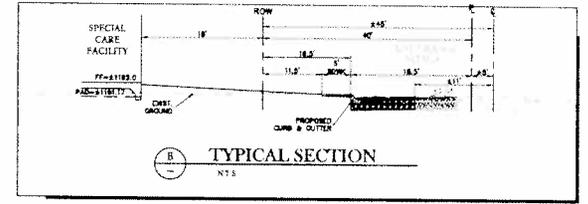
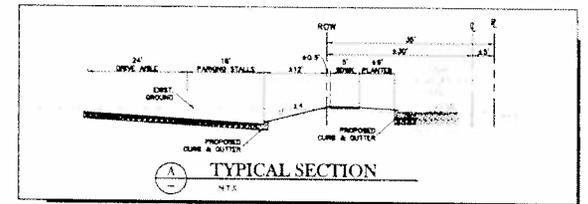
Call before you Dig
1-800-227-2000
UNLESS OTHERWISE NOTED, NOTICE TO CALL A MIN. 48 HOURS PRIOR TO CONSTRUCTION.

FLOOD ZONE
X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 0607102715, DATED AUGUST 28, 2008)

ABBREVIATIONS

AGGREGATE BASE	AB	POINT OF REVERSE CURVATURE	PRC
ASPHALTIC CONCRETE PAVEMENT	AC	POINT OF TANGENCY	PT
BEAM CURVE	BC	POINT OF COMPOUND CURVATURE	PCC
BACK OF CURB RADIUS	BCR	POINT OF VERTICAL INTERSECTION	PVI
BEGIN VERTICAL CURVE	BVC	PROPERTY LINE	PL
CEMETER LINE	CL	RADIUS	R
CORRUGATED METAL PIPE	CMP	RADIUS POINT	RP
DESIGN GRADE ELEVATION	DGE	REINFORCED CONCRETE PIPE	RCP
DROP INLET	DI	RIGHT OF WAY	ROW (R/W)
EDGE OF PAVEMENT	EP	ELEVATION R/W	R/W
END VERTICAL CURVE	EVC	SDCO	SDCO
FINISHED GRADE ELEVATION	FG	STORM DRAIN CLEAN OUT	SDCO
FIRE SERVICE	FS	SANITARY SEWER CLEAN OUT	SSCO
FIRE WATER	FW	SANITARY SEWER MANHOLE	SSMH
FLOW LINE	FL	SIGHT VISIBILITY RESTRICTION	SVR
GRADE BREAK	GB	SLABMENT	SLM
HIGH DENSITY POLYETHYLENE	HDPE	SIDEWALK	SW
HIGH POINT	HP	STANDARD	STD
INVERT ELEVATION	IE	STATION (CENTERLINE)	STA
JOINT TRENCH	JT	TO BE DETERMINED	TBD
LINEAR FEET	LF	TOP OF CONCRETE	TC
LOW POINT	LP	TOP OF CURVE	TC
LANDSCAPING	LS	TOP OF FOOTING	TF
MIDDLE OF VERTICAL CURVE	MVC	TOP OF PIPE	TP
NOT A PART	NAP	TOP OF SURFACE	TOS
POLYMER MODIFIED	PM	TOP OF WALL	TOW
POINT OF CURVATURE	PC	VERTICAL CURVE	VC
POINT OF INTERSECTION	PVI	VERTICAL CLAY PIPE	VCP
POINT OF CONNECTION	POC	WATER SURFACE	WS

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	LEGEND DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CURB, GUTTER & SIDEWALK			GRADE BREAK			STREET LIGHT	
	DRAIN LINE			PROPERTY LINE			DETAIL DESIGNATION	
	SEWER LINE			CENTERLINE			DETAIL LOCATOR	
	FIRE SERVICE			DRAIN INLET			SHEET NUMBER	
	FIRE WATER			MANHOLE			OVERLAND RELEASE	
	WATER MAIN			STREET SIGN			DIRECTION OF FLOW	
	FIRE HYDRANT			SIDEWALK RAMP				
	WATER METER			FINISHED GRADE ELEVATION				
	BACK FLOW PREVENTER			SLOPE				
	DOUBLE DETECTOR CHECK			0.5' CONTOUR				
	ASPHALT PAVEMENT			1' CONTOUR				
	3" AC ON 4.5" AB			DITCH OR SWALE				
	LANDSCAPE AREA							



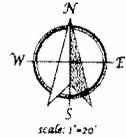
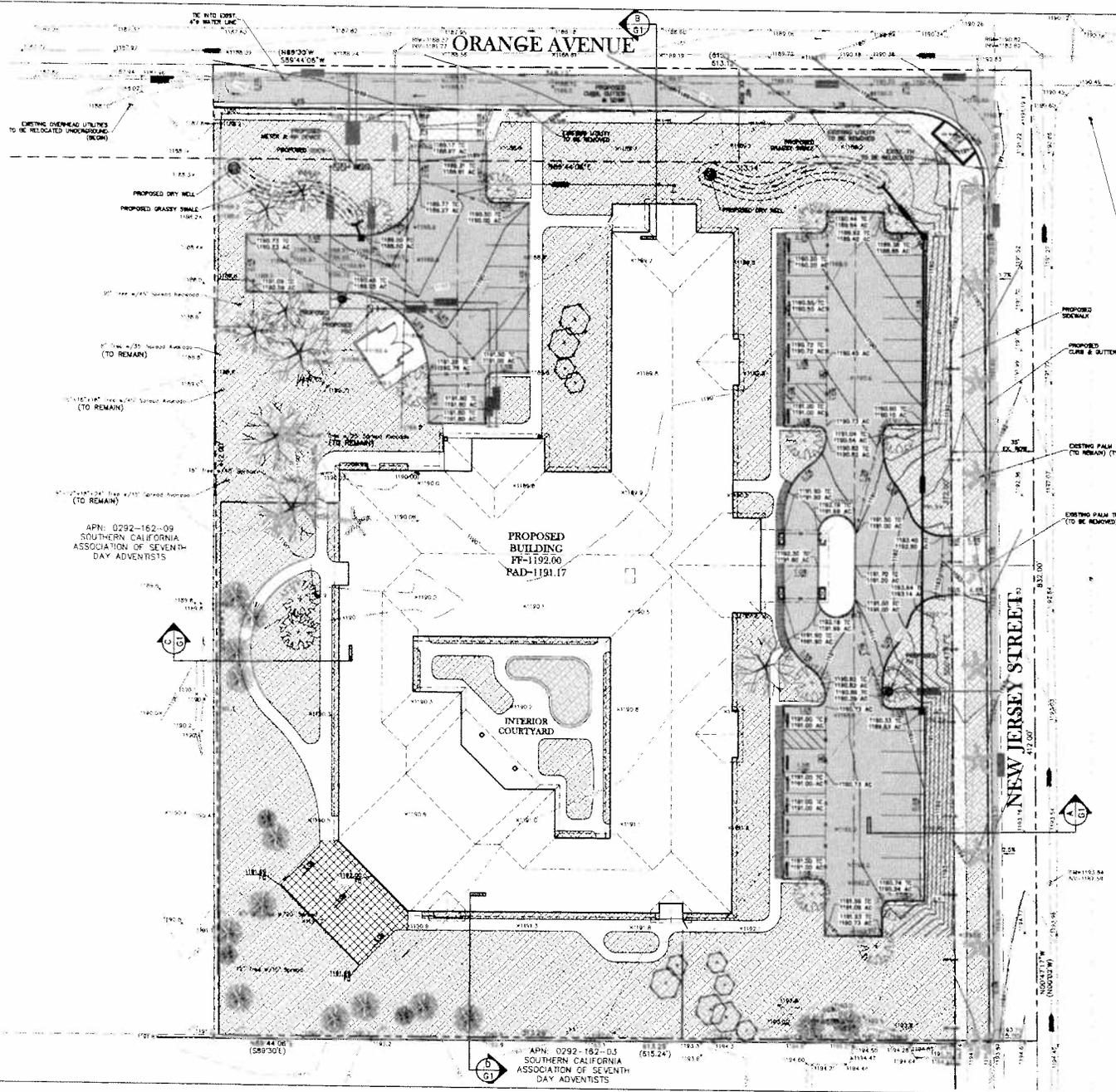
PRELIMINARY GRADING PLAN
SEPTEMBER 9, 2011

TSD ENGINEERING, INC.
inspect more.

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SHEET
G1/2

PRELIMINARY GRADING PLAN
**LOMA LINDA
 ALZHEIMER'S
 SPECIAL CARE CENTER**
 SWC ORANGE AVE. & NEW JERSEY ST.
 CITY OF LOMA LINDA, CA



PRELIMINARY GRADING PLAN
 SEPTEMBER 9, 2011



31 Natoma Street, Suite #160
 Palom, CA 95530
 Phone: (916) 608-0707
 Fax: (916) 608-0701

SHEET
 G2/2

DATE PLOTTED: 09/09/11 09:00 AM PLOT BY: TSD/CAD/09/09/11 09:00 AM PLOT SCALE: 1/8"=1'-0"



Land Use

- Rural Estate (0 to 1 du/ac)
- Very Low Density Residential (0 to 2 du/ac)**
- Low Density Residential (0 to 4 du/ac)
- Medium Density Residential (0 to 9 du/ac)
- High Density Residential (0 to 15 du/ac)
- Very High Density Residential (0 to 20 du/ac)
- Senior Citizen Housing (0 to 28 du/ac)***
- South Hills
- South Hills Preserve
- Expanded Hillside Area
- Hillside Conservation Area (0 to 1 du/10 ac)**
- Low Density Hillside Preservation (0 to 1 du/10 ac)**
- Medium Density Hillside Preservation (0 to 1 du/5 ac)**
- San Timoteo Creek Area
- Commercial
- Business Park
- Office
- Special Planning Area
- Health Care
- Industrial
- City Facilities
- Institutional
- Park
- Public Open Space

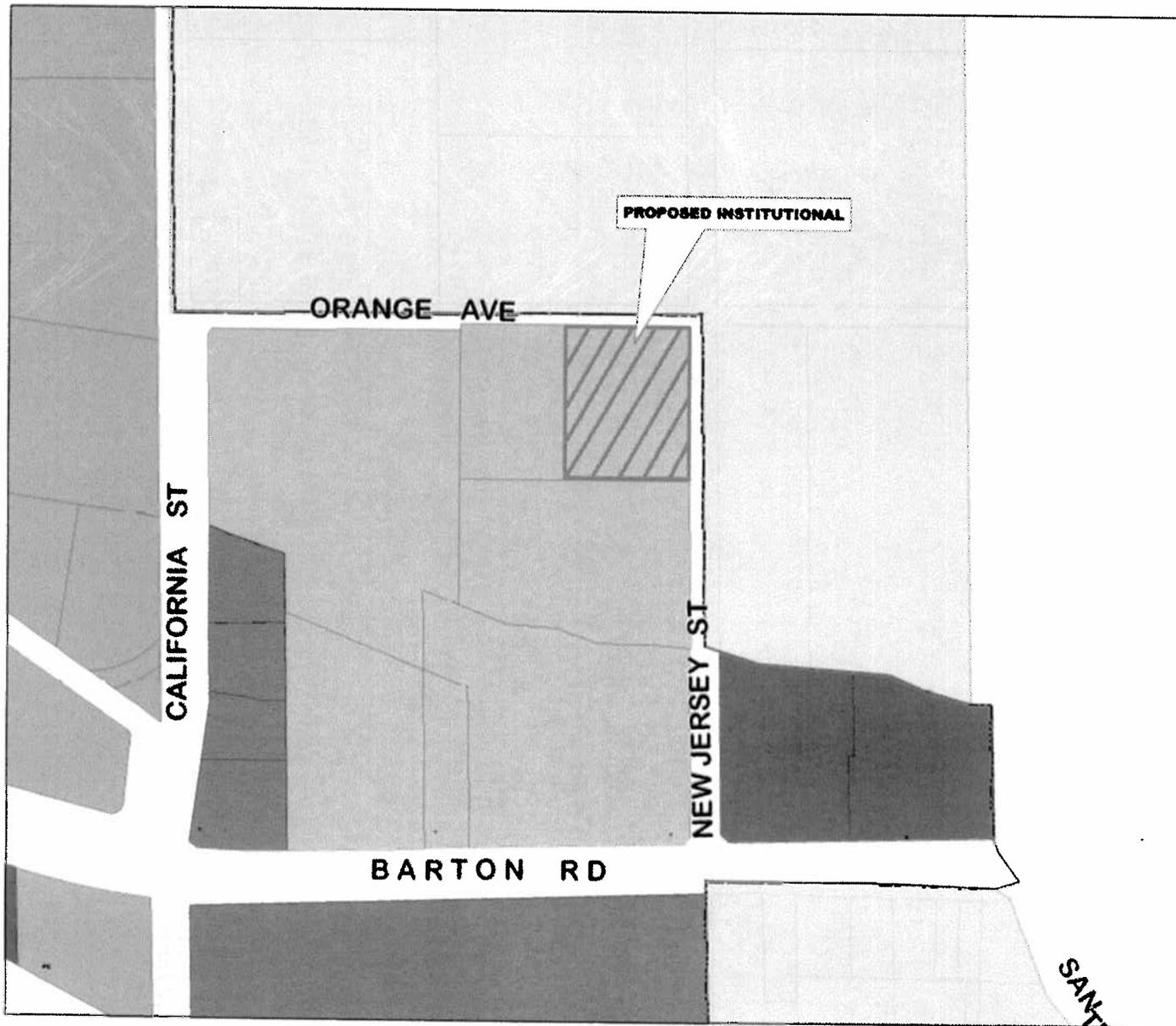
Public and Quasi Public

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

Conditions Specified under Measure V

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

City of Loma Linda
Adopted
General Plan
Land Use
 Adopted May 28, 2009



Zoning Legend

- City Sphere of Influence
- CITY HALL / CORP YARD
- INSTITUTIONAL (I)
- ADMIN. PROFESSIONAL OFFICES (AP)
- NEIGHBORHOOD BUSINESS (C1)
- GENERAL BUSINESS (C2)
- COMMERCIAL MANUFACTURING (CM)
- COMMERCIAL INDUSTRIAL
- RESTRICTED MANUFACTURING (MR)
- SINGLE RESIDENCE (R1)
- DUPLEX (R2)
- MULTI FAMILY RESIDENCE (R3)
- MOBILEHOME PARK (R4)
- AGRICULTURAL (A1)
- PLANNED COMMUNITY (PC)
- PARK
- PARK - OPEN SPACE
- HILLSIDE

R3 ----- SINGLE FAMILY RESIDENTIAL
 2800-RM ----- MULTI-FAMILY RES. 18 DU MAX.
 IC ----- COMMERCIAL INDUST.
 CG ----- GENERAL COMMERCIAL
 SD ----- SPECIAL DEVELOPMENT
 PI ----- PUBLIC INSTITUTIONAL

East Valley Corridor Legend

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

— FAULT LINES
 — CITY LIMITS



City of Loma Linda
Zoning Map

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

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: GENERAL PLAN AMENDMENT (GPA) NO. 11-165, ZONE CHANGE NO. 11-166, AND PRECISE PLAN OF DESIGN (PPD) NO. 11-164

State Clearinghouse Number (if submitted to Clearinghouse): 2012021009

Lead Agency Contact Person: Guillermo Arreola **Area Code/Telephone:** 909-799-2839

Project Location (include county): The proposed project is located at southwest corner of New Jersey Street and Orange Avenue in the City of Loma Linda, County of San Bernardino.

Project Description: The proposed project is a request to change the General Plan Land Use Plan from High Density (0-13 du/ac) to Health Care, and a Zone Change from Multi Family Residence (R-3) to Institutional (I) in order to accommodate a 31,992 square foot, 66-bed memory care facility on a 2.7 acre property located at the southwest corner of New Jersey Street and Orange Avenue. The project includes a Precise Plan of Design for the site layout, design and architecture, and a demolition request for the existing on-site structure.

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 **Monday, February 13, 2012** and end on **Monday, March 13, 2012**. 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.

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

Signature: _____
Guillermo Arreola

Title: Associate Planner
Date: February 8, 2011

**CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 11-164**

COMMUNITY DEVELOPMENT DEPARTMENT

General

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

PROJECT:

EXPIRATION DATE:

PRECISE PLAN OF DESIGN (PPD) NO. 11-164

March 7, 2014

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

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

6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to issuance of a Certificate of Occupancy.
9. 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:
 - Water active grading areas and staging areas at least three times daily as needed;
 - Require that during grading operations all graders and dozers used on the project site meet Tier 2 or greater emission requirements. Any other heavy equipment used on the project site that is not mentioned shall meet the minimum allowable emissions standards set by the California Air Resources Board.
 - Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
 - Suspend grading activities when wind gusts exceed 25 mph;
 - Sweep public paved roads if visible soil material is carried off-site;
 - Enforce on-site speed limits on unpaved surface to 15 mph; and
 - Discontinue construction activities during Stage 1 smog episodes.

10. The applicant shall implement the following construction practices during all construction activities to reduce VOC emission:
 - a. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coating applications such as paint brush, hand roller, trowel, dauber, rag, or sponge.
 - b. The contractor shall utilize water-based or low VOC coating of 100 g/l of VOC (allowing approximately 31,500 square feet painted per day) to 250 g/l of VOC (allowing approximately 12,950 square feet painted per day). The following measures shall also be implemented:
 - Use Super-Compliant VOC paints whenever possible.
 - If feasible, avoid painting during peak smog season: July, August, and September.
 - Recycle leftover paint. Take any left-over paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
 - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
 - For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center (www.cleanup.org).
 - Recycle the empty paint can.
 - Look for non-solvent containing stripping products.
 - Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
 - Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
11. The applicant shall work with Waste Management to follow a debris management plan to divert the material from landfills by the use of separate recycling bins (e.g., wood, concrete, steel, aggregate, glass) during demolition and construction to minimize waste and promote recycling and reuse of the materials.
12. On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.
13. The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee project, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed in the Focused Traffic Analysis prepared by Kunzman Associates.

14. All construction shall meet the requirements of the 2010 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).
15. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of a Certificate of Occupancy.
16. 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.
17. 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.
18. 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.
19. Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto adjacent properties.
20. The applicant shall implement the following mitigations from the Preliminary Noise Impact Analysis prepared by Michael Brandman Associates (October 3 2012):
 - The developer shall be limited to between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday. Construction activities shall not occur on weekends or national holidays.
 - All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
 - Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from any offsite residence, unless safety or technical factors/feasibility take precedence.

21. The applicant shall implement the mitigation measures from the Cultural Resources Assessment prepared by Michael Brandman Associates (October 10, 2011):
- A qualified archaeological inspector shall be present once project-related excavations reach 4-feet below current grade. Should any cultural resources be discovered by the inspector during project-related earthmoving, all earthmoving in the immediate areas of the discovery shall cease. The inspector shall examine the find and make recommendations to the lead agency (City of Loma Linda) on the measures that shall be implemented to protect to the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines.
 - If during the implementation of Mitigation Measure 4, the resources are determined to be “unique historic resources” as these terms are defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in greenspace, parks or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.
 - 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.
 - 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.
 - The applicant shall protect the existing run of palm trees located along New Jersey Street to the greatest extent possible.

22. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.
23. 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.
24. The applicant shall comply with Chapter 17.14 with respect to the construction of perimeter walls.
25. The applicant shall provide a total of two walkways leading to the public sidewalk along New Jersey Street.

Landscaping

26. 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.
27. 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.
28. 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.
29. 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.

FIRE DEPARTMENT

30. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
31. Pursuant to UFC Section 901.4.4, as amended in Loma Linda Municipal Code (LLMC) Section 15.28.150, building address numerals shall be a minimum of eight (8) inches, affixed to the building so as to be visible from the street, and electrically illuminated during the hours of darkness.

32. 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.
33. 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.
34. Prior to the issuance of building permits, the applicant shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department, and provided the following information:
 - a. The applicant shall provide fire hydrant at each point of entry.
 - b. Provide Fuel 13 sprinkler protection

PUBLIC WORKS DEPARTMENT

35. The developer shall submit an engineered grading plan for proposed project. The project shall comply with the City of Loma Linda grading standards as shown on the grading plan checklist.
36. All utilities shall be underground. The City of Loma Linda shall be the sewer purveyor.
37. All public improvement plans shall be submitted to the Public Works Department for review and approval, and shall include:
 - a. Landscape and parkway improvement in conjunction with the development;
 - b. On-site traffic signing and striping shall be implemented in conjunction with the construction plans;
 - c. Sight distance at each project access shall be reviewed with respect to California Department of Transportation/City of Loma Linda standards in conjunction with the preparation of final grading, landscaping, and street improvement plans;
38. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
39. 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.

40. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
41. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials. Removal of vegetation and concrete foundations, as observed during preparation of the Cultural Resources Investigation, shall be in accordance with applicable City policies.
42. The applicant shall submit and obtain Public Works Department approval of an erosion control plan to minimize potential increases in erosion and sediment transport during short term construction and long term operational activity. Place erosion control measures prior to issuance of building permits. An erosion control deposit will be required prior to recordation of final map or issuance of grading permits whichever occurs first.
43. The applicant shall submit a preliminary soils report with the Public Works Department prior to issuance of grading permits.
44. Dust abatement will be made a condition of the grading plans for this project.
45. The applicant shall submit original wet signed and stamped grading certifications from the soils engineer and the grading engineer, along with compaction reports to the Public Works Department.
46. Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
47. The applicant shall construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets.
48. Street light locations, as required, are to be approved by the City of Loma Linda.
49. The Applicant shall provide sidewalks on all public streets.
50. The Applicant shall submit a thorough evaluation of the structural road section, from a qualified soil engineer, to the Public Works Department. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3-1/2" A.C./6" A.B. Traffic index shall be provided by the Public Works Department.
51. The Applicant shall design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

52. The Applicant shall investigate any existing downstream drainage problems and provide the Public Works Department with a detailed drainage analysis showing proposes to handle the drainage flows from and through the site without adversely affecting adjacent or downstream properties.
53. The Applicant shall submit a hydrologic report for the subject development to determine storm runoff quantities contributing to the site and determine building pad elevations.
54. The Applicant shall pay appropriate fees for plan check, inspection, GIS map plan update, microfilming and storage of maps and plans, and other required fees.
55. Sewage connection to be City of Loma Linda.
56. City of Loma Linda to be water purveyor.
57. The Applicant shall pay for the relocation of any power poles or other existing public utilities as necessary.
58. Water mains shall be sized and installed as shown on approved utility plans for domestic service to the development. Submit plans for review and approval.
59. Service lines from the main and the water meters shall be installed in accordance with City of Loma Linda standards.
60. The project shall comply with the Low Impact Development (LID) Principles and LID Best Management Practices (BMPs) for Southern California.

Department of Toxic Substances Control

61. The applicant shall perform a Phase I Environmental Site Assessment to determine if the project site includes any contamination prior to the issuance of building permits.
62. The applicant shall prepare a study for the presence of hazardous chemicals, mercury, and asbestos containing materials (ACM) as a result of the demolition of the existing on-site structures. If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
63. Should future project construction require soil excavation or filling in certain areas, soil sampling may be required. If soil is contaminated, it must be properly disposed. Land Disposal Restrictions (LDRs) may be applicable to such soils. Soil sampling shall also be conducted on any imported soil.

64. The subject site shall be tested for pesticides, agricultural chemical, organic wastes and other related residues, prior to the issuance of building permits, Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of an approved by a government agency at the site prior to project construction.
65. If it is determined that hazardous wastes are, or will be generated by the proposed operation of the facility, the wastes must be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations. If it is determined that hazardous wastes will be generated, the facility must obtain a United States Environmental Protection Agency Identification Number. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA).
66. If clean up oversight is required of the project, the applicant shall be required to obtain an Environmental Oversight Agreement with the DTSC.

Applicant signature

Date

Owner signature

End of Conditions